

Attachment B



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-62-18-2

Verdin PUD

March 9, 2022

North Gateway [Village Planning Committee](#) Meeting Date:

March 10, 2022

Desert View [Village Planning Committee](#) Meeting Date:

April 5, 2022

[Planning Commission](#) Hearing Date:

May 5, 2022

Request From:

[S-1 DCOD](#) (144.82 acres), [S-1](#) (333.57 acres),
[RE-35 DCOD](#) (10.24 acres)

Request To:

[PUD DCOD](#) (Pending [PUD](#)) (155.06 acres),
[PUD](#) (333.57 acres)

Proposed Use:

Planned Unit Development to allow single-family residential

Location:

Southwest corner of the 24th Street alignment and Sonoran Desert Drive

Owner:

MacEwen Ranch, LLC

Applicant

Taylor Morrison/Arizona, Inc.

Representative

Susan Demmitt, Gammage & Burnham, PLC

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Current: Preserves / Residential 0 to 1 dwelling units per acre / Residential 1 to 2 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Infrastructure Phasing Overlay

Proposed (GPA-DSTV-1-18-2): Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Infrastructure Phasing Overlay removal

Street Map Classification	Sonoran Desert Drive	Major Arterial	80-foot south half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposed development creates a residential community at a density of 3.0 dwelling units per acre. The site will incorporate open edge treatments, various open space areas, and connectivity to the surrounding Sonoran Preserve areas. The protection of native vegetation and character of the area is consistent with the North Land Use Plan and the Sonoran Preserve Master Plan, which both emphasize preservation of desert character.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</p> <p>The proposed General Plan Land Use Map amendment and concurrent rezoning case will allow for single-family residential development options adjacent to a major arterial street and in close proximity to the North Gateway Core and Cave Creek Road. The various lot sizes and single-family housing products proposed in the development will support a range of lifestyles for Phoenix residents.</p>			
<p>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</p> <p>The proposed PUD narrative includes standards for desert-appropriate vegetation and trees strategically located to provide shade and visual enhancement throughout the community. The PUD has also fostered a collaboration with the National Wildlife Federation to establish design guidelines to integrate and preserve plantings and existing trees in the development. The landscaping standards in the PUD will provide significant shade for pedestrians and will help reduce the urban heat island effect within the development and in the greater Desert View area.</p>			

Applicable Plans, Overlays, and Initiatives

[North Land Use Plan](#): See Background Item No. 4.

[Tree and Shade Master Plan](#): See Background Item No. 15.

[Complete Streets Guiding Principles](#): See Background Item No. 16.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 17.

[Housing Phoenix](#): See Background Item No. 18.

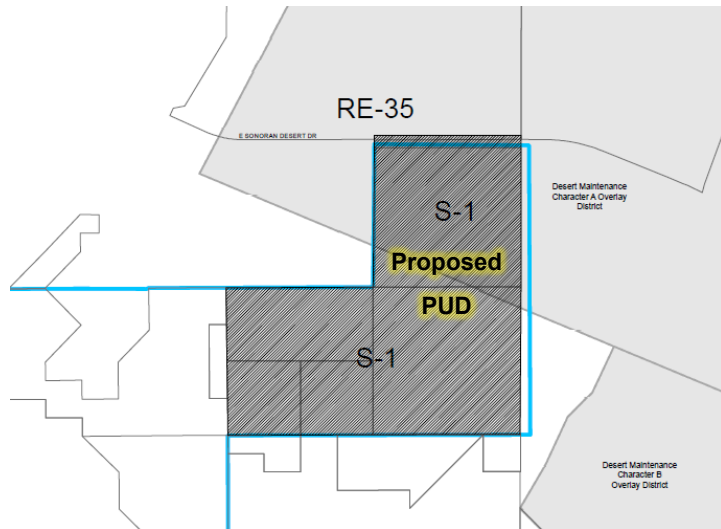
[Zero Waste PHX](#): See Background Item No. 19.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1, S-1 DCOD, RE-35 DCOD
North (Across Sonoran Desert Drive)	Phoenix Sonoran Preserve	RE-35 DCOD
West	Vacant, Phoenix Sonoran Preserve	RE-35, S-1
East	Cave Creek Wash, Vacant (State Trust Land)	RE-35
South	Phoenix Sonoran Preserve	RE-35

Background/Issues/Analysis

REQUEST

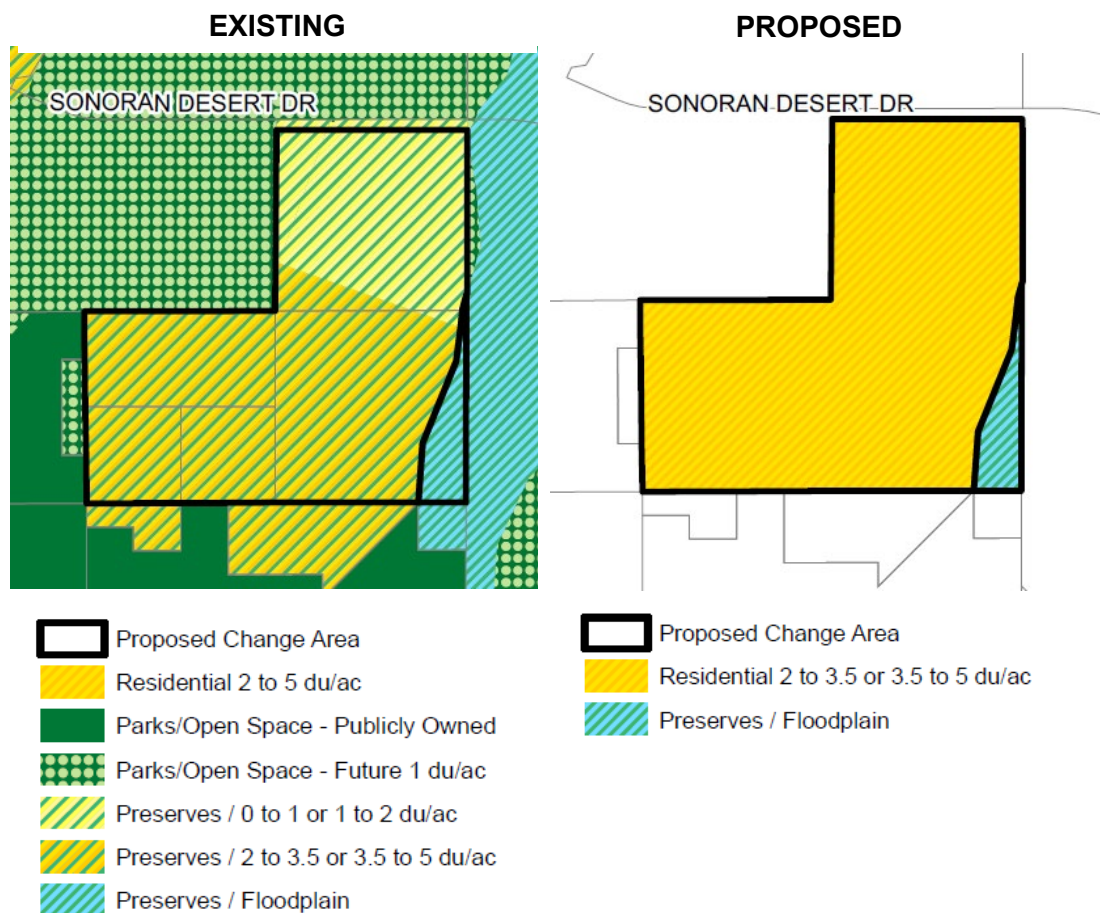
1. This is a request to rezone a 488.63-gross acre site located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), S-1 (Ranch or Farm Residence), RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) to PUD (Planned Unit Development) to allow a single-family residential development, not to exceed 1,420 units.



Zoning Sketch Map, Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The site has General Plan Land Use Map designations of Preserves / Residential 0 to 1 dwelling units per acre / Residential 1 to 2 dwelling units per acre (138.83 acres), Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (312.30 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay (474.37 acres). The proposal is not consistent with these designations and, as the site exceeds 10 acres in size, the applicant has filed a General Plan Amendment, GPA-DSTV-1-18-2, as a companion case to this rezoning request. The GPA request is for Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (451.13 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay removal (474.37 acres). Staff is recommending approval as the designation will allow development at a density of 3.0 dwelling units per acre.



Existing and Proposed General Land Use Designation Maps, Source: City of Phoenix Planning and Development Department

North of the northern boundary of the subject site is designated Future Parks/Open Space or 1 dwelling unit per acre.

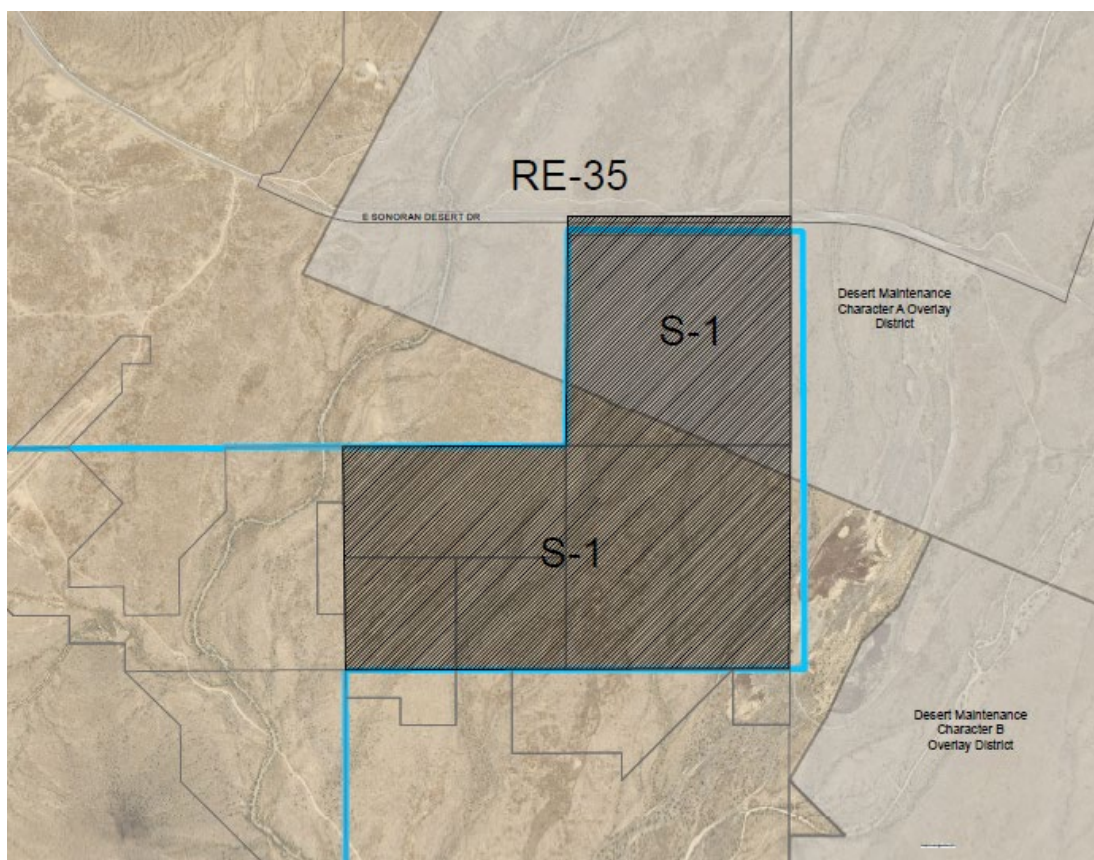
The area directly east of the subject site is designated Preserves/Floodplain.

South of the subject site is designated Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Publicly Owned Parks/Open Space.

West of the subject site is designated Publicly Owned Parks/Open Space and open space owned by the ASLD designated Future Parks/Open Space or 1 dwelling unit per acre.

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site is currently vacant and zoned S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), S-1 (Ranch or Farm Residence), RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District). The surrounding zoning and land uses are as follows:



Aerial Sketch Map, Source: City of Phoenix Planning and Development Department

NORTH

North of the northern boundary of the subject site is Sonoran Desert Drive and the Sonoran Preserve. Sonoran Desert Drive is designated as a major arterial roadway and is an important east-west alignment between Interstate 17 and northeast Phoenix. This roadway alignment is proposed to have a total of six lanes, three in each direction. The Sonoran Preserve consists of over 9,600 acres of relatively undisturbed natural areas in North Phoenix with various trail connectivity throughout. Additionally, this area is owned by the Arizona State Land Department (ASLD).

EAST

East of the subject site is Cave Creek Wash and its associated floodplain. The floodplain also encroaches onto the southeast portion of the subject site.

SOUTH

South of the subject site is the Sonoran Preserve and Cave Buttes Recreation Area. The Cave Buttes Recreation Area is a park that overseen by the Maricopa County Flood Control District. This area contains a number of dams that control flooding from washes in the general area.

WEST

West of the subject site is the Sonoran Preserve owned by the City of Phoenix and vacant land owned by the ASLD.

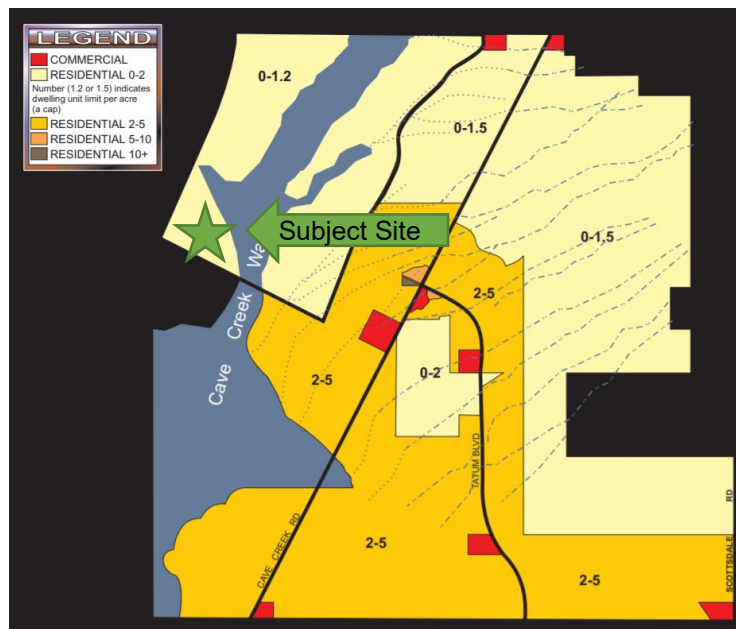
AREA PLANS, OVERLAYS, AND INITIATIVES

4. [North Land Use Plan](#)

The project site is located within the boundaries of the North Land Use Plan. The North Land Use Plan was created in 1997 with the purpose of establishing growth patterns while preserving the desert landscape and character of the area. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities.

The northern portion of the site is within the North Land Use Plan and the plan designates that area as 0 to 1.2 dwelling units per acre. The proposed site will have a maximum of 1,420 units across the approximately 488-acre site to ensure compatibility with the character of the North Land Use Plan.

