

## Attachment E

**Anthony M Grande**

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**From:** Tom Bonanno <tombonanno2@yahoo.com>  
**Sent:** Saturday, April 30, 2022 7:40 PM  
**To:** Anthony M Grande; Tom Bonanno  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)...

Hi Anthony,

I live immediately West of the proposed new Development. I understand the Village planning committee is asked to amend the current DR Horton rezoning application to approve an additional 400 rental units on approximately 20 acres. Those 400 units allow over 1,000 people to be living in those units. This zoning request which should never be approved. Please take the time to drive around the area as see how it is all singe-family homes. Everyone of us wants to remain that way. VOTE NO on the amendment.

Thank you,

**Tom Bonanno**  
M: [602.743.9200](tel:602.743.9200)

## Anthony M Grande

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**From:** Sarah Crank <sarahcrank@icloud.com>  
**Sent:** Saturday, April 30, 2022 9:14 AM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Dear Desert View VPC,

I would like to voice strong opposition to the GPA-DSTV-e-22-2 amendment. As a resident of this area I strongly object to the addition of 400 rental units including a 2 story apartment complex. This additional 1000+ residents would significantly change the landscape of the neighborhood. My community is less than 2 houses per acre currently and the addition of this amendment would significantly change the value, the character, and quiet nature of the neighborhood. I invested in this specific low density neighborhood and strongly object to the committee approving 400 rental units in addition to the single family houses they want to build.

Please support the existing community members in voting NO to this amendment.

Thank you,

Stone Butte Homeowner  
Sarah Crank  
[sarahcrank@me.com](mailto:sarahcrank@me.com)  
480.236.6232

## Anthony M Grande

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**From:** Robert Funk <rrfunk@reagan.com>  
**Sent:** Saturday, April 30, 2022 11:27 AM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion case Z-6-22-2)

Dear Anthony,

Il want to go on record as strongly objecting to the proposed amendment for 400 Rental Units. A year ago my family purchased a house in Stone Butte North that was developed by D R Horton with zoning for 1.9 houses per acre. The zoning application next to us by the same developer will be more than double my density.

D R Hortons Rezoning Application (Case Z-4-6-22-2) is more than dense enough for this area with out adding 400 rental units onto it. If you approve this amendment the Village Planning Committee you will not be serving the best interests of the neighboring developments.

Please VOTE NO.

Sent from [Mail \[go.microsoft.com\]](mailto:rrfunk@reagan.com) for Windows

## **Anthony M Grande**

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**From:** Bruce Gross <bhgross@yahoo.com>  
**Sent:** Saturday, April 30, 2022 11:23 AM  
**To:** Anthony M Grande  
**Cc:** Bruce Gross  
**Subject:** RE: GPA-DSTV-1-22-2 Hearing

Dear Anthony,

I'm Bruce Gross and my single-family house is immediately to the west of this D R Horton proposed development. I live in Desert Peak. I purchased my house and moved in November 2017, to live in a nice neighborhood with the low density that my community provides. It is also what the other communities are like around me.

I understand the Village planning committee is asked to amend the current D R Horton rezoning application to approve an additional 400 rental units on approximately 20 acres. 400 units will allow over 1,000 people to be living in those units, plus D R Horton want to also build a 2-story apartment complex.

Aside from destroying our "desert space" to walk-in, the impact on water and especially getting on to Cave Creek, which is already like driving on a freeway, will make life here in our community horrific. I hope you will consider denying this Amendment and PLEASE VOTE NO.

Please think of our community as if you lived here as well.

Respectfully submitted,

Bruce Gross

Desert Peak owner

Bruce Gross

*"Tell me and I forget.  
Teach me and I remember.*

*Involve me and I learn." Benjamin Franklin*

## **Anthony M Grande**

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**From:** Harold B. Jones, Jr. <hbjones65@gmail.com>  
**Sent:** Saturday, April 30, 2022 11:41 AM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

I am writing in to express my opposition to the amendment of DR Horton's application for the "Stone Butte East" development.

