Attachment F

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION NO/	GPA-DV-2-21-1 &	(SIGNATURE	ON ORIGINAL IN FILE
LOCATION	Z-48-21-1 (Lumara PUD)	opposition	x applicant
	Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road		
APPEALED FROM:	PC January 6, 2022	northeast corne	270 feet north of the er of 19th Avenue and load, Phoenix, AZ 8508
	PC DATE	STREET/ADD	RESS/CITY/STATE/ZIF
TO PC/CC HEARING	CC February 2, 2022	Wayne Hudgeo 623-340-0579 Cwcwayne99@	
	CC DATE	NAME / PHON	E/EMAIL
REASON FOR REQU Three-Quarter Appea Asking to appeal dec	I	A-DV-2-21-1 an	d 2-48-21-1

Alan Stephenson Joshua Bednarek Tricia Gomes Racelle Escolar Stephanie Vasquez Diana Hernandez David Urbinato Vikki Cipolla-Murillo Greg Harmon Samantha Keating Paul M. Li Village Planner GIS Applicant

CITY OF PHOENIX



JAN 1 3 2022

The PLANNING COMMISSION agenda for January 6, 2022 is attached.

Planning & Development Department

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A REQUEST FOR A HEARING by the CITY COUNCIL is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. January 13, 2022.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **January 13, 2022**.

2. A WRITTEN PROTEST is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. January 13, 2022

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. January 20, 2022.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

7-48-21

APPLICATION NO.

1-6-2022

DATE APPEALED FROM

OPPOSITION

Approx 270F+ north of the north east Corner of 19th Are LOCATION OF APPLICATION SITE and Happy Valley Rd.

Grg Harmon PLANNER

(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

PRINTED NAME OF PERSON APPEALING

25406 N 17+ AN STREET ADDRESS

Phoenix QZ CITY. STATE & ZIP CODE

SIGNA

DATE

623 340- 0579 TELEPHONE NO.

<u>CWCWAYNE992gmail.com</u> EMAIL ADDRESS

REASON FOR REQUEST

ASKing to appeal decision to re-Zoing GPA-DV-2-21-1 and APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER Z-48-21-1 January 12, 2022

City of Phoenix Planning and Development Department Planning Division racelle.escolar@phoenix.gov (602) 534-2864

RE: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1 – Appeal Submittal

To All It May Concern,

My name is Wayne Hudgeons, I own and reside at 25406 N 17th Ave, which directly borders the proposed development by Toll Brothers.

I am appealing the decision made by the Planning Commission on January 6th, AND I am officially appealing your appeal process. On my behalf, I appeal this approved decision as I am directly affected by this development. This is a violation of my privacy. The high density 3 and 4 story high apartments are not a transition from R43. The see-through fencing and dumpster placed beside our residence is also not tolerable. The **core values of the City of Phoenix** is to promote and encourage COMPATIBLE development and redevelopment. That statement is not being displayed here. Rentals are not compatible with the character of our neighborhood. I feel that under the circumstances the voices that should carry weight are ALL of the residents and parcel property owners that currently comply with the R-43 zoning that reside within this land-locked County Island.

The impact of this change in zoning and density **directly** impacts all of our lives, livestock and our well-being, as well as all of our property values. Therefore, the opposition from **homeowners** within our entire County Island area should be given the most weight. Due to the size of the parcels within our County Island, a 150' radius is an unreasonable requirement. We are **united** in our opposition and ask you to please take the time to consider our request carefully.

Please accept and carefully weigh the attached signed petitions **AGAINST** this development. We are of one voice and have rallied as best as possible in these times to present a united front. There have been statements by the Developers and some Planning Staff that would imply the residents of our area do not really care as we haven't been vocal enough or "organized" in our opposition to these Developments. Please keep in mind that especially over the last 2 years life has become very busy and stressful for many people. None of us are being paid to sit in these meetings over and over again. It is difficult to even keep up with information as written letters are not sent to each of us as homeowners; signs are installed with no posting start dates; then dates change AND we are having to OPPOSE (2) developments side by side that both want the same outcome AT THE SAME TIME!! We are trying our best to show you with the resources and time that we have that we oppose this development. Many of us don't or can't do "Virtual" meetings. Also, based upon all of the technical difficulties in these meeting we are not able to speak nor able to make final comments or clarifications at the end like attorney Nick Wood. This makes the effort extremely frustrating and we do not feel we are getting a fair hearing, which is another reason we should be granted an appeal.