The development also supports concepts in the North Land Use Plan by preserving Cave Creek Wash's natural flow and leaving that portion of the site as natural open space. Additionally, the development will provide open edge treatments adjacent to the Sonoran Preserve and blend the development edges with the surrounding desert environment.



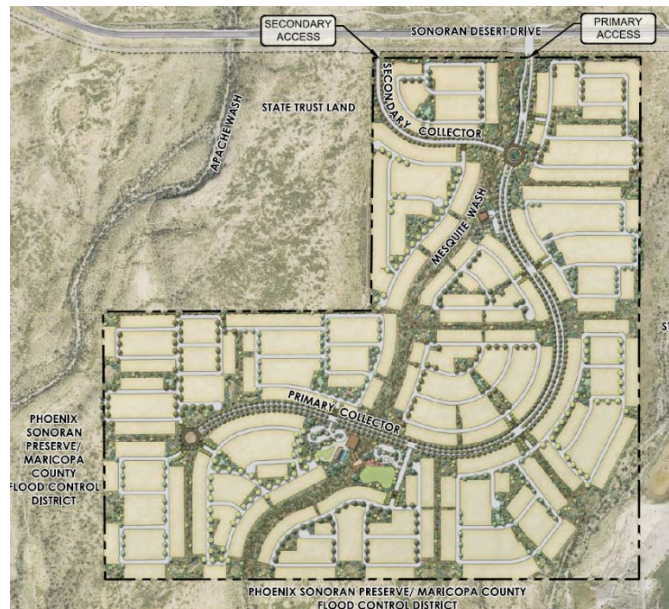
North Land Use Plan Map, Source: City of Phoenix Planning and Development Department

PUD PROPOSAL

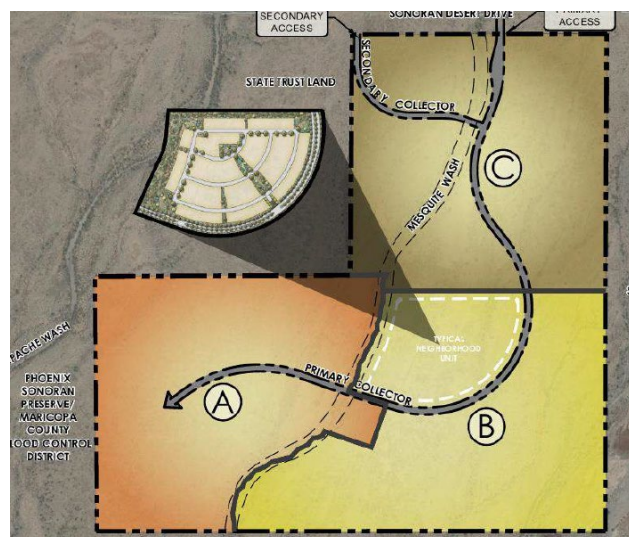
5. The proposal was developed utilizing the Planned Unit Development zoning district. The PUD is intended to create a built environment that is superior to what is produced through conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. **Land Use Plan:** The PUD will be a master-planned residential community with a maximum of 1,420 dwelling units at an overall density of 3.0 dwelling units per acre. The development will be a collection of single-family neighborhoods with various amenities, open spaces, and a pedestrian network connected to the Sonoran Preserve and surrounding desert environment.

The development will be divided into three Master Development Parcels ranging from approximately 130 to 180 acres. Each development parcel represents an anticipated development phase. The development parcels will then be divided into individual residential neighborhood units, which will range from 20 to 40 acres in size. Each neighborhood unit will include a mix of lot sizes, densities, and home product types.



Conceptual Land Use Plan, Source: Gammage & Burnham



Master Development Parcel Exhibit, Source: Gammage & Burnham

7. **Permitted Uses:** The PUD proposes to allow single-family detached dwellings, single-family attached dwellings, guesthouses, a community center, and model homes by right. The primary uses for the community center are a place of meeting, social activities, active or passive indoor and outdoor recreation and entertainment, indoor and outdoor cooking areas and facilities, and a business center. Accessory uses to the community center include alcoholic beverage or food sales, convenience market, and snack bar/restaurant. Temporary uses to the community center are community or special events, promotional events, farmers markets, and mobile food vending and vendors, subject to Section 708 of the Phoenix Zoning Ordinance. Accessory uses and structures are to comply with its respective section in the Phoenix Zoning Ordinance.
8. **Development Standards:** The PUD sets forth several development standards that only apply to the non-hillside areas of the PUD. All other areas of the PUD will be subject to all Hillside Development Standards of the Zoning Ordinance, which would override any of the PUD standards where conflicts arise.

Below is a summary of the development standards proposed in the PUD development narrative for development parcel allocation and single-family land use districts, which can be found on pages 28, 35, and 36 of the PUD Development Narrative.

DEVELOPMENT PARCEL ALLOCATION				
Master Development Parcel	Master Development Parcel Acreage	Maximum Unit Count	Allowed Land Use Districts	Maximum Allowed Percentage
A	154 +/-	550	Small Lot (SFR-3) Traditional (SFR-5, SFR-7) Estate (SFR-9, SFR-14)	25% 75% 50%
B	168 +/-	600	Small Lot (SFR-3) Traditional (SFR-5, SFR-7) Estate (SFR-9, SFR-14)	25% 75% 50%
C	166 +/-	600	Small Lot (SFR-3) Traditional (SFR-5, SFR-7) Estate (SFR-9, SFR-14)	25% 75% 50%
<i>Total Gross Acreage</i>	488 +/-			
<i>Maximum Overall Unit Count</i>		1,420		
<i>Maximum Overall Density</i>		3.0 du/ac		

SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS						
Development Standard		SFR-3	SFR-5	SFR-7	SFR-9	SFR-14
Minimum Lot Area (square feet)		3,000	5,000	7,000	9,000	14,000
Minimum Lot Width		40 feet	45 feet	55 feet	65 feet	90 feet
Minimum Lot Depth		None				
Minimum Perimeter Building Setbacks						
	Sonoran Desert Drive	15 feet				
	Collector ROW	15 feet				
Minimum Interior Building Setbacks						
	Front	10 feet				
	Garage	18 feet, from back of sidewalk				
	Rear	5 feet	15 feet		20 feet	
	Street Side	5 feet	10 feet			
	Non-Street Side	0 feet, 10 foot building separation	5 feet			
Maximum Building Height		2 stories, 30 feet				

The proposed development standards allow for various types of residential development throughout the community to ensure diversity and a variety of lifestyle choices for residents.

9. **Connectivity to the Sonoran Preserve:** The Verdin development will provide proximity and access to significant desert amenities, such as the Sonoran Preserve, through trail connections, paseos, edge open space areas, and view corridors. The PUD also provides various design guidelines and development standards ensuring the project will integrate naturally with the surrounding desert environment.

The property is adjacent to properties that are part of or targeted for acquisition as part of the Sonoran Preserve. The developer and the City of Phoenix's Parks and Recreation Department intend to ensure opportunities for public access to the Preserve. The development will provide public walk-in trailheads and connections at various locations along the Preserve edge and Verdin's property boundaries. The final locations will be determined by the Parks and Recreation Department.

Additionally, a public trail will be developed along the Mesquite Wash Corridor, linking the north and south halves of the Sonoran Preserve. At the north and south ends of the Mesquite Wash Corridor, the PUD will provide public trailheads at defined points of entry. The Mesquite Wash Corridor trail will include a 12-foot-wide natural surface multi-use trail within a 20-foot-wide public multi-use trail easement.

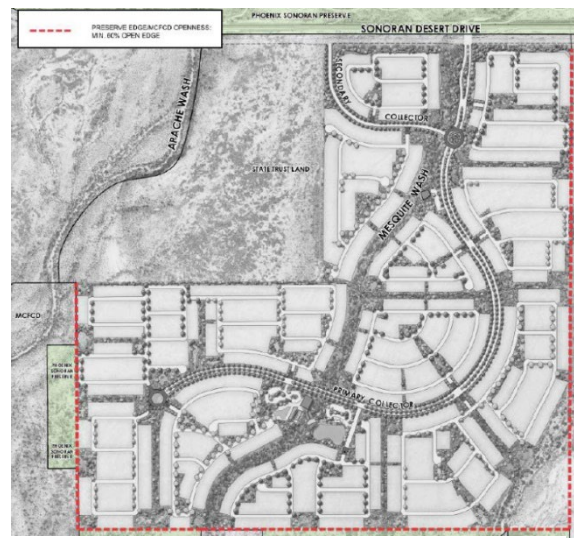
Internal to the development there will be minimum 40-foot-wide landscaped pedestrian paseo corridors with 6 to 8 foot wide paths located between neighborhood units. The Paseo Corridors will extend from the internal pedestrian circulation system to the aforesaid trailheads.

Trails will be provided in limited areas near the property perimeter where future connections to the Sonoran Preserve are anticipated. These trails will be comprised of a natural surface no greater than 4 feet in width. The final locations of the connection points will be determined in coordination with the Parks and Recreation Department.

Per the Sonoran Preserve Master Plan, the development intends to integrate into the larger desert character by having open edges along the perimeter of the community. The open edge plan will promote visual and physical connectivity to and from the property, maintain washes and other significant landforms, and protect flora and fauna in the area. A minimum of 60% of the open edge treatment will be provided along the preserve edge.



Conceptual Trailhead Example, Source: Gammage & Burnham



Edge Openness Plan, Source: Gammage & Burnham

10. **Landscape Standards:** The PUD outlines landscaping standards that exceed the requirements contained in the Zoning Ordinance. Below is a summary of the landscape standards proposed in the PUD development narrative for the single-family land use districts, which can be found on pages 35 and 36 of the PUD Development Narrative.

SINGLE-FAMILY LAND USE DISTRICT LANDSCAPE STANDARDS					
Development Standard	SFR-3	SFR-5	SFR-7	SFR-9	SFR-14
Minimum Common Landscape Setbacks					
Sonoran Desert Drive ROW	30 feet average, 15 feet minimum				
Arterial/Collector ROW	15 feet average, 10 feet minimum				
All Other Perimeter Property Lines	No requirement				
Common Area (per Master Development Parcel)	20% gross				
Common Area (per Neighborhood Unit)	10% gross				
Landscape Standards Adjacent to Sonoran Desert Drive	Perimeter common: Trees spaces a maximum of 20 to 30 feet on center or in equivalent groupings				

Neighborhood Entry Units will provide a detached 6-foot-wide public sidewalk with enhanced landscaping and shade trees planted at an interval of 1 tree per 25 feet or in equivalent groupings. A minimum of three 3-inch caliper shade trees will be planted on either side of the Neighborhood Entry Unit. Any additional trees shall be a combination of 1-inch caliper (maximum 25%) and 2-inch caliper (maximum 75%) trees.

Local street sidewalks will be 5 feet in width and attached on both sides of local streets, except in locations where adjacent to common open space areas. To encourage shading of sidewalks, shade trees shall be planted with the front yard of all residential lots. Each shade tree shall be a minimum 24 inch box tree.

11. **Open Space:** Verdin has partnered with the National Wildlife Federation to establish guidelines to maintain natural habitats and native species within the community. The collaboration will use a minimum of 80% native plants, develop habitat management plans for Verdin's Homeowner's Association(s), support monarch butterfly recovery efforts, and design and build Early Childhood Health Outdoors playscapes.

The use of native plants creates an environment that is familiar to wildlife species and consistent with what is found in the natural desert environment. Natural open space areas will be designated for the purposed of maintaining sensitive habitat and natural desert character. These open areas will be marked with signage and fencing to reduce human impact and promote property edges that blend seamlessly with the adjacent desert environment. Verdin has identified unique area types that will promote the above principles.



Certified Area Open Space Types, Source: Gammage & Burnham

Type A, Preserved Habitat, areas will emphasize the preservation of existing natural, undisturbed desert. Type B, Natural Revegetated, areas are those that require disturbances, but are revegetated with the intent to match the plant densities and character of the natural desert. Salvaged and nursery-grown native plant materials will be utilized for the revegetation and temporary irrigation of these materials will be allowed to support the re-establishment. Type C, Maintained, areas will be common open space for recreational uses and/or may require ongoing aesthetic maintenance.

12. **Design Guidelines:** The PUD sets forth an extensive list of design requirements for neighborhood units, streets, pedestrian connectivity, open space, amenities, grading and drainage, and utilities. The PUD also integrates a number of design considerations based on the Desert Character Overlay District standards, including a sensitive transition from open space to developed areas, conservation of washes and wildlife habitats, and use of native plants. There are also architectural standards for elevations, windows, doors, and roofs. These standards and design features ensure that a high-quality development is provided on site with a diversity in elevation combinations. Architectural standards includes a variety in traditional roof forms, outdoor living spaces, signature design elements, articulation, pop-outs, and recesses. The complete language regarding design guidelines can be found on pages 47 through 122.

13. **Amenities:** The PUD proposes two community amenity areas and parks and common open spaces equitably distributed throughout the community. A primary community amenity area will include a private community center and outdoor recreation facilities. Other primary community resident amenities may include a pool, play area, even and gathering lawn, patio with fire pit, yoga, meditation area, and outdoor lounge area/kitchen. A secondary community open space is proposed to include a ramada, play area, demonstration garden, and lawn seating area.



Conceptual Community Area, Source: Gammage & Burnham

Verdin will also include neighborhood parks that can provide a combination of active and passive uses at a smaller scale. The neighborhood parks will be located centrally to each neighborhood unit.

14. **Signage:** Signs within the PUD will comply with Section 705 of the Zoning Ordinance with some modifications regarding ground and combination signs. The Primary Ornamental Entry Signs will be provided near the primary entrance and/or along the primary collector. A maximum of two primary ornamental entry signs are permitted in the development. These signs will be 12-feet maximum in height, but non-supporting structures such as towers, columns, and trims may be up to a maximum of 30 feet in height. The maximum sign lettering area is 100 square feet per sign. The Neighborhood Unit Signs and Secondary Ornamental Entry Signs are freestanding ground mounted signs located on or incorporated into a solid base, or wall mounted signs. There will be a maximum of two single-faced

neighborhood unit identification signs or one double-faced neighborhood unit identification sign allowed per entrance to a neighborhood unit. The maximum height for these signs is 8 feet, including embellishments, architecture, walls, or other similar features. The maximum sign lettering is 44 square feet per sign.

CITYWIDE STUDIES AND POLICIES

15. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The development will provide detached sidewalks along primary and secondary collectors, adjacent to Neighborhood Unit entries, and adjacent to common open spaces with contiguous local street frontages greater than 50 feet and 15-feet in depth. The proposed PUD narrative includes standards for desert-appropriate vegetation and trees strategically located to provide shade and visual enhancement throughout the community. The PUD has also fostered a collaboration with the National Wildlife Federation to establish design guidelines to integrate and preserve plantings and existing trees in the development. The landscaping standards in the PUD will provide significant shade for pedestrians and will help reduce the urban heat island effect within the development and in the greater Desert View area.

16. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed PUD sets forth standards that will improve the pedestrian environment, including landscaped paseos and trails, detached sidewalks, tree shade cover, and shaded open space and amenity areas.

17. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Development Narrative states that an extensive pedestrian network of walking and bicycle paths will be available for resident use in order to create a sustainable and inviting community. Collector roadways in the development will include the construction of detached 8-foot-wide public sidewalks, including bicycle lanes. Additionally, the community open spaces will be connected through a comprehensive system of pedestrian and bicycle trails.

18. Housing Phoenix

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development will provide a maximum of 1,420 units, which will be a mix of single-family and multifamily units. These proposed units support the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030 and contributes to a variety of housing types that will address the supply shortage.

19. Zero Waste PHX

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed use developments meeting certain criteria. The Development Narrative states that recycling receptacles will be provided and a sustainable recycling program will be actively pursued and supported for all single-family development.

COMMUNITY INPUT SUMMARY

20. At the time the staff report was written staff had received 82 letters in opposition and 6 letters in support of the proposal.

Letters in opposition expressed the following concerns:

- Current road infrastructure is at capacity. Additional homes will increase traffic and decrease resident safety.
- The preserve area needs to be maintained as is for hiking, biking, walking, trail running, and other outdoor activities.
- Development will have a negative impact on the area's natural flora and fauna.
- The proposal should maintain the requirements for the Desert Character Overlay District.
- Density/number of units is too high.
- Zoning should remain as S-1.
- Additional homes will result in water resource issues.
- Sonoran Desert Drive should remain a scenic corridor.
- The proposed development does not match the character of the area.

- Additional development will result in further strain on the school district.
- There is a lack of amenities to support the development.

Letters in support discussed the following items:

- Density at 3 dwelling units per acre is reasonable for the area.
- The proposal will provide additional housing, which is needed in the area.

INTERDEPARTMENTAL COMMENTS

21. The Parks and Recreation Department provided comments indicating that the Department would want to purchase the parcel to the east of the development, but did not have a trailhead planned for the site and did not foresee the need for connection from Verdin at this time.

22. The Street Transportation Department provided the following comments:

- The developer is required to complete a Traffic Impact Study to the City for the development. Additionally, the developer shall submit Master Street Design and Phasing Plans for each Development Unit. This is addressed in Stipulation Nos. 2 and 3.
- Public Roadways shall meet appropriate Storm Water Design Manual standards for wash crossings. This is addressed in Stipulation No. 4.
- The developer shall provide the appropriate construction for right-of-way within and adjacent to the development. This is addressed in Stipulation No. 5.

23. The Water Services Department commented that the closest water and sewer mains are within Cave Creek Road. The Department stated that new water main extensions will be required at the time of development and particular pressure zones will require private booster pumps. The Department stated that depending on the timing for the development, the development can either flow to the 91st Avenue Wastewater Treatment Plant or to the Cave Creek Water Reclamation Plant. The developer may also be required to upsize or provide a relief sewer line to portions of the existing sewer main within Cave Creek Road to accommodate the increased flows.

24. The Floodplain Management Division of the Public Works Department has indicated that the parcel is located in a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). The division indicated that no encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard boundaries. The division also indicated that the lowest floor of all structures constructed in the SFHA shall be a minimum of

one foot above the Base Flood Elevation (BFE). The lowest adjacent grade to the structure must be a minimum of at or above the BFE. Additionally, no basements are allowed in residential structures located in a SFHA.

25. The Fire Department indicated that they do not anticipate any problems with the referenced case. Additionally, site and buildings shall comply with the Phoenix Fire Code. The current water supply is also unknown, but will be required to meet fire flow requirements.

OTHER

26. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 6 through 9.
27. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed PUD is located directly adjacent to the Sonoran Preserve and includes standards that ensure appropriate transitions from the development to adjacent preserve areas.
2. The proposal balances the need for additional housing, while retaining and preserving the desert landscape throughout the development, as outlined in the North Land Use Plan and Sonoran Preserve Master Plan.
3. The proposal includes several development standards, such as increased open edge conditions, increased common area, and design guidelines that exceed conventional Zoning Ordinance standards.

Stipulations

1. An updated Development Narrative for the Sendero Foothills PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 29, 2021, as modified by the following stipulations:
 - a. Page 23, Section 1.d.Accessory uses.(1): Revise to read, “permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;”
2. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The TIS shall provide signal warrant analysis for development access points along Sonoran Desert Drive as well as 7th Street and Dove Valley Road. The developer will be responsible for all additional dedications and/or roadway and signal improvements as identified by the approved study.
3. The developer shall submit Master Street Design and Phasing Plans for each Development Unit, as required by Section 636, Planned Community District (PCD), of the Phoenix Zoning Ordinance.
4. All designated public roadways shall meet the City of Phoenix Storm Water Design Manual Standards for wash crossings.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
7. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Julianna Pierre

March 9, 2022

Team Leader

Samantha Keating

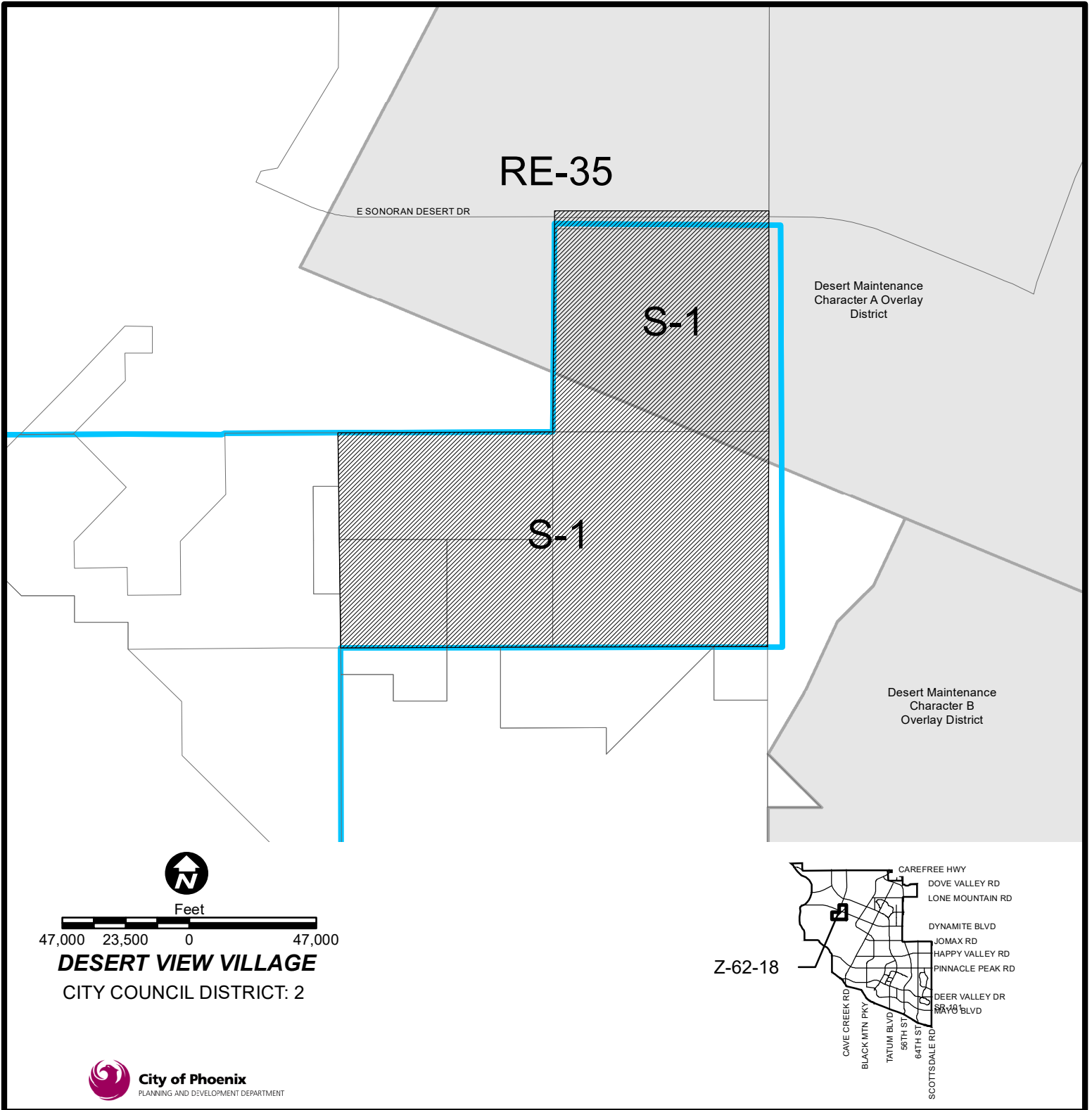
Exhibits

Zoning sketch map

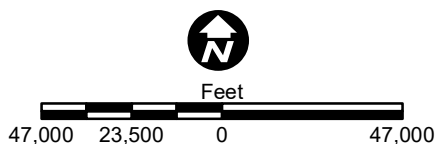
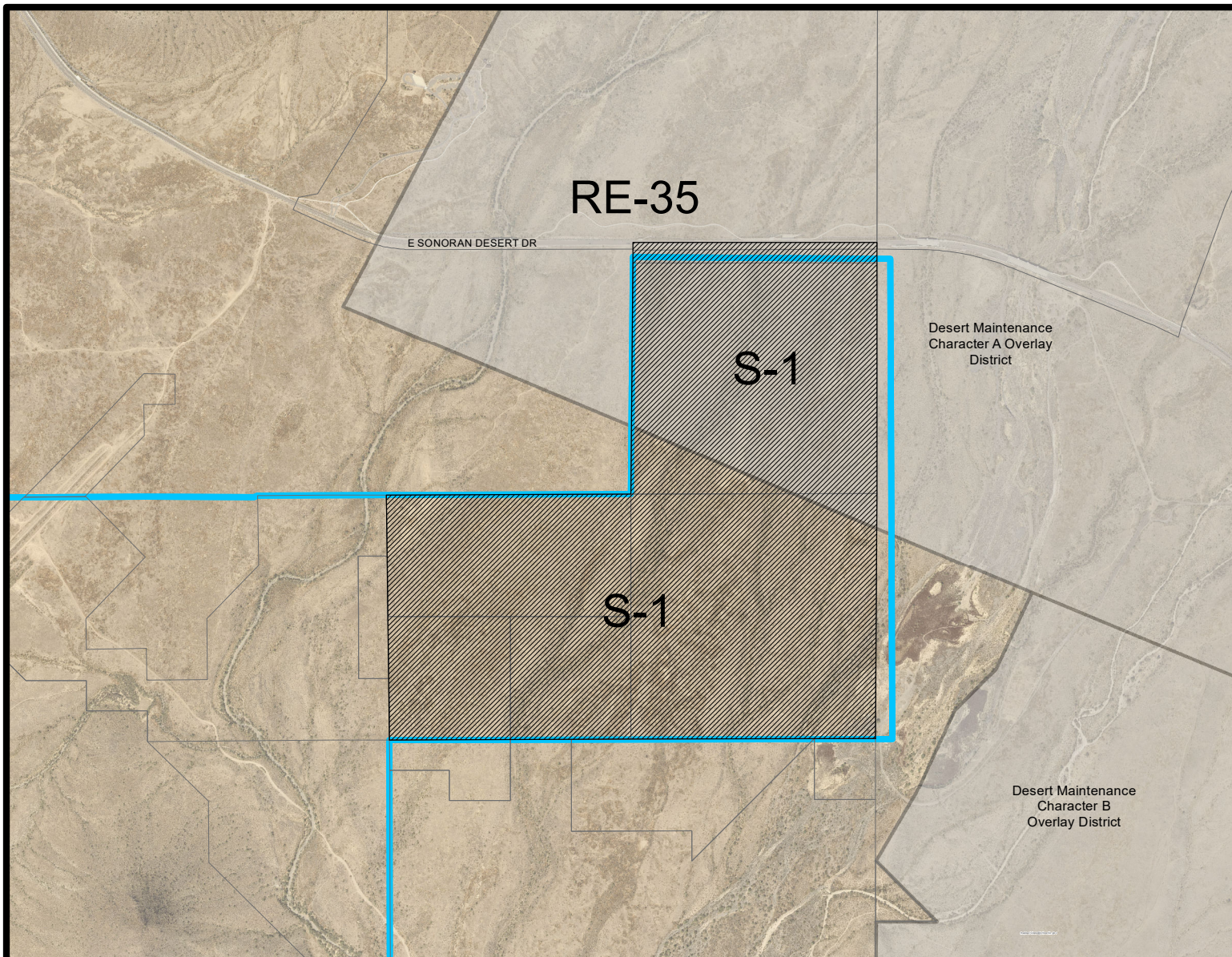
Aerial sketch map

Community correspondence (111 pages)

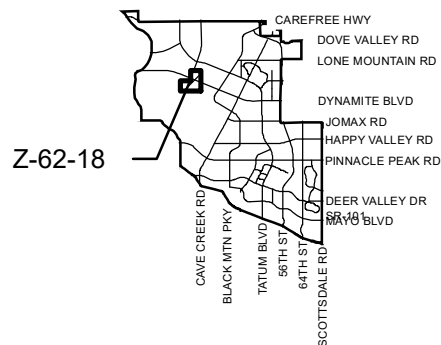
[Verdin PUD](#) date stamped March 3, 2022



APPLICANT'S NAME: Taylor Morrison/Arizona, Inc.		REQUESTED CHANGE:	
APPLICATION NO. Z-62-18	DATE: 10/16/2018 REVISION DATES:	FROM: S-1 DCOD (144.82 a.c.) S-1 (333.57 a.c.) RE-35 DCOD (10.24 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 488.63 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 52-31, QS 52-32 QS 52-33, QS 53-32 QS 53-33, QS 54-32, QS 54-33	ZONING MAP Q-9	TO: PUD DCOD (Pending PUD) (155.06 a.c.) PUD (333.57 a.c.)
MULTIPLES PERMITTED S-1 DCOD, S-1, RE-35 DCOD PUD DCOD (Pending PUD), PUD	CONVENTIONAL OPTION 145, 333, 11 186 (465), 1,000; Not to exceed 1,420 overall		* UNITS P.R.D. OPTION N/A, N/A, 13 N/A
* Maximum Units Allowed with P.R.D. Bonus			



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Taylor Morrison/Arizona, Inc.		REQUESTED CHANGE:									
APPLICATION NO. Z-62-18	DATE: 10/16/2018 REVISION DATES:	FROM: S-1 DCOD (144.82 a.c.) S-1 (333.57 a.c.) RE-35 DCOD (10.24 a.c.)									
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 488.63 Acres	<table border="1"> <tr> <td>10/17/2018</td> <td>10/22/2018</td> <td></td> <td></td> </tr> <tr> <td>10/19/2018</td> <td>12/01/2022</td> <td></td> <td></td> </tr> </table>	10/17/2018	10/22/2018			10/19/2018	12/01/2022			TO: PUD DCOD (Pending PUD) (155.06 a.c.) PUD (333.57 a.c.)	
10/17/2018	10/22/2018										
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* Maximum Units Allowed with P.R.D. Bonus											

From: [Jo Ann Snyder](#)
To: sdemmitt@gblaw.com; [Kaelee Wilson](#)
Subject: Case # Z62-18;GPA-DSTV-1-18-1 and ZTA5-18
Date: Tuesday, October 16, 2018 11:38:03 AM

In response to your notification letter dated 10/12—we object to the rezoning of this area to accommodate more housing.