I am not opposed to their original plan of 3 homes per acre, but now I hear they want to include 140 rental homes and a 260-unit apartment building which is entirely unacceptable to me. I bought my single family home in Stone Butte believing we would see other single family homes in the future. That density of rental homes and apartments simply do not belong in this area; we do not have the roadway capacity nor the retail business to handle that additional population. I am convinced it will negatively affect my quality of life, the quiet enjoyment of my home, and the valuation of my property.

Please, please do not approve their request for an amendment.

Best Regards,  
Harold & Angie Jones  
24218 N 22<sup>nd</sup> Street  
Phoenix, AZ 85024  
480-305-3328

## **Anthony M Grande**

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**From:** N J <nilesh\_joshi@hotmail.com>  
**Sent:** Saturday, April 30, 2022 2:31 PM  
**To:** Anthony M Grande  
**Subject:** Desert Peak VPC , D.R. Horton rezoning GPA-DSTV-1-22-2 (Companion case Z-6-22-2)

Hello,

I live immediately west of the proposed new development by DR Horton on Desert Peak Parkway and Cave Creek Road. I understand the village planning committee has been requested to amend the rezoning application to approve additional rental units (D.R. Horton rezoning GPA-DSTV-1-22-2 - Companion case Z-6-22-2). This planned development will significantly increase the traffic in the neighborhood and cause a lot of challenges.

DR Horton communities in Stoneview Butte North has a density of less than two houses per acre. I invested my hard-earned money in this neighborhood because of the low density. Now the same developer is requesting an amendment to their rezoning application to add 400 rentals. This will more than double the density.

We strongly object to this rezoning request and recommend voting No to the amendment.

Regards

Nilesh Joshi  
2108 E Chama Dr Phoenix AZ

## Anthony M Grande

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**From:** Chris Smith <chris.smith.73@gmail.com>  
**Sent:** Saturday, April 30, 2022 8:55 PM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Dear Desert View VPC,

I would like to voice strong opposition to the GPA-DSTV-e-22-2 amendment. As a resident of this area I strongly object to the addition of 400 rental units including a 2 story apartment complex. This additional 1000+ residents would significantly change the landscape of the neighborhood. My community is less than 2 houses per acre currently and the addition of this amendment would significantly change the value, the character, and quiet nature of the neighborhood. I invested in this specific low density neighborhood and strongly object to the committee approving 400 rental units in addition to the single family houses they want to build.

Please support the existing community members in voting NO to this amendment.

Thank you,

Chris Smith



## **Anthony M Grande**

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**From:** William Wiltse <wwiltse299@gmail.com>  
**Sent:** Saturday, April 30, 2022 7:10 PM  
**To:** Anthony M Grande  
**Subject:** Case #GPA-DSTV-1-22-2

To Whom it May Concern,

We are relatively new homeowners in the Northview at Stone Butte neighborhood, directly west of the proposed development referenced in case #GPA-DSTV-1-22-2. I understand that the Village committee will be discussing a proposed amendment that would allow for the building of 400 rental properties within the development. I purchased my home in this area because of the large lot size and low density of homes. These rental units would not only have a negative effect on nearby home values, it would also dramatically increase the amount of vehicular traffic on Cave Creek Road. We have already noticed increased congestion in the short time since we have lived here and have concerns that the rental units, in addition to all of the new single-family homes, will cause this to become significantly worse.

These rental units were not part of the original neighborhood plan and should not be approved. Please consider the impact on homeowners in the area and vote NO on this amendment.

Thank you for your consideration,

Bill & Angie Wiltse  
2127 E Fallen Leaf Lane

## Anthony M Grande

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**From:** joe@joea.com  
**Sent:** Sunday, May 1, 2022 6:31 PM  
**To:** Anthony M Grande  
**Subject:** Developement hearing

I am very much opposed to this and would like to RTS for this meeting. This is just North of where I have lived for 22+ years.