These signed petitions (see attached) include owners and/or residents within this County Island. Due to the size of most parcels within our County Island and 150' radius is an unreasonable requirement. We are **united** in our opposition and ask you to please take the time to consider our request to appeal and decision of the commission on January 6th.

Best Regards,

Waaths

Wayne Hudgeons

623-340-0579

January 12, 2022 City of Phoenix Planning and Development Department Planning Division <u>Racelle.escolar@phoenix.gov</u>

Re: City of Phoenix GPA-DV-2-21-1 and Z-48-21-1 Appeal

My name is Melissa Crawford and I own two properties within the county island of 19th Ave and Happy Valley. 1736 W Parsons and 1610 W Parsons Rd, Phoenix, AZ. I am writing to appeal the decision made by the Planning Commission on January 6th, 2022, our county island encompasses just north of Happy Valley to Jomax and east from the canal to 19th Ave.

We as a community oppose the Toll Brothers project, we are zoned R43 of 1.25 acres per 1 house and the Toll Brothers project is proposing the extremely opposite of 470 units 3 and 4 stories high. This extreme proposal is not within the character of our life style and the wellbeing of our livestock.

In reviewing the "letters of support" from Toll Brothers there appears to be very misleading information. There are roughly 162 letters that approved "465 luxury units with detached residential TOWNHOMES units with private garages". These signed letters did not sign approval of 470 apartments with covered parking. These letters do not support this project.

Of those 162 some letters:

-70 plus came from employees of businesses within the 1-17/Happy Valley corridor

-80 from addresses outside of our county island

-Only 11 were within our county island. Two of these are selling to Toll Brothers. But again, all of were giving approval of residential Townhome.

Our community approves Homeownership keeping the character of our neighborhood intacted. Allowing us to raise our children and grandchildren while caring for horses and other animals.

Even though we are county residents we support the City of Phoenix by buying from the businesses around us. Most of us own businesses that also support the city both in community and financially. Height is another issue. Currently the Toll Brothers project height of 3 and 4 stories is in violation of the S1 zoning of the parcel to the east. S-1 is ranch or farm residential use with height not to exceed 30ft. Along the east side (17th Ave) all of those homeowners will have their privacy violated. Even though USAA (to the west of 19th Ave) is not associated with us. Their homes are only one to two stories.

The traffic report was based on National Averages not actually readings. This high traffic area is already a problem and USAA (across from 19th Ave) had not even completed building. The proposed Toll Brother 470 units means 1200 plus people and the upcoming proposed Bungalows of 170 units 500 plus people. Our county island is blocked by the canal to only have access in and out by Happy Valley or 19th Ave.

The traffic by the proposed projects will add a tremendous amount of stress, pollution and accidents. The current Commercial/office would be the opposite direct of peak hours with no weekends or holidays. With both of the proposed projects that is close to 2,000 plus people entering and existing. Both projects are saying they will expand 19th Ave which will leave a bottleneck at Parsons.

The core values of the City of Phoenix is to "promote and encourage compatible development and redevelopment" that is not being exercised here. Rentals are not compatible with the character of our neighborhood. Every person living in our county island chooses to live here because we enjoy our lifestyle for both us and our animals. We are not against development. We are not against the current commercial office zoning. We are against high-density apartments changing who we are as a community. South of Happy Valley and along 1-17 would better fit this project. Please leave our community to homeownership.

Sincerely, Melissa Crawford

623 606 7248

January 12, 2022

RE: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1 – Appeal Submittal

To The City of Phoenix Planning Department and Zoning, Staff, Councilmen, Developers, and the four Neighbors on Desert Hollow,

We have no representation for our neighborhood. All attorney's contacted stated, "they only work with developers." The City MUST represent the neighborhoods!!!!

We can't give \$500,000 to the schools, as Toll Brothers promised. We can't pay the City FAVORS for a deed or tax revenue increase. This is only the tip of the favors promised.

I'm appealing the decision to entertain a FOUR Story development with high density apartments along side R-43 (one house per acre.) This doesn't not fit the characteristics of the rural community, infrastructure, or aesthetics of the area.

The members have taken an oath to develop the area to meet the characteristics/feel of the area. This is NOT even considered by the City of Phoenix. The views of the Union Hills will be blocked for quit a distance. The "Happy Valley triangle" area will not have that valley feel at all.