Ronald Spicer and Jo Ann Snyder Spicer

Sent from [Mail](#) for Windows 10

From: [Scott Coll](#)
To: [PDD Desert View VPC](#)
Subject: Phoenix Sonoran Preserve - Taylor Morrison/Macewan480 Rezoning Proposal
Date: Wednesday, November 07, 2018 1:57:16 PM

Hello Desert View VPC,

Just wanted to share that I hope there will be a vote to NOT Rezone a portion of the Phoenix Sonoran Preserve to allow for a large scale neighborhood build to be completed within its borders. My reasons for this hope are as follows:

1) Current road infrastructure: Sonoran Desert Dr/Dove Valley Rd is already at capacity for the surrounding neighborhoods that are already built and/or under construction on the Cave Creek side and the North Valley PKWY side of the Preserve. Two New Large neighborhoods within 8-9 miles of this proposed neighborhood, USAA (located at Happy Valley/19th Ave/North Valley Pkwy) and Sky Crossing (also being built by Taylor Morrison and other builders located at Deer Valley and Black Mountain Blvd) will already clog access to roadways that would be used to access this neighborhood and the Preserve (North Valley Pkwy, 19th Ave, 7th St, Deer Valley, Tatum Rd, Pinnacle Peak Rd, Black Mountain Blvd, Cave Creek). I feel modifying, by expansion, the existing Sonoran Desert Dr/Dove Valley Rd navigating through the Preserve would drastically take away from any tranquility, and limit even more the Natural/Organic Desert Landscape we have there now.

2) Night Sky Viewing: Would become non-existent with the increased vehicle traffic of the new neighborhood. You'd have home-owners, and then any friends/family that visit and also delivery traffic bringing light pollution and vehicle pollution to the Preserve area. There is also the street lights and home ambient lighting from that many homes, approximately 1,420, that will effect Desert Flora/Fauna and their way of life. Road noise as well from so much increase in traffic could also cause an issue.

3) Safety: **3A:** I've already observed in the last year multiple accidents at the Northbound intersection of Cave Creek and Sonoran Desert Dr due to a backup of vehicles trying to turn left on to Sonoran Desert Dr. I come home this way every day from work and have noticed a substantial increase in traffic as far back as the AZ-51/Loop 101/Black Mtn Blvd interchange. Then the same down Deer Valley or Pinnacle Peak, and then Cave Creek. Cave Creek subsequently then backs up at Tatum due to the left lane being stopped due to a number of vehicles turning left at Sonoran Desert Dr and terrible accidents occur due to people not observing the slow down or being impatient. The severity of these accidents on Cave Creek, and subsequent difficulty for First Responders to access the area, then cut off access altogether to the Preserve and cause a massive re-route in traffic, if even possible.

3B: Cyclists will also have more risk along Cave Creek/Sonoran Desert Dr/Dove Valley Rd due to increased vehicle traffic with this new neighborhood. I know City of Phoenix is working to expand bike routes across the city, but this area is vital to the cycling community by providing easily navigable routes that connect and are, for now, easily seen by motorists driving in these areas to prevent any accidents from occurring.

3C: Adding more people to a Preserve environment will then make the Preserve itself unsafe. It will become subject to vandalism from littering, illegal trespassing by motorized vehicles, or even walking/hiking on unapproved trails (trail-blazing) and ruining crucial desert life that takes years to grow. We need to Tread Lightly (<https://www.treadlightly.org/>) with this proposed neighborhood and think of the lasting effects that it could bring, not only to us and

our current daily living, but also the flora/fauna trying to live in the Preserve too.

4) Alternatives to a Neighborhood: Just because it is Private Land, doesn't mean you need to grant them the Rezoning change to build a new neighborhood. If a Community Center was proposed that educates persons on Desert life, and what it means to preserve this Natural environment and improve our way of life (educational) by teaching of the past environment that was Phoenix and the sprawling desert oasis and mountains from 100 years ago, that would be something worth certainly entertaining for our section of the Valley. There isn't very many, if any, of these types of facilities in our North Gateway Community that I'm aware of that aim at educating our youth, and even ourselves, of what is around us and also what used to be around us regarding the environment. A Desert Mountain Museum in this area would be a welcome alternative rather than another large neighborhood decreasing our Desert Mountain Landscape.

Hopefully I haven't ranted too long, and this letter will help aid in your decision to NOT approve of the Rezoning of this section of the Phoenix Sonoran Preserve. This letter has also been forwarded to Vice Mayor Jim Waring, Phoenix City Council District 2 Representative.

Kindest Regards,
Scott Coll
Sonoran Commons Community Member

From: [Adam Grant](#)
To: [Kaelee Wilson](#)
Subject: FW: Rezoning of PSP
Date: Friday, November 09, 2018 8:00:30 AM

From: Jim Waring [mailto:Jim@JimWaring.com]
Sent: Thursday, November 8, 2018 1:14 PM
To: Adam Grant <adam.grant@phoenix.gov>; Brian T. Schmitt <brian.schmitt@phoenix.gov>; Nicholas T Cappellini <nicholas.cappellini@phoenix.gov>
Subject: Fwd: Rezoning of PSP

Sent from my iPhone

Begin forwarded message:

From: hporourke@gmail.com
Date: November 8, 2018 at 8:48:11 AM MST
To: info@jimwaring.com
Subject: Rezoning of PSP

Hi!

I do NOT support the rezoning of the Phoenix Sonoran Preserve to allow for the addition of more homes.

Respectfully your constituent,
Holly O'Rourke

From: [Jean Ann Rippe](#)
To: [PDD Desert View VPC](#)
Subject: Phoenix Sonoran Preserve
Date: Thursday, November 08, 2018 9:29:53 AM

Good morning,

My name is Jean Ann and I am a resident of Phoenix. The Phoenix Sonoran Preserve is my favorite place in the city to escape the craziness of daily life. I am writing you to ask you to please NOT recommend the rezoning of the PSP. I appreciate your time and consideration.

Best regards,
Jean Ann

From: [Trudy Taylor](#)
To: [PDD Desert View VPC](#)
Subject: Mac Ewen 480. Taylor Morrison
Date: Tuesday, November 27, 2018 10:30:39 AM

I am most concerned with the proposed development near Sonoran Preserve

Where are these builders getting the water????

I think we are having far too many developments in the north valley

We enjoy biking and hiking from the Apache trailhead and it is most disconcerting to see the beautiful view being marred by builders

Please save our preserves and open spaces!!!

Thank you

Trudy Taylor

Sent from my iPad

From: [Gary Kirkilas II](#)
To: [PDD Desert View VPC](#)
Subject: Sonoran Desert Preserve Rezoning and Desert Character Overlay District
Date: Friday, November 30, 2018 6:15:42 PM

Hello Desert View Planning Committee,

My name is Dr. Gary Kirkilas and I am a pediatrician at Phoenix Children's Hospital. I am also a Phoenix Park Steward for the Sonoran Desert Preserve. I was very disheartened to see that Taylor Morrison is asking to rezone 488 acres of privately owned land from a S-1 to PUD so that they can develop a high density housing development. It is equally disturbing that they are seeking to modify and remove the Desert Character Overlay District for over 638 acres! As you may be aware the Sonoran Desert Master Plan was developed by in 1998 and took over 10 years of collaborated work with the Phoenix Parks Dept and ASU to develop. The Master Plan called for low density housing developments and to retain the Desert Character Overlay District.

Allowing this rezoning to pass as well as modifying/removal of the Desert Character Overlay District will drastically change the look and feel of this beautiful Desert Preserve.

There are logistic concerns as well to this development. Several citizens who live in the area are already witnessing traffic congestion along Sonoran Desert Drive and Dove Valley Road. Adding the proposed 1400 homes to the mix will only worsen the traffic situation even further....leaving a headache for citizens and our elect officials to deal with once Taylor Morrisson has move on to another project.

I beg you to reconsider allowing the rezoning and removal for the Desert Character Overlay District. Once the development begins the Desert Preserve will never look or feel the same way again. I would be happy to discuss further or meet with you in person.

Most Sincerely,

Dr. Gary Kirkilas

From: [Sue Pierce](#)
To: [PDD Desert View VPC](#); [Kaelee Wilson](#)
Subject: Proposed Dense Residential Development by Taylor Morrison Along Sonoran Desert Drive
Date: Tuesday, December 04, 2018 12:41:58 PM

Dear Desert View Village Members,

I am emailing you to express my concerns regarding a proposed development by Taylor Morrison along Sonoran Desert Drive. I have many objections to this possible development which I hope in the future we will be able to discuss in person or on the phone. However, for now, let me begin with a discussion of traffic issues.

I live in Sonoran Foothills in a community called Desert Enclave. We have one entrance into our community and that is from Dove Valley Road. Dove Valley Road at that point goes from a four-lane road to a two-lane road with traffic going east and west.

During each work day, Monday through Friday, rush hour traffic (7:00 am – 9:00 am and 4:30 pm – 6:30 pm approximately) causes a long line of bumper to bumper vehicles to form making entry onto Dove Valley Road difficult and at times dangerous. We have counted as many as 100 cars in a line during those times and have both pictures and videos of this traffic to share.

The addition of a dense residential development to the east near Apache Trailhead would only complicate the problem. The developer's attorney noted that they have some money in the budget to improve traffic in the immediate area around Apache Trailhead but that would have no positive impact on roadways in our area. The extension of the 303 East from Highway 17 to Cave Creek Road could be a solution but it is my understanding funds for that project have not been allocated nor will be in the near future.

It is my request that you support us in opposing this development. If you would like to discuss it in greater detail, I am available at your convenience.

Thank you,

Sue Pierce

Sue Pierce
Founder/CEO
Pierce Energy Planning
(480) 773-0035 | sue@energyplanning.org

Please consider the environment before printing.

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The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If

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From: [Blake Austin](#)
Subject: Apache Wash Trails - New Homes Concern
Date: Saturday, December 15, 2018 1:41:19 PM

I am writing this email to voice my concern for the proposed plans with Taylor Morrison to build 1400 new homes and jeopardize more of our beautiful mountain biking and hiking community.

Please DENY Taylor Morrison.

Thank you,

Blake Austin
480-341-7543

From: robertfletcher67@aim.com
To: [Council District 2 PCC](#); JIM@JIMWARING.COM; [PDD Desert View VPC](#); [Kaelee Wilson](#)
Subject: SAVE OUR SONORAN PRESERVE
Date: Sunday, December 16, 2018 6:27:58 AM

As a user of the Apache Wash Trailhead I would like to express my concern regarding Taylor Morrison's plan to construct, in a concentrated manner, 1,400 homes on a 400+ acre parcel of land.

My concerns are the impact this would have on:

1. Traffic issues including the safety of hikers, bicyclists and walkers.
2. The integrity of the Sonoran Preserve Masterplan
3. Water use
4. Wildlife safety
5. Flood control

Please do not allow the integrity of the Sonoran Preserve to deteriorate by allowing Taylor Morrison's plan to be implemented.

Best Regards,

Bob



From: [Lance Morgan](#)
To: [Kaelee Wilson](#)
Subject: Sonoran preserve rezoning vote
Date: Saturday, December 29, 2018 9:58:15 AM

Good morning, I hope you have had a delightful holiday season. On a recent visit to the Apache wash hiking area I learned about the proposed Taylor Morrison development. In my opinion this is a shocking and horrible idea. My main thought is this; where else in phoenix can you drive down a truly scenic byway? Once you head West off of Cave Creek road, your taken back to a time of free open space, the way Phoenix used to be. You really get a sense of a peaceful easy feeling (not trying to plagiarize the eagles, but you know what I mean).

This section of the sonoran preserve is just beautiful, with its tall saguaros, fields of jumping cholla, vast expansive views, creeks and washes and not to mention the wildlife. I'm afraid if the development on the south side of the hiking area is allowed to move forward, this area will lose more than just its visual aspects, but it will leave an indelible mark on the psyche of all who currently visit this area.

Moreover, I have a sense that we are moving into a slower economic time, not only globally, but perhaps locally. Rates are rising and less people will be able to afford these potentially expensive homes. This will not be green economic growth. We've seen this before; a large home builder plows hundreds of acres of land, to only have it sit vacant for years because of an economic downturn.

lastly, We need to stand up to these deep pocket home builders who are insistent on building these cookie cutter subdivisions, that disrupt all in their path. We need to preserve areas like this and not make the same bad decision as before, not only for us to enjoy, but for our younger generations.

that being said, I would rather make the right decision and be unpopular with the home builders, than to make the wrong decision and be unpopular the the voting base and residents of district 2.

I thank you in advance for making the right decision and voting no for this rezoning proposal.

Kind regards,

Lance Morgan
4230 East Danbury road
Phoenix, AZ 85032

From: [Lance Morgan](#)
To: [PDD Desert View VPC](#)
Subject: Sonoran preserve
Date: Saturday, December 29, 2018 9:54:52 AM

Good morning, I hope you have had a delightful holiday season. On a recent visit to the Apache wash hiking area I learned about the proposed Taylor Morrison development. In my opinion this is a shocking and horrible idea. My main thought is this; where else in phoenix can you drive down a truly scenic byway? Once you head West off of Cave Creek road, your taken back to a time of free open space, the way Phoenix used to be. You really get a sense of a peaceful easy feeling (not trying to plagiarize the eagles, but you know what I mean).

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I thank you in advance for making the right decision and voting no for this rezoning proposal.

Kind regards,

Lance Morgan
4230 East Danbury road
Phoenix, AZ 85032

From: [Annette Cline](#)
To: [Kaelee Wilson](#); council.district2@phoenix.gov
Subject: Housing development on Sonoran Drive
Date: Monday, December 31, 2018 4:52:44 PM

It has come to our attention that the company Taylor Morrison is proposing to build a high density housing development on Sonoran Drive. We are avid hikers and lifelong Arizona residents. We treasure the preserves, parks and hiking trails and remain residents of the Valley in large part for the natural beauty and outdoor activities. We have hiked in this beautiful natural area. We feel that this plan puts not only the integrity of the Sonoran Preserve at stake but also the wildlife and quality of life of the neighboring families. Putting in this development is morally wrong as the The Desert Preserve Master Plan called for low density housing within the context of Desert character overlay District. We are both strongly against allowing this proposed development.

Annette and Steve Cline



January 11, 2019

Phoenix Mayor & City Council Members
200 W. Washington St. 11th Floor
Phoenix AZ, 85003



RE: PMPC Opposition to Proposed MacEwen 480 PUD Application:
Dated December 22, 2018

NOTE: Zoning Research Provided by Ms. Susanne Rothwell, Architect, Past President of PMPC, and partner in the writing of the Edge Guidelines.