Thanks,

Joe Abrahamson

Phoenix 85024

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From: Sarah Crank <sarahcrank@me.com>  
Date: April 30, 2022 at 9:13:02 AM MST  
To: Bridgette Wilde <bridgettewilde@yahoo.com>, "Staff. Bridgette Wilde" <bwilde@pvschools.net>, Charlie Wilde <cbwilde@hotmail.com>, Beth Merkes <bethida68@aol.com>  
Subject: Village Planning Committee meeting \*Action requested\* - New Development by DR Horton

DR Horton is proposing a new "Stone Butte East" development which will be located between Northview and the Desert Peak neighborhood to our east. They had originally applied for residential zoning permitting 3 homes per acre (our zoning only allows for 1.95) but now they are looking to amend their application to include 140 rental homes and a 260-unit apartment building which would increase that homes per acre significantly. There is an upcoming virtual meeting on May 3rd @ 6:30pm where neighbors can object to the amendment. If you would like to attend, comment, or speak at the meeting, details can be found here: <https://www.phoenix.gov/city.../PublicMeetings/220503004.pdf>

Submit a comment on an agenda item:

Send your comments to: Anthony Grande at [anthony.grande@phoenix.gov](mailto:anthony.grande@phoenix.gov)

By: 48 hours prior to start of the meeting - DEADLINE Sunday May1st 6:30 pm

Indicate Item Number and case number:

GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

## **Anthony M Grande**

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**From:** jbbbrabender@comcast.net  
**Sent:** Sunday, May 1, 2022 1:46 PM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion case 2-6-22-2)

Please vote no. The area should be zoned single family residential which is consistent with the surrounding neighborhood. I am a home owner in the North View at Stone Butte community. Thank you.

Jim Brabender

Sent from my iPhone

## Anthony M Grande

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**From:** adesmond1 <rainbow876dynamite@cox.net>  
**Sent:** Sunday, May 1, 2022 3:48 PM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion case z-6-22-2)

Dear Desert Peak VPC,

We live immediately West of this proposed new Development. The additional 400 units would impose higher traffic volume, a basis for lower demographics to enter the area, and the area is not prepared to manage this volume and type of household/residences. As residences of the community we experience daily issues that arise and will change with a higher volume of people, i.e. taking our child to school; Cave Creak Dam Rd is our most direct route to access the elementary and middle school, and cannot we widened due to homes already built. This is also a route for people to commute to Deer Valley Road for work. As is may be possible to eventually connect Pinnacle Peak Parkway to 7th Street, this will significantly increase traffic into our neighborhood from surrounding areas to reach other areas like Norterra Shopping or I-17. Obviously with this we will now be hindered with widening of streets to allow for the traffic, leading to intersections with lights, delaying leaving and entry into the community.

As an example this happened on Norterra Parkway and North Valley Parkway and 19th avenue where two upper scale neighborhoods of Dynamite Mountain Ranch and Fireside were suddenly built up with apartments, lowering the demographics and increasing traffic which resulted in an intersection with a signal, included widening the road, that led to be a common detour for people needing to avoid I-17, not to mention increasing accidents in the neighborhood resulting in a pedestrian being killed in what used to be a quiet, family-oriented, safe neighborhood.

Overall growth is good, as the community CAN safely grow, with different levels of demographics which lead to commerce that can support the surrounding area, but at this point it is difficult to see how this can be achieved as the beautiful desert area is quickly being consumed by multilevel housing projects. Part of our investment was closing to live outside of town and the congestion, hence investing the large sum of money to reside in a gated community. This proposal is poorly planned as limited commerce is currently available, roads are not developed, and quite simply it will change the landscape of our community for families hiking and riding. Multifamily dwellings such as apartments and condominiums lead to increased crime and lower value of all surrounding neighborhoods. Transitory residents will not be invested in our community.

Lastly, speaking of investment, the desert preserve and surrounding desert areas is another reason why we selected this area to invest in our residence and call this our home. Not to watch it be monopolized by while DR Horton who sold lots as a premium to us, finished selling our community, only to now submit a proposal for a new cash cow as they consume the environment surrounding our investment with temporary low end housing with the goal of putting as many people as possible in as small of a space as possible to make the most money. If they could would they build 4 story units rather than just 2? When does it end? When we no longer have any mountain view and it is all a parking lot?

So as one development builds it will set the tone for more to follow. Please help us protect our property values and the surrounding area, in keeping this community a quiet, safe, family-oriented, home-valued neighborhood.