This is one house per acre.

What are you thinking added a FOUR story high density development next to the R-43 (S-1 for the City of Phoenix) property?

I strongly oppose and wish to appeal the area you have chosen to develop this High Density Development.

With Strong Opposition,

Julie Burns 1717 W Yearling Road & 1732 W Yearling Road

January 12, 2022

RE: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1 - Appeal Submittal

To All It May Concern,

We own and reside at 25657 N. 17th Avenue. We will be negatively impacted by this Proposed Development. The Density & Height alone are polar opposites of our R43 zoning and In no way shape or form could be considered Transitional. We are adding our voice to fully support Wayne Hudgeons who would bear the brunt of this development. It is disruptive and incompatible with the Character of our R-43 zoning which we have all complied with these many years.

Therefore we are also appealing the decision made by the Planning Commission on January 6th, AND Appealing your Appeal Process. I feel that under the circumstances the voices that should carry weight are ALL of the Actual residents and parcel property owners that currently comply with the R-43 zoning and reside within that land-locked County Island.

The impact of this change in Zoning and density **directly** impacts our lives and well being, as well as our property values. Therefore the opposition from **homeowners** within our entire County Island area should be given the most weight. Due to the size of most Parcels within our County Island a 150' radius is an unreasonable requirement.

These signed Petitions are signed almost solely by Owners and/or Residents within this County Island in Contrast to the Developers letters of Support which utilized mainly businesses and employees of business within the Happy Valley I-17 corridor. In fact as the presentation by the Toll Brothers was implied by several residents, I believe you will find some that may have indicated they were in support have changed their minds. Please also give weight to the efforts we are making thru such trying times and such unusual means. I know personally how hard it has been for me to find any time to add this complication of life into all the others that have come our way in the last two years, so even though this may seem last minute to you, please know that it has taken its toll on us to have to try and convince those who don't live here how truly incompatible this is to our neighborhood.

We implore you to not allow this high residential density into our small landlocked R-43 area - We understood (didn't like it but understood) the perimeter commercial that occurred on the SE corner, but beyond that we do not understand the need. There are still plenty on vacant parcels MUCH MORE appropriate for high density than we are south of Happy Valley RD and to the West of Norterra Parkway. The 2 main Roads that border us essentially lead to nowhere Happy Valley eastbound is 2 lanes and remains so as it turns into 7th St. until Deer Valley Rd. – 19th Ave Northbound disappears into North Valley Parkway which leads to an already fully populated housing developments) traffic is already a nightmare as things are. This is NOT transitional for our neighborhood and its character, it would in fact be extremely cumbersome to deal with.

Phoenix is dotted with other pockets like ours, Sunburst Farms, Western Meadows etc. and they are also a big part of the diversity that Phoenix offers to residents wanting to call this home. Rental Apartments are generally short term dreams in most peoples long term plans so the turnovers are generally high. We are lucky enough to have a few rental homes within Phoenix and we never ever raised rent for a good tenant (one that pays pretty much on time and cared for the property), rent would only be raised, if appropriate, after they chose to move out. I wonder is these Developers would do the same? Is the true benefit to tenants that are overcharged and a dime a dozen to them or better served to possible future land homeowners lucky enough to have gotten something truly unique to Phoenix , property within the City that feels like a rural home in the Country. Please maintain what we vested our lives and monies in.

Respectfully, It of Land hood =

Richard & Laurel Brodie 25657 N. 17th Avenue Phoenix, AZ 85085

Oppose the proposed Lanuar Planard (Lanuar Planard (Lanuar Planard Pl	ral 7 TORK 200 Jun 25 N 15 are 1 14 55085 62 4 15, 2096 1-9-22
---	--

Uppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix	ial (C-O/M-O), and PUD land ppv Vallev Road in north Phoenix The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer hase for husinesses recontly built in the	ents on PUD 13.48, C-O/M-O 5.29 ed housing density and diversity is to
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively inmact existing residents' community.	We dominated the area for decades. Shed neighborhood rural quality and the existing residence, community.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	residences. We request that you irrent RU-43 and S-1 on the 8.19 M-O) and PUD of 13.48 acres.
Printed Name Signature		Address	Phono Minuchor
KEVIN JUHNUM	24~	1740 W. Burtz Rul Ro	1.1
Al monthing have	A.	Indo W. Writt Rulla	HON -
TANUL JUHNEON H		1740 w Wurdt hule LD	4565 1-
ToddarMyeas Conde	1 Cl Myser	1740 W QuARTE POCK Rd	60236138431-8-2023
MAREN K. Myros Ker	~ Kry my	1740 W QUARTE ROCK RU	602361-24171-2-2022
tim Wampler fin	~ Wingles	25919 N. 17th Ave	602-8-1 1221-124-EUS
W. charlE Dangler Michan	Ils unflo	9 N. (62-5/6-410 1- F-2.23
Noal Wanger Mari	Langer	25919 N. 17 + AVE PAX AZ	
Hogelice Wamples Ungo	Lie M. Wimper	2594 N. 17th we phx AZ	520-269-330 1-8-70M
Michael A.Wampler M.C.	and Wandle	35919 N. 17th Lve Phy Az	(23-516-1010 1-8-2020
WINTER AND AND A MARK	V WILM	25/08 N 11.41/H Vr INX 95085	CERE-8-1 21291-91-641
Thursday Juko Manager ()	R	2550 N 1170 June Mue 19605	10254-10151 1-8-2020
1. I. O. I.		2500 1 10 the he by stor	2007-2-1 1207-1915-6003 5253
Mrista Schelmeyer Were	(all)	25700 D. 16th Lue PHX, AZ 89285	480-532-6771 01/08/2012

Oppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix.	ial (C-O/M-O), and PUD Ia ppy Valley Road in north I	and Phoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1	proposed planned u acres, County RU-43 help solve the currei	proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	ents on PUD 13.48, C-O/ ed housing density and di se for businesses recent	M-0 5.29 iversity is to
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone	Happy Valley Road C Lumara, as designed Increased housing de character. New deve	Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	e dominated the area for shed neighborhood rural t existing residents' comm	r decades. quality and
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	residences. We reque rrent RU-43 and S-1 or M-O) and PUD of 13.48	st that you n the 8.19 8 acres.
Printed Name Signature		Address	Phone Number	Date
Kerned Sport Layer Charles	(i) add	KIY W. Persons. Rosal		1/3/22
Chris Singson Can	and -	1318 W PRESSAS RA Proces X 28085	602 290-1286	(8/ 22
Kiednary 5. Hill IV Juchu	wert 974. M.D.	1808 W. PARSONS R.A.	602-515-32160	V8/27
Darbana L Hill July	un didill	1808 W. Faverus Bad	1777 - 127- EDD	(e/a/)
managenest A. Lanyley More	when	270) W Parsons Rol	1945-418-029	18/22
1.	1 year	1607 W. Parens ed	203-242-182	1/8/2
VMIChuel McLean Jac		1607 W. Parsuns Red	303-242-1510	cz/8//
Robert Engryen A 1		25438 N 1740 Reve	627570-005	1-8-22
Hobit Stevialt ANNI	MYHOR	25505 N, 17th Ave	(no2-3910-26d	1-7.27
Connie Labukn your		25439 N. 174 ALO	623-533-1577	1-8-2
Course Labur Burn	Nati	25429 N. 17h fu	602 980438	1-5-2-1
WA may MOH WOUNDLY		25438 N 17th AVC	62-230-554	76-8-17
Krestion Graldmann for		25438 N 17+n N/e	608 98057341	-2-21
WAYN JUNU 10		Dor a lewin RI the	1920-22-COD	12.21
Courtney Hamber WWW	pmlo 1	year ling Rd RxAr	Sat-416-COM	Ee. 8-16
)	0	-		-