Dear Mayor & City Council Members;

The Phoenix Mountains Preservation Council (PMPC), a 501-c4 nonprofit organization charged with the protection of Phoenix Mountains Desert Preserves writes to you in strong opposition to the proposed MacEwen 480 PUD Application dated December 22, 2018. PMPC has been a determined voice in support of the Phoenix Mountain Preserve and the Sonoran Desert Preserve since 1970.

PMPC has studied the Proposed Taylor Morrison Planned Unit Development (PUD) to "up zone" the 488 acre Site south of the Sonoran Desert Drive between the Cave Creek and Apache Washes and also incorporating the smaller Mesquite Wash. **The present zoning for this site is S-1, allowing for one house per each 35,000 square foot site. In round numbers, this would allow for an up zoning from about 500 houses to a projected 1,420 houses. This is an increase of about three times the allowable home sites.**

Adding to the regular zoning on this site, about a third of the site comes under a '**Desert Character Overlay District**' and much of the south and western boundaries are adjacent to the Sonoran Desert Preserve which would trigger the incorporation of the '**Edge Guidelines**' from the City of Phoenix Zoning Ordinance.

Many hundreds of work-hours were utilized to develop these aspects of the Zoning Ordinance to ensure that the character of the desert not be eclipsed by housing developments that pay no heed to our fragile and beautiful desert environment.

Further, the carefully designed **Sonoran Desert Drive is a designated "scenic parkway"**. The Taylor Morrison report states that the proposed MacEwen 480 project will likely cause the Sonoran Desert Drive to increase from the present two lanes to four

lanes and to have a traffic light at the intersection of the parkway with the entrance to the proposed MacEwen 480 subdivision.

PMPC is adamantly opposed to the density of this development for the following reasons:

1. The current zoning of S-1 was a highly deliberated and considered zoning to enable the character of the local environment to be maintained.
2. The plans displayed by Taylor Morrison demonstrate little to no effort to design to the Zoning Ordinance and the S-1 designation, the Desert Maintenance Overlay, or to the Edge Guidelines.
3. The Master Plan, once it is developed might indicate closer adherence to the above Overlay and Guidelines, but for now we can see that the intention for access to the Preserve is for a "Private Trailhead Node" where public is called for.
4. There are no "view corridors" possible with the proposed density of housing.
5. There are no "network of trails" just a pathway through the center of the development along the present alignment of the Mesquite Wash.
6. There are no "areas of natural desert vegetation" possible to allow the new housing to "blend rather than dominate the existing Sonoran Desert"
7. There is no lower density possible adjacent to either the Cave Creek or Apache Washes as per the Ordinance.
8. There is no attempt to describe architecture that will blend with the desert environment. Rather the MacEwen 480 report shows photos of housing in subdivisions that could be anywhere in suburban USA from Denver to Sacramento....this ensures a "soulless anonymity"- the very opposite of the intent of the Desert Overlay.
9. There is no attempt to allow for "wildlife corridors and habitat" to provide for connectivity across the site.
10. With 35,000 SF lot as per the S-1 zoning, the concept of natural open space becomes feasible. With very small lots, with demising privacy walls, with a density describe as 1,420 houses up to 1,750 (noted in the MacEwen 480 "Development Parcel Budget"), the general concept of maintaining a natural Sonoran Desert feel becomes impossible. The idea of maintaining the desert ecology is the very premise upon which the zoning and the Desert character Overlay District was based.
11. The Edge Guidelines were developed on the premise that "Phoenix is a desert City...our unique environment should be celebrated".

12. The Edge Guidelines request that the developers "Maintain physical access to public Preserve lands and a sense of public ownership". In the MacEwen 480 report, "private trail head nodes" are specifically noted.

OBJECTION SUMMARY:

As the project that will set a precedent for all future development within the Sonoran Preserve, PMPC asks that a density much closer to the S-1 and 35,000 square feet per residence be maintained. That ALL of the requirements of the Edge Guidelines and the Desert Character Overlay District be maintained in the development of the Master Plan. PMPC also asks that representatives from our organization be included in the design process as the MacEwen 480 becomes designed.

Sincerely,



Patrick McMullen, PhD

PMPC President

PMPC: 12950 N. 7th St. Phoenix, AZ 85022

www.phoenixmountains.org

Copy of Letter:

- Governor Doug Ducey
- Councilman Jim Waring
- Village of Desert View
- Ms. Kaelee Wilson, Village of Desert View
- Mr. Gary Kirkilas, Zoning Concerns Researcher
- Ms. Ingir Erickson, Director, City of Phoenix Parks Department
- Ms. Sara Parks, Chairperson, Parks Board
- The Phoenix Sonoran Preserves & MPP Committee

From: [Phoenix Mountains Preservation Council](#)
To: [PDD Desert View VPC](#); [Kaelee Wilson](#)
Subject: Rezoning Request MacEwan 480 Dilemma - PMPC
Date: Monday, January 14, 2019 5:24:36 AM
Attachments: [Rezoning Request_MacEwan 480 Dilemma PMPC.pdf](#)

Village of Desert View and Ms. Kaelee Wilson;

The Phoenix Mountains Preservation Council (PMPC), a 501-c4 nonprofit organization charged with the protection of Phoenix Mountains Desert Preserves writes to you in strong opposition to the proposed MacEwan 480 PUD Application dated December 22, 2018. PMPC has been a determined voice in support of the Phoenix Mountain Preserve and the Sonoran Desert Preserve since 1970.

PMPC has studied the Proposed Taylor Morrison Planned Unit Development (PUD) to “up zone” the 488 acre Site south of the Sonoran Desert Drive between the Cave Creek and Apache Washes and also incorporating the smaller Mesquite Wash.

As the project that will set a precedent for all future development within the Sonoran Preserve, PMPC asks that a density much closer to the S-1 and 35,000 square feet per residence be maintained. That ALL of the requirements of the Edge Guidelines and the Desert Character Overlay District be maintained in the development of the Master Plan. PMPC also asks that representatives from our organization be included in the design process as the MacEwan 480 becomes designed.

See attached – *Rezoning Request_MacEwan 480 Dilemma*

Sincerely,

Patrick McMullen, PhD

PMPC President

PMPC : 12950 N. 7th St. Phoenix, AZ 85022

www.phoenixmountains.org

From: [Howard Myers](#)
To: [PDD Desert View VPC](#); [Kaelee Wilson](#)
Subject: Z-62-18-2
Date: Saturday, January 19, 2019 9:29:16 PM

Desert View Village Planning Committee members

I am writing you in reference to case Z-62-18-2, The MacEwen 480 master planned community, in the village of Desert View. It is a request for a major increase in allowed density on 472.3 acres of land located in the Cave Creek wash flood plain and surrounded by the Phoenix Sonoran Preserve and other undeveloped desert land.

While I do not live in Phoenix, I do live in the Sonoran desert in north Scottsdale and have worked over 20 years with the city on their Environmentally Sensitive Lands Ordinance (ESLO), on their McDowell Sonoran Preserve, and on flooding issues with both the city and the Maricopa County Flood Control District so I have a lot of experience with the desert and development in it. The city of Scottsdale was way ahead of its time with the ESLO which protected property with its rules on drainage and maintaining washes and also protected the fragile desert environment by requiring all property owners to dedicate 25% to 80% of their property to natural open space as a function of slope. That protection of the desert allows residents to really connect with their environment and live with it instead of trying to transform it into something else. As a result water usage is far lower because most of the land contains natural vegetation which survives without any human interference and irrigation. Also wildlife is protected and enjoyed by residents, again living in harmony with the environment. Many of the county and Phoenix residents I talk to, who live in these northern areas, wish the county and Phoenix would adopt similar regulations that wind up benefitting both residents and the natural environment. It also makes development sustainable, even in drought conditions like we are facing now.

So that brings us to this proposed development which is almost the exact opposite of this philosophy. It jams so many houses into the desert that the natural environment disappears, and then to make it worse they intend to add non native vegetation that requires a lot of water. This development also has a major wash going through the middle of it and borders others including the Cave Creek wash which carries a lot of water from a huge drainage to the north. All the non-pervious surfaces will cause far more runoff from this property which will have to be controlled. In addition, due to the density, there is no room for water to flow around the structures which would mitigate some of the flooding issues. So drainage and flood control will become issues with it. The same is true for wildlife. This area should have a lot of wildlife because of the washes which are major corridors, and the Phoenix Preserve, but there is no room for them to move through this development. The open space required in the ESLO provides these corridors and the natural vegetation wildlife need. Scottsdale's General Plan also calls for the lowest possible density adjacent to the McDowell Sonoran Preserve to maintain wildlife corridors and minimize the impact of development on the Preserve.

This development is an island in the desert, isolated by washes with only one possible access, the Desert Sonoran Drive which will have to carry ALL of the traffic from this development. The Desert Sonoran Drive was supposed to be a scenic drive through the desert, now it will be a major conduit for all these homes. Also, all those cars will have to go to either Cave Creek Road, or through the neighborhoods to the west, there are no other options. The Desert Sonoran Drive will also have to carry all the water and waste water infrastructure, and none of

that is close, increasing the city's expenses in servicing this development. A single point of entry for over 1400 homes is also a huge problem. A secondary access was shown, but it also intersects with the Desert Sonoran Drive and really comes into the development at about the same place as the main one so any disruption in that area, or past it, isolates all the other homes.

This is just another case of a developer trying to jam as many houses as they can on to a property without any consideration of the impact on the environment, other residents, and the city. A reasonable number of homes, 500 or less, would allow it to be developed in a more responsible manner, would allow it to be in harmony with the environment instead of in opposition to it, and would have a less negative impact on all the surrounding uses, including the Phoenix Preserve.

I hope you will consider the impact of what is proposed and as a minimum scale it back to something reasonable. The developer will still make plenty of money, the eventual inhabitants of this development will enjoy their homes much more, and everyone else, who lives near it or travels through it, will be better off.

Thank you for your attention in this matter.

Howard Myers

President of Protect Our Preserve, president of the Carriage Trails HOA, and participant in many city boards, commissions, and citizen committees over the past 23 years including updates to the ESLO and General Plan.

--

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109 (home)
480-262-3502 (Cell)
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
None of the previous work e-mail or work phone numbers are valid anymore

From: daniel.centilli
To: [PDD Desert View VPC](#)
Cc: jim@jimwaring.com; northvalleymultisport@googlegroups.com
Subject: Sonoran Desert Preserve, proposed Development
Date: Tuesday, February 19, 2019 8:15:51 PM
Attachments: [Screenshot_2019-02-19-18-52-09.png](#)

Dear Neighbors and Teammates,

My name is Daniel Centilli. I am an airline pilot for Southwest Airlines, and a homeowner in Desert Ridge. My wife is an MBA and a manager at Vanguard. We are well compensated and politically active.

When I recently learned that there was a proposal to allow 1400 homes to be developed in the parcel of land adjacent to the Apache Wash Trailhead at the Phoenix Sonoran Desert Preserve, I was disgusted and angry. This is one of the last unspoiled open spaces of desert in the North Valley. It is an area that many of my friends and neighbors use for recreation. We enjoy the trails and bike lanes that are located along Sonoran Desert Parkway/Dove Valley. This development will not only spoil some of the last, most beautiful desert in the north valley, but will also lead to a dangerous increase in motor vehicle traffic along Sonoran Desert Parkway. This segment of road is the most important uninterrupted stretch of bike infrastructure in the north valley. It allows cyclists to connect safely from Cave Creek Road to Norterra and Anthem. It one of the most utilized segments of bike lane infrastructure in Phoenix. I strongly encourage you to view Strava's Heatmap, to view the evidence of this:

<https://www.strava.com/heatmap#11.40/-112.05156/33.75318/hot/ride>

This is a tool that allows you to see the combined activities of thousands of users of the fitness application, Strava. Strava has been used in civil planning applications in regards to determining where bicycling lanes are needed, and more importantly, in THIS case, where cyclists feel SAFE riding. We, as cyclists, currently feel safe riding along Sonoran Desert Parkway. I am a member of North Valley Multisport, a triathlon club operating out of the Anthem, Tramanto, Desert Ridge, and Cave Creek areas. In fact, North Valley Multisport is actually the Adopt a Road sponsor of a significant stretch of Dove Valley/Sonoran Desert Parkway.

One of the primary reasons I purchased an existing home in Desert Ridge was its proximity to the Sonoran Desert Preserve. This is different than actually building adjacent to and disturbing the preserve itself, as I believe that this development will do. Once this is done, it can NEVER be undone.

I strongly oppose this development. Please consider the current users and future users of the Sonoran Desert Preserve. This is a stunningly beautiful area that should be protected for future generations.

I have attached several photos of this area, so that you can see for yourself the beauty of this parcel of land. It should be preserved.

I intend to apply both social and financial resources to opposing this development, and any publically elected official that supports it.

Sincerly,
Daniel Centilli
269 267 6630
Daniel.centilli@gmail.com

Sent from my Verizon 4G LTE smartphone

From: [Karyn Lupfer](#)
To: [PDD Desert View VPC](#); [Council District 2 PCC](#); jim@jimwaring.com
Subject: Proposed Taylor Morrison Housing Development
Date: Wednesday, February 20, 2019 6:33:31 AM

I just heard through my hiking group that there is a possibility for yet another housing development to be built on desert land, and as a frequent user of the Sonoran Preserve up there, I am so disappointed with this. The sonoran preserve is a beautiful area, and should be left alone. There is already a development going in on the west side of the preserve. Adding another housing development will be detrimental to the area and those who enjoy it. Part of the draw of the area off of the apache wash trailhead is that you feel like you've escaped the city life, without having to drive for hours. Not only will the noise during construction be an issue but once there are people living there there will be more traffic in the area, making the dangers for bikers along Sonoran desert drive higher. More traffic means extending the awful air quality of Phoenix up to this area too, which we prefer this area to locations within the city because the air quality is better. And then there will be the impact on the wildlife. The preserve is home to many, many creatures. Bulldozing the desert homes of these animals to build homes will displace them. Where will they go? How many will have to be killed because they start eating people's pets and suddenly this brand new neighborhood has a "coyote problem"? Please, please, do not let this development happen. If someone wants to buy a home at the edge of the desert, there are already plenty of existing homes by preserves. Please, leave some nature to nature.

From: [Karen Chen](#)
To: [PDD Desert View VPC](#)
Subject: Rezoning
Date: Friday, February 22, 2019 3:52:40 PM

Please do not rezone allowing 1400 homes to be built right next to the Sonoran Desert Preserve.
Respectfully,
Karen Chen

From: [Mike Devito](#)
To: [PDD Desert View VPC](#)
Subject: Taylor Morison Homes
Date: Saturday, February 23, 2019 7:41:57 PM

Hello,

I live in by the Sonoran Desert Preserve and I don't want to see 1400 homes right next to the Sonoran Desert Preserve.