Sincerely,  
Ron and Andrea Desmond  
2028 E Chama Dr  
Phoenix, AZ 85024  
(602)332-3210

## Anthony M Grande

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**From:** Karen Harding <karenhardingus@yahoo.com>  
**Sent:** Sunday, May 1, 2022 5:25 PM  
**To:** Anthony M Grande  
**Subject:** Desert View GPA Case # GPA-DSTV-1-22-2 Rezoning Case No: Z-6-22-2

Dear Mr. Grande,

As a new property owner in Stone Butte I'm writing to voice my disapproval with the proposed re-zoning. I love my new neighborhood and enjoy the privacy.

The proposed re-zoning development will cause an increase in traffic, add to the air pollution, air quality and bring excess noise. I oppose the concentration of housing you want to create. I don't understand the need to change the original zoning that was previously approved. The schools are already overflowing with students especially Pinnacle High School.

I believe the zoning of the property in question should remain as is and not be changed.

My husband, William Langdon, would like to speak at your meeting. Thank you for your attention to this important matter.

Karen Harding  
William Langdon  
1942 E Robb Lane  
Phoenix, AZ 85024

Will's cell phone: 602-549-3948  
Karen's cell phone: 602-330-3743

[Sent from Yahoo Mail for iPad \[overview.mail.yahoo.com\]](https://overview.mail.yahoo.com)

## Anthony M Grande

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**From:** Matthew Harmon <matthew.harmon@epsilon.com>  
**Sent:** Sunday, May 1, 2022 2:13 PM  
**To:** Anthony M Grande  
**Cc:** Tara Harmon  
**Subject:** Note regarding case GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Dear Desert View VPC,

I would like to voice strong opposition to the GPA-DSTV-1-22-2 amendment. As a resident of this area I strongly object to the addition of 400 rental units including a 2 story apartment complex. This additional 1000+ residents would significantly change the landscape of the neighborhood. My community is less than 2 houses per acre currently and the addition of this amendment would significantly change the value, the character and the quiet nature of the neighborhood. I invested in this specific low density neighborhood and strongly object to the committee approving 400 rental units in addition to the single family houses they want to build.

Please support the existing community members in voting NO to this amendment.

Thank you,

Matt Harmon  
Stone Butte Homeowner

**Matt Harmon, Dealer Marketing Consultant**

**General Motors CSSR – Western Region**

Text / Mobile: 425-309-1229

[epsilon.com](http://epsilon.com) [[epsilon.com](http://epsilon.com)]



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## **Anthony M Grande**

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**From:** Jill Smith <jill.smith.06@gmail.com>  
**Sent:** Sunday, May 1, 2022 5:37 AM  
**To:** Anthony M Grande  
**Subject:** Opposition to GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Dear Desert View VPC,

I would like to voice strong opposition to the GPA-DSTV-e-22-2 amendment. As a resident of this area (Stone Butte North) I strongly object to the addition of 400 rental units including a 2 story apartment complex.

This additional 1000+ residents would significantly change the landscape of the neighborhood. My community is less than 2 houses per acre currently and the addition of this amendment would significantly change the value, the character, and quiet nature of the neighborhood. I invested in this specific low density neighborhood and strongly object to the committee approving 400 rental units in addition to the single family houses they want to build.

Please support the existing community members in voting NO to this amendment.

Thank you,  
Jill Smith

## **Anthony M Grande**

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**From:** Kamal Jagga <1.kamal.j@gmail.com>  
**Sent:** Sunday, May 1, 2022 12:47 PM  
**To:** Anthony M Grande  
**Subject:** Action Request: GPA-DSTV-1-22-2 (Companion Case Z-6-22-2) - I Vote No!

Dear Desert Peak PVC,

I live immediately west of this proposed new development. We bought this property because of the low population density, healthy and safe environment for the families. Building this additional units will impact negatively the peaceful and serene environment of our area. We strongly object to the Committee approving 400 rental units.

GPA-DSTV-1-22-2 (Companion Case Z-6-22-2) - I VOTE NO!

Thank you for understanding!