 $\boldsymbol{\wedge}$

Oppose the proposed Lumara Planned Unit Development Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1 Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone and retain the commercial buffer zone Action Petitioned for the Deer Valley Village Daming Committee and the City of Phoenix	 Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and POD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Lumara, as designed, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 Arres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres. <th>ppy Valley Road in north Phoenix. The ppy Valley Road in north Phoenix. The tents on PUD 13.48, C-O/M-O 5.29 ted housing density and diversity is to ase for businesses recently built in the ve dominated the area for decades. Ished neighborhood rural quality and ct existing residents' community. / residences. We request that you urrent RU-43 and 5-1 on the 8.19 /M-O) and PUD of 13.48 acres.</th>	ppy Valley Road in north Phoenix. The ppy Valley Road in north Phoenix. The tents on PUD 13.48, C-O/M-O 5.29 ted housing density and diversity is to ase for businesses recently built in the ve dominated the area for decades. Ished neighborhood rural quality and ct existing residents' community. / residences. We request that you urrent RU-43 and 5-1 on the 8.19 /M-O) and PUD of 13.48 acres.
Planning and Zoning Commission	Address	Phone Number Date
Printed Name Signature	1615 W Burles Rol	135
IL WILLING		
A Marile Manule	A Man 1615 W Rills Cd.	My 46,628, 1-10-8-2
an in the the althe Marth	101/0nt 25814N. 17th Ave-	602 317. 5194 1-18-22
Marcharter Com		(00-337-834)7 1-10-32
	1 1 Land	480 2650782 1-10-22
el 1 10/4 1 L B. 1/1	e LPN(5 25441 N17 CANR	623-937-5164 1-10-22
1 CURINA IN 1	25919 N. M. Are	603- 231- 2764 1-10-22
That ITY WOULD BE THAT THE TANKIN LINK		315-949-19-74 (-10-22
A C A C	-2001	22-01-1 1/1-10-57
	4457	518-404-0777 1-10-22
_ ا <i>د</i>	1615 W. Quertz Rakeld	603-750-6512 1-10-22
0 KG TCFAAM	1615 W. Quartz Rock Rol	26-01-1 LEEL.047-600
Contract Henrich Contract	FREMI 26027 N. 17th Ave	Led 3- Lego-74711-10-22
Mart Di 1 29 Mart	They acoust N. 17th Ave	480-394-3050 1-10-23
MILLE VIMOCI INVILLE		

E C

Oppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The	py Valley Road in north Phoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-UV-2-21-1) consists of 4/U Apartments on PUD 13.48, C-U/M-U 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	ints on PUD 13.48, C-O/IM-U -2.29 d housing density and diversity is to se for businesses recently built in the
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-fot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	e dominated the area for decades. hed neighborhood rural quality and existing residents' community.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		we, use undersigned, live in an area tong designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	restoences. we request that you rrent RU-43 and S-1 on the 8.19 M-O) and PUD of 13.48 acres.
Printed Name Signa	Signature	Address	Phone Number Date
BJUNS/ 6400 B	Dr. Enla	26223 N. 17 D.4	602-3/6-5557) 1/9/22
Kathy Doscepte Ned	Ola Daro OD	26223 N. 12 NE	623-580-49 84115122
Suran Sauldin S	Wern Smell W	N BA ADE	C3(C) 1963. 642.00%
Rey Speculating &		15th AUE	521 A 115-284 202
Richard BRODIE	(V) U	25657 N. 172416 85085	623-581-0309 1-9-20
)		

Uppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix.	equest for commercia 19th Avenue and Hap	bi (C-O/M-O), and PUD la py Valley Road in north F	nd Phoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	nsists of 470 Apartme dts per acre. Increase a built-in customer bas	ints on PUD 13.48, C-O/N d housing density and di se for businesses recenth	d-O 5.29 versity is to y built in the
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	one. Ot properties that have nflict with the establis not negatively impact	e dominated the arca foi thed neighborhood rural cexisting residents' comr	r decades. quality and munity.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission	1	We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	id for single-family r ind maintain the cur iercial offices (C-O/F	residences. We reque rrent RU-43 and S-1 or M-O) and PUD of 13.41	st that you 1 the 8.19 8 acres.
Printed Name	Signature	Address		Phone Number	Date
Ban brin		asque 11 the Are	Esafs	623561.3334	1/9/22
Cathy Gurm	Cerety Hain	JSYII N II th Aie	85085	673-582-632	2-2/6/1
Gwen Currey	Anincener	25511 N. 16th Ave	85085	602-390-3924	19/22
JEFF CURREN	Jul lun	35511 N. 1644 AVE	\$5035	602-370-396	1-9-22
The Jordan		ZSTIS N. 15t Au	82085	150-518-0291	12-27
Adricina Zazueta Jordan	A 320 M	25715 N. 15 & Mrz.		602-402-7906	1/9/22
Colu KIDD		1323 W. VEARLON,	10 82N21	623 587 9215	1/5/22
BARJARA KIDO	and the car	1373 w JARUIN, RD	52055	2125 282 529	1/2/2/
BUNANAT STUDANT	MW & A	[316 W VERTINIA 2D	8708	62> 229 8752	1/9/i
JEFF MIKLUS		1706 W. BALLAS Rd	STUFT	602 3991011	19/22
CARUL MIKLUS	5	170 6 W PARSANS Rel		602 399, 1014	ו 4 נר
Mennis Heged	Denuis Hagarty	asaas N. IIAVe	250 85	603-361-6556	22/6/1
Wage Habarty	Wak Argent	25207 N. 11 Ave	85085	602-513-6207	19/22
Jet Lauriel Brok	C X K	> 256\$7 N17# Ase	6985	623-040-8384	Y5/22
and and a substantiant of the substantiant of	n far a garage a far a sa an	антан аналаган алаанаан алаанаан алаанаан алаан ал	nang Agental a sana a gan a lang ing ing ang ang ang ang ang ang ang ang ang a		manadora a da una manadora guide da la serie da una cara en este en este en este en este en este en este en est

	Oppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The	l (C-O/M-O), and PUD land y Vailey Road in north Phoenix. The
	Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	nts on PUD 13.48, C-O/M-O 5.29 I housing density and diversity is to e for businesses recently built in the
	Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		Happy Valiey Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	dominated the area for decades. Ned neighborhood rural quality and existing residents' community.
	Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	esidences. We request that you rent RU-43 and S-1 on the 8.19 A-O) and PUD of 13.48 acres.
	Printed Name	Signature	Address	Phone Number Date
	Emily Bucke	EINERANDE,	15 N. 17th Prive Ar	602-621-3355- 1-10-2
	Truns Bucke	Car	26 215 11. 1744 Dr. 26 215 Ar Ar	72-01-1-588-129-299
215	BRIAN KIDD	Recon (25-12H 1656-656 EC7
	Teb.a Krasuski	Don Krowyli	25809 N. 15th Ar Mr 8505 602 581-6377	602 -681-6377 1-11-22
21M	Paul Krasuski	. 9. 0. M.	25809 N. 15 Ave PNX 85085 6028816372 1-	tc/11-1 2189/82209 51
5+N	Rappelle Crouch	Krehollo PC	1705 W Ovartz Rock Rd 200 more more	newrony, 1-11-21
	Hala Del.	Sha Das	170311101112 Rock Rg 8085 303-710-54	8-303-710-516/-11-22
	Jest in Muin	Charles M	1625 W. Parans Pd	6025779188 1.12.22
		rollin /		
_				

Oppose the proposed Lumara Planned Unit Development	Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land	O), and PUD land
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1	proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a huilt in currence to a feature.	Road in north Phoenix. The D 13.48, C-O/M-O 5.29 density and diversity is to
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone	Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	nesses recently built in the ed the area for decades. borhood rural quality and esidents' community
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission	 We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres. 	s. We request that you 43 and S-1 on the 8.19 PUD of 13.48 acres.
Printed Name Signature	Address	
1=10yel Rich Can The	W Per Car of	Phone Number Date
	, , , , , , , , , , , , , , , , , , , ,	22/1/ 2/1/

oppose ure proposed Lumara Flanned Unit Development		lley 19, LLC, an itely 270 feet n	Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The	mercial (C-O/M- d Happy Valley F	O), and PUD la Road in north F	and Phoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		planned unit d nty RU-43 (Per the current ho	proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	artments on PU creased housing er base for busin	D 13.48, C-O/N density and di nesses recently	M-O 5.29 iversity is to ly built in the
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		ley Road Corric 5 designed, is ir housing densit New developr	Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	at have dominate stablished neigh mpact existing re	ed the area for iborhood rural esidents' comr	r decades. quality and munity.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		indersigned, ny multi-fami 5.29-acre bu	we, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	mily residence he current RU⊣ C-O/M-O) and	ss. We reque 43 and S-1 or 1 PUD of 13.48	st that you n the 8.19 8 acres.
Printed Name	Signature	Adc	Address	Phone N	Phone Number	Date
Patricia Larson	Waturga a largar	27	15/11 N IBM AN, MUMIX, AI 95085 1073-241 AM11	1-1010 21	114411	16/21
Steve LARSON	Stur X7	RUSEN	11 11	602-6	122-029-2331	22/8/1
DORIN SILAGHI	j n j	35	25713 N. 16 " AVE, PHOEN'S AZ, 350 60)-561-6416	376W 600-	261-6416	(1/8/22
Cornelia Silaglui	Couldo, S	6	25713 N 16th Ave, Phoenix Al 2005 602-330-2209	asses bos.	-350-220	- 1/8/22
Melissa Crawba		11 11	1736 W Parsons Rd, Phusny 42	102 623 (623 606-7248	1/11/22
Man Craw Pard	L.U.		1 136 20 Parsons Rd. Maenix az 602 499-7867	ruest x Oz Goz	499-78	57 1/11/22
Jawob Crawbal	lage worder	A I	1734 W Parsons Rd, Phoen's 42	12 623	1023 151-9165	1/1/22
Medisa Crawhad	1 padron	<i>G1</i>	1934 W. Parson S. Rd, Dhunary Oz 85085 Luz 214-53321/11/2	202 - 202	214-533	22/11/22
	× .					
					-	