Thank you,

Mike De Vito

From: [Eric Idalski](#)
To: [PDD Desert View VPC](#)
Subject: Sonoran Desert Preserve
Date: Saturday, February 23, 2019 5:33:55 PM

To whom it may concern,

I recently found out the plans to try to rezone an area adjacent to the Sonoran Desert Preserve. I wanted to email you and advise I don't want to see 1400 homes right next to the Sonoran Desert Preserve.

Regards,

Eric Idalski
32706 N 18th Lane
Phoenix, AZ 85085

Sent from my iPhone

From: [Caitlin Leja](#)
To: [PDD Desert View VPC](#)
Subject: No houses
Date: Saturday, February 23, 2019 8:34:50 AM

I am a resident next to the Sonoran preserve. I am NOT in favor of 1400 houses being built next to the preserve!!!! It will add traffic, congestion and take away from the beauty of the desert!

Caitlin Leja, M.S, CCC-SLP

From: [Kristi Terrio](#)
To: [PDD Desert View VPC](#)
Subject: Apache trailhead, 1400 new houses
Date: Saturday, February 23, 2019 7:26:37 AM

Greetings,

I'm a resident of Carefree Crossings in Phoenix, 85085, and my backyard backs up to Dove Valley Rd. My family and I utilize the Apache Wash Trailhead all year long. We are concerned over a builder-request to construct 1400 new houses directly to the East of the trailhead. This will cause issues to the already car-congested area, and will ruin a beautiful outdoor destination for residents in North Phoenix (Sonoran Foothills, Tramonto, Desert Hills, Anthem, Desert Ridge), Cave Creek, and North Scottsdale/Carefree.

Please contact me if you'd like to discuss this poor solution to urban growth. Please deny the builders request.

Sincerely,
Kristi Swift
Cell: 602-628-8838

Sent from my iPad

From: [Fran W](#)
To: [PDD Desert View VPC](#)
Subject: 1400 homes next to Sonoran Preserve
Date: Saturday, February 23, 2019 8:48:50 AM

We do not want to see 1400 homes next to the Sonoran Preserve
A removal of Desert Overlay zoning would completely undermine the vision and long term plan created in the early 1990's for this area.
We live in Terravita and find Desert Overlay to distinguish our area from others to great, desirable preference and benefit.
Ben and Fran Wylie

From: [Lincoln Burke](#)
To: [PDD Desert View VPC](#)
Subject: Desired Rezoning of Sonoran Desert Preserve
Date: Sunday, February 24, 2019 8:54:20 PM

To Whom it May Concern

I am writing as a concerned resident of North Phoenix and active user of the Sonoran Desert Preserve. It has come to my attention that Taylor Morrison owns 500 acres south of Sonoran Desert Parkway adjacent to the the Sonoran Desert Preserve. It is my understanding that they are petitioning the City of Phoenix to have the area rezoned to allow up to 1400+ homes built on the site. I want to strongly oppose this rezoning application.

While I would love for the entire area south of Sonoran Desert Drive to remain open desert land I do understand that there will eventually be development in this area. My hope at this point is that I can assist in restricting the development to only what is actually sustainable. I see multiple levels of problems with rezoning this area for higher density. The first is water resources, there is no doubt that we are already stressing the existing water in the area. The second, and far more important to me, is the strain on the school district. My daughters currently attend Sonoran Foothills School. It has only been open for three years and is already overcrowded and has lost the pre-school program that my girls both benefited from. Already there is a development by Taylor Morrison south of SDD and just recently a plot of land due north of Sonoran Foothills School was purchased by Lennar. I am unaware of the current zoning of that plot of land but be assured I will oppose any rezoning attempt by the developer there for higher density as well.

I appreciate your time and consideration in this matter. Please feel free to contact me.

Sincerely,

Lincoln Burke

Sent from my iPad

Sent from my iPad

From: [Christy Hart](#)
To: [PDD Desert View VPC](#)
Subject: I oppose the proposed housing development near Apache wash trailhead
Date: Monday, February 25, 2019 10:23:51 AM

I don't want to see 1400 home right next to the Sonoran Desert Preserve.

As a mountain biker and hiker, I look forward to the pristine views around when I am enjoying the Preserve. The enormous amount of homes would add hazard to cyclists and hikers with the increased traffic.

Christy Hart
Executive Consultant for Rodan + Fields
Use the [Solution Tool](#) to learn what the Doctors recommend for you!
christyhart.myrandf.com
602-819-2307

From: [Karen Severance](#)
To: [Kaelee Wilson](#)
Subject: Sonoran Preserve
Date: Thursday, February 28, 2019 8:59:07 PM

Dear Ms. Wilson,

Please don't change the zoning in the Sonoran Preserve. Our ecosystem is delicately balanced, and the denser the zoning, the more damage will be done. Our desert wildlife and flora have already been negatively impacted, not to mention an infrastructure already stressed beyond its capacity.

Thank you for considering the future of our beautiful preserve.

Karen Severance



TO: Phoenix City Council
& Desert View Village Planning Committee
FROM: Matthew Salenger, Head Collaborative Facilitator
Living Building Challenge Sonoran Collaborative
<http://collaboratives.living-future.org/sonoran-collaborative/>
DATE / TIME: 3/2/2019 3:50 PM
CC: file, AIA Arizona
SENT VIA: email
RE: Desert Preservation vs Development

Dear City Council Members & Desert View VPC-

Let me introduce our group: We are one of over 250 international collaboratives attempting to provide greater sustainability in our communities through education and assistance with the Living Building Challenge (LBC). The LBC is a project certification program, much like Leadership in Energy and Environmental Design (LEED), though far more wholistic and comprehensive. The Sonoran Collaborative, of which I am the current Chair, is the LBC collaborative for our region.

I am writing you today in an effort to save more of our greatest economic asset: The natural Sonoran Desert. It has been well documented our desert is the single largest pull for tourism. It is also cited as a major draw by corporations moving to our region, as our climate and close-proximity to preserves provides their employees with a high quality of life. Therefore, I wish to request that you not grant a zoning change for a property surrounded by preserves, state and county land. I am speaking specifically about a property of 473 acres shown on the attached map.

It has come to our attention a developer hopes to rezone this property in order to increase the density allowed. Currently 400-500 homes are allowed, but the zoning sought would allow 1400+ homes. Either density would greatly damage the surrounding preserve through souring the view, environmental damage through construction, and future home owners forging their own paths through the preserve. The larger the density, the more damage will occur.

The LBC has 20 "imperatives" required to achieve full certification. The first imperative states: *Projects may only be built on greyfields or brownfields: previously developed sites that are not classified as on or adjacent to any... sensitive ecological habitat.* While it may not be the desire for these developers to gain LBC certification, this imperative speaks to the universal truth that we should not build on precious untouched native habitat. Why? Because doing so damages our own economic, mental, and bodily health as well as that of fragile ecosystems around us.

The property in question is in a location that should never be developed. One look at the map of its location shows this to be quite obvious. Our group would recommend the following:

1. The City of Phoenix purchase the land from the developer and designate it as part of the adjacent preserve.
2. Barring #1, the City work with the State to purchase the land and designate it as part of the adjacent preserve.
3. Barring #1 or #2, the City work (possibly with the State) to provide a land swap, where the property in question becomes part of the preserve; and the developer obtains an equally valuable piece of land adjacent to other existing development to allow that development can be contiguous and the preserve can also be contiguous. This will greatly reduce the impact development.

We hope you will consider working to avoid any development at the property in question. Please save this preserve area.



Lastly, I would like to mention these types of “leap-frog” developments are very damaging and unsustainable, not only to the environment, but also to city coffers. They bring huge infrastructure costs that will only increase over time, bringing financial hardship to the City of Phoenix and the State. We would advocate for all future development to be limited within areas without any un-touched land in order to help assure our continued ability to thrive as a metropolis. In order to not over-burden our future, we need real leadership to recognize when decisions we make now damage our economies in the future.

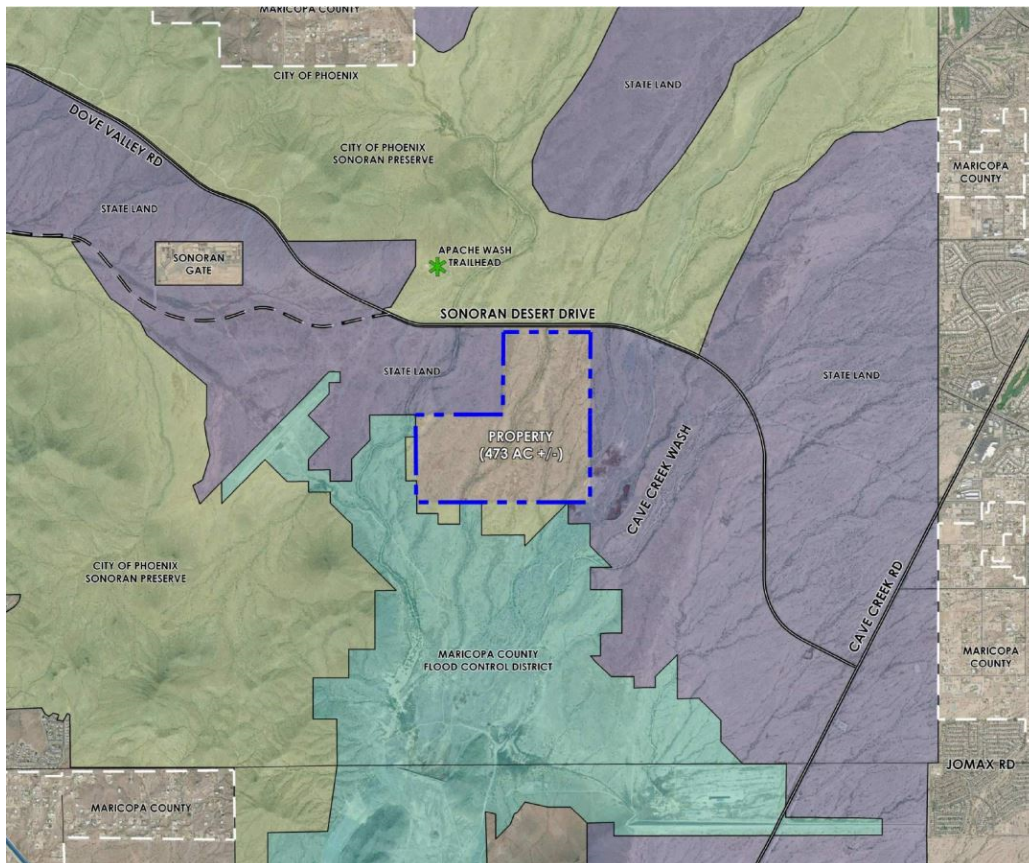
For more information on LBC: <https://living-future.org/wp-content/uploads/2016/12/Living-Building-Challenge-3.0-Standard.pdf>

For more information on our regional collaborative: <http://collaboratives.living-future.org/sonoran-collaborative/>

Thank you for your consideration.

Matthew Salenger, AIA, coLAB studio, llc

Co-LBCSC Facilitators and additional signees: Sonja Bochart, IIDA, LEED AP BD&C, WELL AP, Shepley Bulfinch; Premnath Sundharam, Global Sustainability Leader, DLR Group; Jeff Stanton, Smith Group; Ashley Mulhall, AIA, LEED AP BD+C, WELL AP, Orcutt Winslow



From: [Mike L](#)
To: [Council District 2 PCC](#); [PDD Desert View VPC](#); saveoursonoranpreserve@gmail.com
Subject: Housing Density Change
Date: Sunday, March 3, 2019 6:57:12 PM

Hello,

As a frequent mountain biker / hiker at Apache Wash trailhead I've followed with mixed interest and dismay the encroachment of subdivisions on the surrounding areas. Today I learned that Taylor Morrison is proposing to increase the density beyond that allowed in the 1998 Master Plan.

Your feedback is welcomed as I educate myself with an eye to resisting this development and its unwelcome impacts.

Thank you,

Mike Looney

--

Mike

From: [ALLENFAMTX](#)
To: [PDD Desert View VPC](#)
Subject: Sonoran Desert Preserve S-1 Zoning
Date: Monday, March 4, 2019 4:17:09 PM

Dear Planning Committee,

We are homeowners in the Stonebridge at Dynamite Mountain Ranch subdivision. Please accept this email as notice that I do not approve or support modification of the S-1 Zoning at the Sonoran Desert Preserve. The planners got it right the first time and I support maintain S-1 Zoning. No hardship = No change! Allowing 1400 homes to be built in this area will absolutely violate the beauty of the area, the already compromised eco-system of our desert, and the original intent of city planners.

Please save our Preserve!!!!

Kristi & Lawrence Allen
1929 W Duane Ln, Phoenix, Az 85085
mobile: 281-658-8654

From: [Mary Caton](#)
To: [PDD Desert View VPC](#); [Council District 2 PCC](#); jim@jimwaring.com
Subject: Apache Wash Trailhead - Vote NO on 1400 homes
Date: Monday, March 4, 2019 1:44:40 PM

Hello

I spend a lot of time hiking and biking in Apache Wash recreational area and think it is a bad idea to change the zoning to allow for more density of homes. This area does not need 1400 homes near the trail head as opposed to the current 500 homes zoning. I do not support the request from Taylor Homes to increase from 500 homes to 1400 homes. Please help protect our natural areas from too much development and vote no to the request to rezone.

Thank you

Mary Caton

From: flaxgulch@aol.com
To: [PDD Desert View VPC](#)
Subject: Opinion from local resident for your consideration
Date: Monday, March 4, 2019 2:28:31 PM

As a resident I don't want to see 1400 homes right next to the Sonoran Desert Preserve.

LaVonne Lindall
6701 East Tanya Road
Cave Creek, AZ 85331

From: [Gail Martinelli](#)
To: [PDD Desert View VPC](#)
Subject: Sonora Preserve
Date: Monday, March 4, 2019 4:39:15 PM

As a resident I don't want to see 1400 homes right next to the Sonoran Desert Preserve. There is too much building happening in our area. Please keep the original S-1 zoning plan which only allowed low-density housing at the MacEwan 480 zoning proposal.

Thank you,
Gail Martinelli

From: [righins.mtb](#)
To: [PDD Desert View VPC](#); [Council District 2 PCC](#); jim@jimwaring.com
Subject: NO to 1400 homes next to Sonoran Preserve
Date: Monday, March 4, 2019 9:37:07 PM

Ladies and Gentlemen

we have a lot of examples of how bad urban planning can destroy the environment and the quality of life . We do not need to keep making the same mistake over and over. Bringing 1400 high-density homes to be close to the Sonoran Preserve will create chaos in a peaceful area, will affect the life of several animals, will destroy the beauty of the desert and will mislead people that buy the homes.

There was a reason for having a "Sonoran Preserve Master Plan" and there is a reason for allowing only low density development. Lets stick to the plan!

Home developers are only concerned with the money they make. The less infrastructure they create the better. Thus high density is their choice. The problem is that those that build the development do not stay there to leave in the chaos they create.