Regards  
Kamal JAGGA

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Regards,  
Kamal Jagga



## Anthony M Grande

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**From:** Greg Pelegrin <gpelegrin@sent.com>  
**Sent:** Sunday, May 1, 2022 5:17 PM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Dear Desert View Village Planning Committee,

I am a home owner adjacent to the proposed Stone Butte East development and moved into the area due to the open space and fact that our development is less than 2 homes per acre. D.R. Horton already has zoning to build up to 5 homes per acre which is very dense for the area so why would this even be a consideration for 15+ units per acre? This is the far north suburbs of Phoenix and the lack of transit options and nearby businesses does not warrant apartment style housing in the area.

The other consideration for such a large number of homes being built per acre is the stress on the local infrastructure. There are only 2 access points into and out of the proposed new development and that would lead to very heavy traffic on both Cave Creek Rd and Desert Peak Pkwy. Also, the extra demand on current sewer and water lines and the electrical grid in the area with 1000+ extra people living in the new proposed development.

Finally, there is already a lack of large parks and play areas for the children in the area as well as schools near capacity. Has the project added enough room for play areas for children and room to add an additional school as needed?

Please leave this area that is zoned for single family homes the way it is to prevent much of the crowding that is becoming more prevalent in many of the new D.R. Horton developments already built or are in the process of being built in the Phoenix Valley.

Thank you for your time.

Sincerely,  
Greg and Jaime Pelegrin

## Anthony M Grande

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**From:** Ruffulo, Wendy <Wendy.Ruffulo@kellogg.com>  
**Sent:** Sunday, May 1, 2022 1:27 PM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (companion case Z-6-22-2)

We just recently purchased a Shea home just west of this planned new development. This area is all single family homes which is one of the reasons why we selected this development. Single family homes is what we thought may be developed, not apartments. Please vote NO.

Thank you

Get [Outlook for iOS \[aka.ms\]](#)

## Anthony M Grande

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**From:** Lukas Treffers <lukastreffers@yahoo.com>  
**Sent:** Sunday, May 1, 2022 1:44 PM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Good afternoon Desert Peak VPC,

I am writing you today in regards to the proposed new Development by DR Horton which includes 400 rental units. This community primarily consists of single family homes and is one of the main reasons we chose to move here. There is low traffic, minimal noise, and limited light pollution. With this potential addition of 400 units all of that goes out the window. There will be an increase in traffic (accidents), noise and light pollution. This zoning request should not be considered, myself and my fellow neighbors and community are against this. **VOTE NO** on this amendment.

Thank you for your time.

- Lukas

## Anthony M Grande

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**From:** Tommy Ford <tford12345@aol.com>  
**Sent:** Monday, May 2, 2022 8:08 AM  
**To:** Anthony M Grande  
**Subject:** GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)

Mr. Grande:

DR Horton did grading for the Northview Stone Butte several years ago and then Shea took over and started building new homes. The 130 home gated community of Northview, is a quiet and removed area that we were drawn to almost 2 years ago. We picked our lot, with delays it took over 1 1/2 years to finally close and move into our new home. Now almost a month later, we are enjoying the quiet and simple life in our new community.

One of the primary reasons for buying in Northview, was the lack of traffic once you turn onto Pinnacle Peak and head West. The area has nice homes built several years ago and only two condo complexes. We bought in Northview in part to not live on a busy street, that would be more congested with both people, cars and noise. The area we live in is largely homes, and is without rental apartments. Rental apartments will decrease the value of our new home, increase traffic and congestion on Pinnacle Peak/Desert Peak, and bring a population of people who do not care about our homes and values. We have nothing against people wanting, needing to live in apartments but they should be built in areas that already have apartments/condos not in true residential neighborhoods.

We respectfully request to the Committee to not approve the 400 rental units, VOTE NO PLEASE.