Oppose the proposed Lumara Planned Unit Development	*	Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The	il (C-O/M-O), and PUD i by Valley Road in north	and Phoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending 5-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	nts on PUD 13.48, C-O// d housing density and d e for businesses recent	M-O 5.29 iversity is to ly built in the
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	e dominated the area fo hed neighborhood rura existing residents' com	r decades. quality and munity.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		we, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	esidences. We reque rent RU-43 and S-1 o A-O) and PUD of 13.4	st that you n the 8.19 8 acres.
Printed Name Signature	re / / Address		Phone Number	Date
Iqson Schmich Ly	Ret 16/6w	16-04/201/201/20085 240 28022 (27 20005) (27 20005) 140-22	625 20005 24D	26-011
dt Mau	mmi Sehurd Ililo	1416 W. Yarring Rd. DNX AZ 85085 952.240.1376 1/10/22	952.240.1376	1/10/22
Wayne Mudgeoms ilon	444- 2540C	25406 N 174 AVE PUR, AZ 85085	623-340-0579	1/10/22
Evisel Lichman Leel A	25408		6998-562-966	22/01/1
Rimburly Eller - the	alt 2540	SDES	2049814200	1-11-22
				1.1.1.1

Oppose the proposed Lumara Planned Unit		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The	-O), and PUD lai Road in north P	nd hoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1	proposed planned ur acres, County RU-43 help solve the curren	proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	JD 13.48, C-O/N g density and div inesses recently	I-O 5.29 ersity is to built in the
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone	Happy Valley Road C Lumara, as designed, Increased housing de character. New deve	Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community. We the undersioned live in an area long designated for single-family residences. We request that you	ted the area for hborhood rural residents' comn es. We reque:	decades. quality and nunity. tt that vou
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	-43 and S-1 or d PUD of 13.48	the 8.19 acres.
Printed Name Signature	e		Phone Number	Date
L15410 BAADAS CUD	Which 13	1720 W PC45015 Rd 85085 AZ 602	-247-1093	22/21/10
Mici Botton Nin	S Dattons	1720 W Parsons RD 85065	623-210-	1-12-22

	al (C-O/M-O), and PUD land py Valley Road in north Phoenix. The ents on PUD 13.48, C-O/M-O 5.29 ed housing density and diversity is to se for businesses recently built in the e dominated the area for decades.	hed neighborhood rural quality and existing residents' community. esidences. We request that you rent RU-43 and S-1 on the 8.19 A-O) and PUD of 13.48 acres.	Phone Number Date	720770909 1-8-22						
	approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades.	character. New development should be sensitive to and not negatively impact existing residents' community. We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	Address	703 w Querterlock 26						
			A () () () A							
se the proposed Lumara Planned Unit	GPA-DV-2-21-1 GPA-DV-2-21-1 Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zono	Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission Printed Name	Anuel.							

Oppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Hanny Valley Road in north phoenix. The	I (C-O/M-O), and PUD	and Dhooniv Tho
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer hase for husinesses recently huilt in the	d housing density and d	M-O 5.29 liversity is to
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone		Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	e dominated the area for hed neighborhood rura existing residents' com	ry count one or decades. I quality and munity.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		we, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	esidences. We reque rent RU-43 and S-1 o A-O) and PUD of 13.4	est that you n the 8.19 8 acres.
Printed Name Sign	Signature	Address	Phone Number	Date
PETERONOTIGUES K	A Ra Mi Mun	5915 W. Rud Intel	4145-278-2414	41-19-22
Megan Rock M	Uden Nord	25256 N. 114 Ave.	122028-07	RC-(1-1
Jethey Rock O	Hy CC	25256 N. 11th Ave	602-228.8528	
7				