Regards

Ricardo

From: [Steve Swerid](#)
To: [PDD Desert View VPC](#)
Subject: Zoning
Date: Monday, March 4, 2019 6:33:20 AM

Hi Jim,

Again, please note

"As a resident I don't want to see 1400 homes right next to the Sonoran Desert Preserve. Please keep the original S-1 zoning plan which only allowed low-density housing at the MacEwan 480 zoning proposal."

Steve
Sent from my iPhone

From: [Steve Swerid](#)
To: [PDD Desert View VPC](#)
Subject: Zoning
Date: Monday, March 4, 2019 6:32:07 AM

Good morning,

As a resident in Sonoran Foothills I would like to express my opinion AGAINST the high density zoning initiative. We purchased our home in a beautiful neighbourhood with large homes and access to nature and open spaces. I understand the need to progress however, changing from low density to high density is an ongoing trend that is taking away from the beauty of the desert and quite frankly is reducing the value of our homes.

I don't want to live beside apartments complexes and gas stations.

The city overbuilt and realized a crash not a decade ago and it seems like we are chasing this same animal again.

We need parks, open spaces, high end grocery stores and restaurants and not the continuous box stores and mini strip malls offering the same old options of fast food, nail shops and pet stores.

We purchased our home because of the beautiful and discriminating neighbourhoods, pathway systems, green spaces, privacy and security.

Please DO NOT rezone our area to high density.

Steve

Sent from my iPhone

From: [Michelle Wedsworth](#)
To: [PDD Desert View VPC](#); [Council District 2 PCC](#); jim@jimwaring.com
Subject: Apache Wash Trailhead - Vote NO on 1400 homes
Date: Tuesday, March 5, 2019 2:56:57 PM

Hello

My family and I are active users of the Apache Wash and are not supportive of the Taylor Morrison request to place 1400 homes adjacent the trail head. The land is zoned for 500 homes for a reason and we do not support it going from 500 to 1400. Please help protect the park and those who use it and vote no to the request to rezone.

Thank you for your consideration. Michelle Wedsworth

From: [Kathy Allison](#)
To: [PDD Desert View VPC](#)
Subject: 'Save Our Sonoran Preserve Phoenix'
Date: Friday, March 8, 2019 6:45:59 PM

'Save Our Sonoran Preserve Phoenix'

Please don't develop this land - it is needed to reserve our desert. Not to mention the noise and pollution.
Concerned citizen

From: [Deborah Moore](#)
To: [PDD Desert View VPC](#)
Cc: debtoon1@yahoo.com
Subject: Sonoran desert parkway
Date: Saturday, March 9, 2019 10:27:35 AM

I am a concerned citizen who lives near the land set aside for everyone to enjoy. If a developer builds 1,400 homes that road will be a nightmare and the beauty will be ruined. Please stop the rezoning for development . Think of future generations who will not know the beauty we are enjoying now .

Sincerely,

Deborah Moore
4518 East Bajada Rd
Cave Creek 85331

Sent from my iPhone

From: nicoletti@cox.net
To: [PDD Desert View VPC](#)
Subject: To the Desert View Planning Committee
Date: Saturday, March 9, 2019 4:45:06 PM
Importance: High

Hello

I'm a frequent Apache Wash hiker and it's come to my attention that a home developer – Taylor Morrison, is proposing to build 1400 homes on private land just east of the Apache Wash Trailhead. This will require a rezoning of low-density development (500 homes) to a high density development (1400 homes.) The Sonoran Preserve Masterplan (February 17, 1998) specifically states that neighboring development is to be **low-density**.

I have many concerns about how this development will negatively impact the Preserve through a high volume of traffic, noise, water usage, wildlife interruptions, flood control and many other impacts.

I hope you will consider not approving the rezoning request so that the Preserve will be enjoyed as it is meant to be.

Thank you.

Susan Nicoletti
480.419.9373
Scottsdale, 85266
nicoletti@cox.net

From: [SUZANNE RAY](#)
To: [Kaelee Wilson](#)
Subject: Save Our Sonoran Preserve Phoenix
Date: Sunday, March 10, 2019 1:59:54 PM

Dear Ms. Wilson,

I am writing in response to the MacEwan 480/Taylor Morrison application (Cases Z-62-18-2; Z-TA-5-18-2; and Z-75-18-2). As a resident of the Sonoran Foothills community, my quality of life will be significantly impacted by rezoning this area to build 1400 homes with no buffer or significant set-backs from the road or the Preserve. **I am advocating to maintain S-1 low density residential zoning.** The integrity of the Sonoran Preserve is at stake as the Sonoran Preserve Masterplan specifically notes a neighboring development is to be low density. Increasing density creates negative impacts: this parcel of land has high value with regard to habitat and water resources; and with regard to recreation, will detract from the user experience. Increasing density also will increase the already present daily traffic congestion. As I observed with the construction of Sonoran Gate, another Taylor Morrison community along Sonoran Desert Drive/Dove Valley Road, the litter and garbage from construction trucks and workers was abominable. As an endurance athlete who uses Sonoran Desert Drive/Dove Valley Road and the Preserve daily, I fear for my safety with the dramatic increase in traffic that will be the result of rezoning this area to allow for all this construction.

I appreciate your consideration in this matter and hope you will conclude the necessity to maintain S-1 low density residential zoning of this precious area.

Sincerely,

Suzanne J. Ray
suzanne_squires@msn.com
1709 West Burnside Trail, Phoenix, Arizona, 85085
480-332-2943

From: [Ralph Ray](#)
To: [PDD Desert View VPC](#); [Kaelee Wilson](#); jim@jimwaring.com
Subject: Save Our Sonoran Preserve
Date: Thursday, March 14, 2019 2:32:28 PM

I am writing in response to the MacEwan 480/Taylor Morrison application to rezone the area on the south side of Sonoran Desert road and build over 1400 homes in this area. I, like so many of my neighbors, moved to the Sonoran Foothills community to be near this beautiful desert, and to be able to cycle in a safe manner without cars crossing over the bike lane to turn onto or from Sonoran Desert or Dove Valley roads. Adding a housing community of that size, and all of the cars and traffic congestion that would come with it will ruin this area. The traffic during rush hour now is already bad, with cars backed up on Sonoran Desert trying to turn onto Cave Creek in the morning, and sometimes all the way back to Jomax in the afternoon, waiting to turn from Cave Creek onto Sonoran Desert. The original zoning plan for this area to be low density was and is still the correct plan for this area. I am not asking for no growth, just to keep the zoning as is, and not destroy this rare, beautiful Preserve that so many people enjoy every day.

I appreciate your consideration in this very important matter.

Ralph Ray
1709 W Burnside Trl
Phoenix, AZ 85085

Sent from [Mail](#) for Windows 10

From: [jean brady](#)
To: [PDD Desert View VPC](#); jim@jimwaring.com
Subject: Sonoran Preserve
Date: Friday, March 22, 2019 11:13:27 AM

I personally drive the beautiful Sonoran Desert Drive several times a week on the way to my sister's apartment. The zone changing notification signs are so ridiculously placed, that it is virtually impossible to see what they say from the road. Even if you pulled over, which is no easy feat, you cannot read them from the road; you need to walk through the terrain to read what they say. Purposeful, most definitely. Not only are they quite a distance from the road, they are also turned facing Cave Creek Road, rather than Sonoran Desert Drive. Definitely purposeful. I have never seen these signs posted in such a way, have you? I've seen thousands of them, never posted so strategically placed. Does no one check the placement of these signs, to be sure they are actually posted and the manner in which they are placed? 1400 homes??? Seriously?? Who is approving this? Where will the more than 2000 cars go? **Another** zoning change? Unbelievable!

Jean Brady
5338 E Milton Drive
Cave Creek AZ 85331

From: [Mary Jo Hardy](#)
To: [PDD Desert View VPC](#)
Subject: MacEwan480 /Taylor Morrison rezoning request
Date: Saturday, March 23, 2019 3:42:13 PM

Representatives,

My husband and I have just completed a wonderful bike ride in the Sonoran Reserve. Three days ago, we took a beautiful hike there with friends. We were very surprised and saddened to find out that there is a possibility that this jewel in northern Phoenix is in danger of being changed forever.

The current zoning and Master Plan has allowed moderate development while protecting the desert environment. This has created a wonderful area for the enjoyment of thousands of residents and visitors.

Please do not put corporate profits ahead of the natural beauty and quality of life that the Sonoran Preserve provides to all citizens!

The Preserve was created after careful consideration and planning. Do not change that now!

Thank you.

Mary Jo Hardy
Okemos, MI
(Frequent visitor to the Phoenix area!)

Sent from my iPhone

From: [Kelly Leone](#)
To: [PDD Desert View VPC](#); jim@jimwaring.com; [Kaelee Wilson](#)
Subject: Taylor Morrison Rezoning request
Date: Sunday, March 24, 2019 11:19:05 AM

Dear Councilman Waring, Village Members, and Miss Wilson,

I plead with you to deny the MacEwan 480/ Taylor Morissison request for rezoning of property on the Sonoran Parkway in North Phoenix. When the Preserve was created, zoning was thoughtfully and carefully designated for nature and neighborhoods.

Approval of 947 extra homes will have an affect of more than just number of homes built. Included in reasons to reconsider are:

1. Excessive amounts of traffic on Cave Creek Rd, 101 loop, I17, and Tatum Blvd.
2. Lack of amenities to support homes and families residing in them (including grocery stores and medical facilities).
3. Lack of schools, will new schools and or district be created?
4. Sonoran Parkway will not be as biker/pedestrian friendly. Increased dangers for both.
5. Will change the entire landscape of the Preserve. When Phoenix advertises out of state I imagine they show our natural beauty and not rows and rows of cookie cutter homes.
6. The impact of additional pollution from the physical building of extra homes along with the families residing in them.
7. Affect on the natural washes.
8. Affect on the indigenous wildlife and plants.
9. Does Phoenix and Taylor Morrison want to look like liars, cheaters and shady operators by going against previously planned and approved designations?

As a resident, home owner, tax payer and lover of Arizona I again ask that you deny the MacEwan/Taylor Morrison request to rezone on Sonoran Parkway and maintain S1 and Desert Overlay Zoning.

Sincerely,
Kelly Leone
Sent from my iPad

From: dave@cavena.net
To: [Council District 2 PCC](#)
Cc: [PDD Desert View VPC](#); [Kaelee Wilson](#)
Subject: Sonoran Preserve
Date: Monday, March 25, 2019 9:42:51 PM

Sir:

We live in Tramonto. I hike in North Hills almost every weekend, and 3-4 evenings/week on my way home from work in Tempe. This evening I finished after dark, using my headlamp the last mile or two. I drive to-from work via Dove Valley/Sonoran Desert highway. The desert surrounding the hills and their great trails are quiet, calming, nice. Phoenix has done amazing things with these trails – don't despoil them with yet more homes we don't need here.

I have seen the signs up to change the zoning, creating yet another development in the middle of this spectacular desert. We don't need this. We locals don't WANT it. No reason exists from standpoints of density, space, view - it's flat and no one will have any sort of view from their home to write home about – yet the view from both South Hills and North Hills, as well as from the scenic drive that is the Sonoran Desert Highway / Dove Valley Road, will be forever stained by this repetition of the development a couple of miles west of this new proposal. Another rectangle of walks, houses, streets plopped down in the midst of a beautiful desert landscape.

It's just another scar on the land, another need for water and sewage in a pristine area.

The Preserve wasn't created, nor the trails created and maintained, to just look at yet another housing development. It was created to give us all a break from housing developments, and remembrance of what the Valley is really about.

Please vote against this, and for leaving the desert as it is in and around the Preserve.

Regards,

Dave Cavena

dave@cavena.net

626-818-0313 (m)

626-812-0930 (o)

From: [johannes marais](#)
To: [PDD Desert View VPC](#)
Cc: [johannam0916@gmail.com](#); [nukemanmaximus@gmail.com](#); [Bettina Marais](#)
Subject: Apache wash/Taylor Morrison
Date: Monday, March 25, 2019 10:53:49 AM

Dear Kaelee and Colleagues: My family and I have been using the Apache wash area for hiking and mountain biking since 2007 (prior to area being developed for recreation). We strongly feel that Taylor Morrison's proposed development of 1,400 high density homes in the area of the Apache wash trail will be greatly detrimental to the ecosystem and the public who loves to use the fabulous recreational infrastructure the city of Phoenix has put in place there. This development will add at least 1,400 cars to the SONORAN desert drive and cave creek rd that is already heavily congested with traffic. Thanks in advance for your consideration

JJ Marais
Mobile 602-315-6079

From: [Lindsey Tillman](#)
To: [PDD Desert View VPC](#)
Subject: Preserve My Home - Maintain S-1 Zoning
Date: Wednesday, March 27, 2019 5:47:39 AM

Hi,

My name is Lindsey Tillman. I have lived in North Phoenix since I was 5. A lot has changed since 1992. I have wonderful memories growing up in Desert Hills. I remember running off and playing in the desert washes, riding my horse on secluded desert trails, and going on desert walks with my parents and little sister. I remember loving when it rained because our wash would flood and we couldn't go to school. I remember riding my horse to my elementary school. When deciding to raise my own family, I wanted a similar childhood for my children, and this is why we choose to live in North Phoenix.

We frequent the Apache Wash Trailhead and live off of Dove Valley road. We are always amazed at the beauty that is still there despite watching the desert develop around us. I am writing this email to ask you to NOT allow this desert to be overtaken with growth. Please preserve the quality that makes North Phoenix a desirable and unique place to live. The vast desert views and tower saguaros are not something someone can get in Chandler or Gilbert and why people love this area.

Please MAINTAIN S-1 ZONING. I do not want to see 1400 homes built on the Sonoran Desert Preserve.

Thank you for preserving my home.

Lindsey Tillman
623-694-4088
lindseybtillman@gmail.com

From: [Diana Duran](#)
To: [PDD Desert View VPC](#)
Subject: MacEwen 480 Taylor Morrison's rezoning request
Date: Thursday, March 28, 2019 12:02:44 PM

Hello,

I am writing to you as a homeowner that lives in the Sonoran Foothills HOA off of Sonoran Desert Drive. I have read the 117 page Planned Unit Development Narrative and I have a major concern about adding an additional 940 homes.

I am not opposed to the S1 Zoning which is the original zoning. What I am opposed to is **changing the Desert Overlay Zoning and S1 Zoning**. Adding 1,420 homes will add an additional 2,840 cars to Sonoran Desert Drive which happens to be a two lane scenic road. That is a lot of cars on a scenic drive.

Sonoran Desert Drive ends at N Valley Parkway and Cave Creek Road. The additional 940 homeowners (and I'm sure they will be multiple car owners) will be driving to N Valley Parkway or Cave Creek Rd for shopping and schooling. N Valley Parkway is already crowded with the build-out of Sonoran Gate and then there will be additional homes on Dove Valley Rd once Lennar Homes builds out. It is difficult to turn left or right onto Dove Valley Rd these days.

If you look at page 115 of their proposal you can see they are surrounded by Apache Wash and Cave Creek Wash as well as having Mesquite Tank Wash roll right through this proposed subdivision. I can't see additional access roads being built. It seems the only access roads to this subdivision is Sonoran Desert Drive. I ride my bicycle on this drive every weekend.