Sincerely,

Tommy & Caroline Ford  
2017 E Fallen Leaf Lane,  
Phoenix, AZ 85024

## Anthony M Grande

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**From:** Jes <jes.phx@gmail.com>  
**Sent:** Monday, May 2, 2022 1:40 PM  
**To:** Anthony M Grande  
**Cc:** jim.warning@phoenix.gov; Council District 2 PCC  
**Subject:** Stone Butte East (case nos Z-6-22 & GPA-DSTV-1-22)

To Whom it May Concern;

The upcoming plans for the development designated as "Stone Butte East" by DR Horton, creates multiple concerns for existing residents in the neighboring areas. Desert Peak has maintained a family safe environment with low traffic, unobstructed desert views, and a reasonable level of population. The addition of this monstrous development invades the peacefulness that drew many of us to this area.

The following concerns exist for the majority of the current homeowners.

New construction will drive wildlife into our neighborhoods and backyards, creating dangers for our children, pets, and ourselves.

Plans show through streets from our existing neighborhood roads and cul de sacs to the new neighborhoods, robbing us of these areas and creating safety concerns.

The current traffic on Cave Creek is already difficult to navigate through without the addition of 4k plus new vehicles.

The plans call for a small area of Cave Creek to be widened, showing a futile attempt to appease the matter.

The continued growth of multi-family residential areas is not something any of the current residents support.

Local schools are not equipped to support the massive spike in new residents.

Jessica White  
4806486468

**Racelle Escolar**

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**From:** J Karau <jkarau@gmail.com>  
**Sent:** Monday, May 30, 2022 4:47 PM  
**To:** PDD Planning Commission  
**Subject:** Public comment for June 2 meeting case #GPA-DSTV-1-22-2  
**Attachments:** Jeff - Planning Commission Comments.docx

I am writing regarding case #GPA-DSTV-1-22-2 and companion case Z-6-22-2. I have registered to speak but also wanted to include a written comment with additional references. There is an old related case ( **Z-8-04-2 (PHO-1-15)** ) from 2015 as well as a [Google Maps link \[google.com\]](#) to existing streets that dead-ends just outside of our community.

Thanks,  
Jeff

**Racelle Escolar**

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**From:** Deanne Haverlock <dhaverlock@yahoo.com>  
**Sent:** Thursday, June 2, 2022 11:24 AM  
**To:** PDD Planning Commission  
**Subject:** Re: Application Z-6-22-2 (Companion Case GPA-DSTV-1-22-2) #7

Sorry, wanted to be clear I oppose item #6 and 7 re: above application in my previous email.  
Thanks!  
Deanne Haverlock

Sent from my iPhone

> On Jun 2, 2022, at 9:56 AM, Deanne Haverlock <dhaverlock@yahoo.com> wrote:  
>  
>  
> Hello,  
> I would like to submit comment on above agenda item for re-zoning and oppose the proposal. I am a resident in the  
area and believe it's desirable to keep the trust land open for nature and wildlife and keep the possible building on it to  
a minimum to preserve the the beauty of our area.  
>  
> Thanks for your consideration and time.  
> Respectfully,  
> Deanne Haverlock  
> Sent from my iPhone

Desert Peak Homeowners Association  
A Non-Profit Corporation

City of Phoenix Planning Commission  
[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)

Dear Planning Commission Members,

We are writing today as the board of directors of the Desert Peak HOA, a neighboring community of 641 homes to the South of the proposed DR Horton community of Stone Butte East. During the Desert View Village Planning Committee meeting neither the voices of the neighboring communities nor past decisions by the Planning Commission were given much consideration before rushing to approve the zoning changes in favor of the new community. The proposed Stone Butte East community is for the area of over 400 acres west of Cave Creek Road and south of Jomax Road (case #GPA-DSTV-1-22-2 and companion case Z-6-22-2). We strongly oppose DR Horton's rezoning application without additional changes.

The Desert Peak HOA and our community residents have concerns with the changes to the character of the area with the height of the new community and concerns of traffic mainly within our community but also in the surrounding area.

The first concern is for the overall character of the area by adding such dense new construction. During DR Horton's presentation they stated that the new community is a "mirror image" and just like they "unfolded the page of a book" of the existing communities to the south. That is **FALSE!** The existing communities consist of one and two-story homes, condos and apartments which fit in with the density of the homes in the surrounding area when they were built.