Oppose the proposed Lumara Planned Unit		Happy Valley 19, LLC,	and Toli Brothers filed a	Happy Valley 19, LLC, and Toli Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land	l (C-O/M-O), and PUD lar ov Vallev Road in north P	ld hoenix. The
Development Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1	w-	approximately 270 fer proposed planned uni acres, County RU-43 (help solve the current	t development (GPA-DV-; t development (GPA-DV-; Pending S-1) (8.19) acres, : housing shortage and to	proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	nts on PUD 13.48, C-O/N d housing density and div e for businesses recently	-O 5.29 ersity is to built in the
Maintain the character of the Hanny		Happy Valley Road Co	Happy Valley Road Corridor and Norterra employment zone.	Happy Valiey Road Corridor and Norterra employment zone.	o dominated the area for	decades.
Valley County Island rural Community and retain the commercial buffer zone		Lumara, as designed, Increased housing dei character. New devel	is in contrast to single-stu- nsity, population, and traf opment should be sensiti	Lumara, as designed, is in contrast to single-study ange-to properties that have designed and the design of the Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	hed neighborhood rural existing residents' comm	quality and unity.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission		We, the undersigne oppose any multi-fr acres, the 5.29-acre	d, live in an area long (amily residential devek buffer already zoned (We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	esidences. we requestrent RU-43 and S-1 on M-O) and PUD of 13.48	the 8.19 acres.
	Signature		Address		Phone Number	Date
Bottoms	Ċ	3/4,	1720 W. PARSONI	sout Ro.	602.725-3205	1/11/22
0	124	15 Mar	25840 1.	ill the	515 XUS	411/22
Medan Falk	Maa	shall	11025 W. Parsons	roons Rd	gy 941292022	1-11-2
AVEL Walk	ind	1 much	1625 W PWTSONS RU	wtsong Rd.	480 6860700	8-11-7

		Valley Village we, the undersigned, live in an area long designated for single-family residences. We request that you the Village oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 bity of Phoenix acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	Signature Address Addres	WIX - 25839 N. 1912 Ave UM 9505 204 1575 11222	500	W. Welling							
Oppose the proposed Lumara Planned Unit Development Rezoning Application Case Z-48-21-1 and	Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone	Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission	Printed Name	Victic Hunt	Belette Koenx	MARTINET MCCHE	PAKER MULPHY						~

•

•

Oppose the proposed Lumara Planned Unit Development		Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The	-O/M-O), and PUD lar (alley Road in north Pl	nd hoenix. The
Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1		proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	on PUD 13.48, C-O/M busing density and div or businesses recently	I-O 5.29 ersity is to built in the
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone	·	Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	minated the area for neighborhood rural o sting residents' comm	decades. quality and unity.
Action Petitioned for the Deer Vailey Village Planning Committee and the City of Phoenix Planning and Zoning Commission		We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.	dences. We reques tt RU-43 and S-1 on) and PUD of 13.48	t that you the 8.19 acres.
Printed Name	Signature	Address	Phone Number	Date
JAMES WHATLEY	I burde	25839 N. 19th Ave Mx A2 8785 4		1-11-22
Julio Quar	SUN IN	100	1000 100 - 2001	
dulie Ours	Juli Cura	10	LINDLANCON	
		Ĵ		

Oppose the proposed Lumara Planned Unit Development	Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Hammy Valley Board in provided the second	(C-O/M-O), and PUD I	and Bhoody Th
Rczoning Application Case Z-48-21-1 and GPA-DV-2-21-1	proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the	ts on PUD 13.48, C-O/ housing density and d for businesses recent	M-O 5.29 Nersity is to V built in the
Malntain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone	Happy Valley Road Corridor and Norterra employment zone. Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.	dominated the area fo ed neighborhood rural xisting residents' com	r decades. I quality and munity.
Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission	We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-D/M-O) and PUD of 13.48 acres.	sidences. We reque ent RU-43 and S-1 or -O) and PUD of 13.4	st that you n the 8.19 8 acres.
Printed Name Signature	. Address	Phone Number	Date
Valerie King	1732 W. Yearling Rd., Phoenix, AZ 85085	325-668-8910	01/11/00
David Beaver	AFON N. M. 732 W. Yearling Rd., Phoenix, AZ 85085	602-330-2872	01/11/99
5			
,			

.