In this zoning proposal DR Horton is asking for three-story buildings along Cave Creek Rd. which would change the character of the area and set a precedent for other new communities in the future. Today, there are NO existing three-story buildings along Cave Creek Rd. north of the 101. The residents of multiple surrounding neighborhoods, including Desert Peak, are strongly opposed to setting the precedent for three-story buildings in this area.

Back in 2015 a similar case was brought before the Planning commission for consideration regarding a new apartment community at the corner of Cave Creek and Pinnacle Peak. This former rezoning case was also brought by the same builder and was similarly seeking to build three-story apartment buildings along Cave Creek Road. That proposal was modified to allow only two-story apartments and we ask that you do the same in this case. The prior case for Desert Peak & Cave creek apartment was **Z-8-04-2 (PHO-1-15)**.

Our second concern is related to the connection of the streets in the new gated community with the streets of Desert Peak. There are three streets that are proposed to be connected to the new community, East Rustling Oaks Ln, North 27<sup>th</sup> Pl, and North 29<sup>th</sup> Way. DR Horton has agreed to



pedestrian access between the communities which we agree with and already have fencing with pedestrian access at ends of those streets to support.

The issues arise due to the fact that the new community is gated so there is a one-sided benefit for the new Stone Butte community to having vehicular ingress/egress within our community. We believe the goals of the Complete Street Policy are fulfilled by the pedestrian gates and adding one-way access from a private, gated community will not provide any additional benefit. If vehicle gates are required, Desert Peak would have to pay to remove that existing fencing and pedestrian access even though we receive no benefit from the vehicular connection. Two of the proposed connecting streets (Rustling Oaks Ln and 27<sup>th</sup> Pl) are nearly ½ mile of driving through Desert Peak to get to either major road, Cave Creek Rd or Desert Peak Pkwy and we do not wish for our community to act as a ½ mile driveway for Stone Butte East. This plan would add additional traffic within Desert Peak, cost the Desert Peak HOA/community and provide no benefit to the Desert Peak community.

We disputed the facts that DR Horton claimed that this MUST be done in accordance with policy from the Street Transportation department, but the concern was dismissed. In fact, when DR Horton built our community of Desert Peak, they did the same thing with an existing community to the south. In that case 25<sup>th</sup> St. was left as a dead end and the area within Desert Peak is used as a common area park. The children in both communities enjoy walking/biking through this area for school and connecting the neighbors. This area is just to the north of N. 25<sup>th</sup> St. and E. Casitas Del Rio Dr. ([Google Maps link](#)). We ask that the connecting streets be removed from the plan and allow the streets of Desert Peak to remain unchanged.

Lastly, we have serious concerns about DR Horton's traffic study and statements that the community will only generate additional southbound traffic and shouldn't be a concern with adding an additional 1500+ homes. There are several streets in the area which are in need of improvement to handle the existing traffic and adding more homes will only make matters worse. One of the areas of concern are the bridge north of E. Lone Cactus Dr where Cave Creek narrows to 2 lanes, causing backups to Rose Garden during high traffic hours. The intersection of Cave Creek Rd. and Pinnacle Peak to the east is also an area of concern. Heading westbound at this intersection there are frequent backups to the National cemetery entrance because the left turn lane is limited and there is no right turn lane. While we understand the approach of having developers improve the areas along those roads as they are built, we'd like to see a plan to handle the additional traffic in existing areas.

**Sincerely,**

**Desert Peak HOA Board of Directors**

Brian Wilson, *President*

Jeff Karau, *Vice President*

Bruce Gross, *Treasurer*

Lauren Prole, *Secretary*

John Tishuck, *Director*

Jessica Noto, *Director*

Dave Dahm, *Director*

**Racelle Escolar**

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**From:** Margaret Rehberg <margejan@msn.com>  
**Sent:** Thursday, June 2, 2022 1:57 PM  
**To:** PDD Planning Commission  
**Subject:** Stone butte east

Good Afternoon

We live in Desert Peak on Rustling Oaks Ln and will be greatly impacted by the travel to Stone Butte east. They must install a road with their own access. We will become a heavy traveled parking lot and for what?