Please keep the original zoning and only allow 480 homes to be built and keep the Desert Overlay designation.

Kind Regards,
Diana Duran, CMA, MBA



City of Phoenix

PARKS AND RECREATION BOARD
PHOENIX SONORAN PRESERVE AND MOUNTAIN PARKS/PRESERVES
COMMITTEE

March 28, 2019

Ms. Sarah Porter
Chairwoman
Parks and Recreation Board

RE: MacEwen 480 Re-zoning Application and impact on Phoenix Sonoran Preserve.

Dear Chairwoman Porter,

I write to you and your fellow Board members to make you aware of a proposed Planned Unit Development (PUD) Application filed by developer Taylor Morrison in December 2018 for the rezoning of a 488 acre site south of the Sonoran Desert Drive between the Cave Creek and Apache Washes referred to as the MacEwen 480 PUD and request the Phoenix Parks and Recreation Board engage on this topic as soon as possible.

The Phoenix Sonoran Preserve and Mountain Parks/Preserves Committee (PSPMMPC) has entertained public comment and discussed the topic at two of our meetings and the committee voted unanimously to express our opposition to the proposed changes that would more than triple the building density and set aside a number of other critical elements in the Phoenix Zoning Ordinance established to protect and maintain the natural wonder that is our Sonoran Preserve while acknowledging development of the region cannot be avoided but could and should be guided.

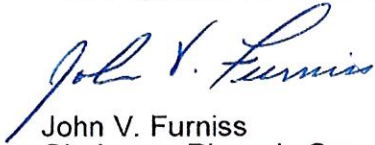
Specifically, the Phoenix Zoning Ordinance defines Desert Character Overlay Districts and states "The purpose of the Desert Character Overlay Districts is to implement the north land use plan, to define the nature of development while maintaining undisturbed areas, and to provide guidance for new development to occur within the context of the fragile undisturbed desert." The ordinance reflects the substantial body of work by those involved to define a very detailed set of requirements to ensure a reasonable balance between preservation and development.

The MacEwen 480 PUD property is adjacent to the Phoenix Sonoran Preserve, the development invokes the Edge Guidelines from the Phoenix Zoning Ordinance to "maintain public access to public Preserve lands and a sense of public ownership." The PUD documentation makes reference to "private trail head nodes" that suggests restricted access to the Preserve from the proposed development.

I've attached two documents the PSPMPPC received from members of the public on this topic, both stating opposition to the proposed MacEwen 480 PUD. The first is a letter from

the Phoenix Mountain Preservation Council (PMPC) to the Phoenix Mayor and City Council Members dated January 11, 2019 that includes input from a participant in the drafting of the cited zoning ordinance and provides twelve points substantiating their opposition. The second document is a handout provided by a representative of a group calling itself Save Our Sonoran Preserve.

It is important to note that all input and discussion on this topic acknowledged that development in the area of the Phoenix Sonoran Preserve is inevitable and the City of Phoenix Zoning Ordinance dedicates in excess of 25 pages providing detailed guidance as to how this should be accomplished. The opposition expressed by the public and the members of the PSPMPPC is to the MacEwen 480 PUD request to set aside this body of work in favor of a more aggressive development of the area.

A handwritten signature in blue ink, reading "John V. Furniss". The signature is fluid and cursive, with the first name "John" and last name "Furniss" clearly legible.

John V. Furniss
Chairman-Phoenix Sonoran Preserve and Mountain Parks/Preserves Committee

Attachments

January 11, 2019

Phoenix Mayor & City Council Members
200 W. Washington St. 11th Floor
Phoenix AZ, 85003



RE: PMPC Opposition to Proposed MacEwen 480 PUD Application;
Dated December 22, 2018

NOTE: Zoning Research Provided by Ms. Susanne Rothwell, Architect, Past President of PMPC, and partner in the writing of the Edge Guidelines.

Dear Mayor & City Council Members;

The Phoenix Mountains Preservation Council (PMPC), a 501-c4 nonprofit organization charged with the protection of Phoenix Mountains Desert Preserves writes to you in strong opposition to the proposed MacEwen 480 PUD Application dated December 22, 2018. PMPC has been a determined voice in support of the Phoenix Mountain Preserve and the Sonoran Desert Preserve since 1970.

PMPC has studied the Proposed Taylor Morrison Planned Unit Development (PUD) to "up zone" the 488 acre Site south of the Sonoran Desert Drive between the Cave Creek and Apache Washes and also incorporating the smaller Mesquite Wash. The present zoning for this site is S-1, allowing for one house per each 35,000 square foot site. In round numbers, this would allow for an up zoning from about 500 houses to a projected 1,420 houses. This is an increase of about three times the allowable home sites.

Adding to the regular zoning on this site, about a third of the site comes under a 'Desert Character Overlay District' and much of the south and western boundaries are adjacent to the Sonoran Desert Preserve which would trigger the incorporation of the 'Edge Guidelines' from the City of Phoenix Zoning Ordinance.

Many hundreds of work-hours were utilized to develop these aspects of the Zoning Ordinance to ensure that the character of the desert not be eclipsed by housing developments that pay no heed to our fragile and beautiful desert environment.

Further, the carefully designed Sonoran Desert Drive is a designated "scenic parkway". The Taylor Morrison report states that the proposed MacEwen 480 project will likely cause the Sonoran Desert Drive to increase from the present two lanes to four

lanes and to have a traffic light at the intersection of the parkway with the entrance to the proposed MacEwen 480 subdivision.

PMPC is adamantly opposed to the density of this development for the following reasons:

1. The current zoning of S-1 was a highly deliberated and considered zoning to enable the character of the local environment to be maintained.
2. The plans displayed by Taylor Morrison demonstrate little to no effort to design to the Zoning Ordinance and the S-1 designation, the Desert Maintenance Overlay, or to the Edge Guidelines.
3. The Master Plan, once it is developed might indicate closer adherence to the above Overlay and Guidelines, but for now we can see that the intention for access to the Preserve is for a "Private Trailhead Node" where public is called for.
4. There are no "view corridors" possible with the proposed density of housing.
5. There are no "network of trails" just a pathway through the center of the development along the present alignment of the Mesquite Wash.
6. There are no "areas of natural desert vegetation" possible to allow the new housing to "blend rather than dominate the existing Sonoran Desert"
7. There is no lower density possible adjacent to either the Cave Creek or Apache Washes as per the Ordinance.
8. There is no attempt to describe architecture that will blend with the desert environment. Rather the MacEwen 480 report shows photos of housing in subdivisions that could be anywhere in suburban USA from Denver to Sacramento....this ensures a "soulless anonymity"- the very opposite of the intent of the Desert Overlay.
9. There is no attempt to allow for "wildlife corridors and habitat" to provide for connectivity across the site.
10. With 35,000 SF lot as per the S-1 zoning, the concept of natural open space becomes feasible. With very small lots, with demising privacy walls, with a density describe as 1,420 houses up to 1,750 (noted in the MacEwen 480 "Development Parcel Budget"), the general concept of maintaining a natural Sonoran Desert feel becomes impossible. The idea of maintaining the desert ecology is the very premise upon which the zoning and the Desert character Overlay District was based.
11. The Edge Guidelines were developed on the premise that "Phoenix is a desert City...our unique environment should be celebrated".

12. The Edge Guidelines request that the developers "Maintain physical access to public Preserve lands and a sense of public ownership". In the MacEwen 480 report, "private trail head nodes" are specifically noted.

OBJECTION SUMMARY:

As the project that will set a precedent for all future development within the Sonoran Preserve, PMPC asks that a density much closer to the S-1 and 35,000 square feet per residence be maintained. That ALL of the requirements of the Edge Guidelines and the Desert Character Overlay District be maintained in the development of the Master Plan. PMPC also asks that representatives from our organization be included in the design process as the MacEwen 480 becomes designed.

Sincerely,

A handwritten signature in blue ink, reading "Patrick McMullen", followed by a horizontal line.

Patrick McMullen, PhD

PMPC President

PMPC: 12950 N. 7th St. Phoenix, AZ 85022

www.phoenixmountains.org

Copy of Letter:

- Governor Doug Ducey
- Councilman Jim Waring
- Village of Desert View
- Ms. Kaelee Wilson, Village of Desert View
- Mr. Gary Kirkilas, Zoning Concerns Researcher
- Ms. Ingir Erickson, Director, City of Phoenix Parks Department
- Ms. Sara Parks, Chairperson, Parks Board
- The Phoenix Sonoran Preserves & MPP Committee

YES City of Phoenix...

You Got It Right the First Time!

We Say "Yes" To Planned Development!

We Say "Yes" To S1 Zoning!

We Say "Yes" To the Sonoran Masterplan!

We Say "Yes" To the Desert Overlay Designation!

We Say "Yes" To Sonoran Parkway as A Scenic Drive!

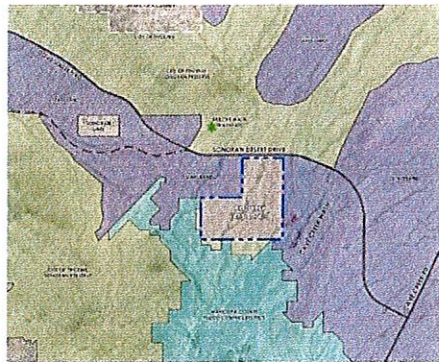


Maintain S1 and Desert Overlay Zoning!

Deny MacEwen 480 / Taylor Morrisons

request for Re-Zoning (Z-62-18-2)

473 vs 1420 homes



A Development Success Story. The City of Phoenix with the support of consultants and community volunteers created the beautiful Sonoran Preserve in North Phoenix as a quality of life amenity for all citizens to enjoy! They built a scenic parkway, Sonoran Desert Drive, to allow citizens access to the preserve. They carefully zoned neighboring lands with a S1 zoning designation to allow moderate (but not dense) development. They further created a "Desert Overlay" designation to assure that the desert environment near the preserve would be protected.

Calls to Action

- o Email Councilmen Jim Waring at council.district.2@phoenix.gov or jim@jimwaring.com. Talk to council members who will vote on this. All council members should be contacted. His twitter account is @Jim_Waring and his Facebook account is <https://www.facebook.com/WaringJim>.
- o Attend the Desert View Village Planning Committee Meetings (1st Tuesday of the month at 6:00 pm) held at the Paradise Valley Community Center, 17402 North 40th Street, Phoenix, AZ. Their website is <https://www.phoenix.gov/villages/desert-view>. They have jurisdiction over this issue & will make recommendations to the City about it. The email to reach all Village members at one time is: DesertViewVPC@phoenix.gov. Their staff support person is Kaelee Wilson, City of Phoenix, 602-534-7696, email kaelee.wilson@phoenix.gov.
- o Email us to get more information and keep updated at: SaveOurSonoranPreserve@gmail.com
- o Join our Face Group "Save Our Sonoran Preserve Phoenix"

Aerial view of Lookout Mtn. Phoenix, AZ
Is this the future of our Sonoran Preserve?



From: [Jill Hoffman](#)
To: [PDD Desert View VPC](#)
Subject: Re-zoning Taylor Morrison Sonoran Desert Drive
Date: Saturday, March 30, 2019 6:42:57 PM

Hello,

My name is Jill Hoffman and I am a resident of Sonoran Foothills. I would love to attend the planning meeting on Tuesday evening, but my son has a playoff baseball game that night and my husband is currently going through cancer treatment at Mayo, so he is unable to take him or attend the meeting. We are trying to keep the kids lives as close to normal as possible, which means missing the re-zoning meeting.

I am very concerned about the plans Taylor Morrison has to change the current zoning for their project on Sonoran Desert Drive. I support a change in zoning when it supports the surrounding community, but their plans do not enhance our community in any way, it only adds 1400 new homes to an area not zoned or designed to handle that. It goes against everything that is written on the Desert View Village Planning Community website. The site talks about "higher densities along the Loop 101 freeway", and about the "natural washes that have biking, walking, equestrian and multi use trails that provide an abundance of opportunities for recreation in the LOWER density areas". By approving Taylor Morrisons' request to change the density zoning, you are going against everything listed on the website and what the current residents love about our village. To allow Taylor Morrison to also change the Desert Character Overlay, also changes what the plan for the village is. Why should they be exempt from the plan? It's one thing when it's in the higher density area, but this is adjacent to the Desert Preserve. Does that mean if they are approved for the character overlay change, I can have grass and queen palms in my front yard? There was a plan for a reason, so builders wouldn't change the landscape of the beautiful desert we have here in north Phoenix.

For the last 8 weeks, we have driven to Mayo on eastbound Sonoran Desert Drive 5 days a week. It is a gorgeous road, but very crowded, and full of people with road rage in the morning. I drive 60 mph and have been flipped off more times than I can count, (the speed limit is 45). It is so overcrowded, I can not imagine how that road can handle more traffic the way the road was planned. The road would clearly need to be widened, which would be against what it was meant to be, also at whose cost? The city? I sure hope not! I don't want the high density neighborhood, and now I'll probably get to help pay for their access.

Another concern is that Sonoran Foothills School is already planning on building 4 new classrooms because our school is past capacity in just it's 4th year. That neighborhood will also be assigned to a high school that no one wants to go to, so they can open enroll elsewhere like we all do. I'm sure they would love to drive their kids all the way to BGHS for all their activities so that we can help BGHS's test scores. That is one of the biggest issues in holding us back from being a true community, we all split to 3 different high schools... Boulder Creek, O'Connor and Pinnacle.

The 303 exit was not planned very well either, as that lane backs up to Dixileta by 4:30 every day. It's unnerving to see the scared face in your rearview mirror when a driver doesn't expect to stop on the freeway going 70mph. If you continue to approve these zoning changes, it will take away our safety and from the amazing village that was planned. Stick to the plan and keep our desert village great!

I sincerely hope you will consider my concerns. I love our north Phoenix neighborhood and hate to see it destroyed by greedy builders. I have no issue with new homes, but it needs to fit within the current plan and the builder needs to provide the infrastructure to support the growth.

Jill Hoffman

From: [azmitchlove](#)
To: [PDD Desert View VPC](#); jim@jimwaring.com; [Kaelee Wilson](#)
Subject: Sonoran Desert Drive needs to remain as is
Date: Sunday, March 31, 2019 4:29:23 PM

Sonoran Desert Drive Zoning needs to remain as is. This is the most beautiful area in North Phoenix and the Drive is such an amazing place to ride a bike or hike off of. Please please do not give in to developers again.

470 homes is too much as is. 1,400 homes will ruin our community, natural resources and the pristine desert we all enjoy.

Water is a major factor to consider. AZ is running out. I see all the wells Phoenix is digging around town already. Another 1400 homes right here is a huge strain. We need to moderate growth for a bit.

Traffic is another major issue. Taylor Morrison's study is sided and misleading. Cave Creek road has already seen an insane increase in traffic and accidents. Adding these homes will make the roads a nightmare.

The signage is misleading and has been moved. How long have the signs been 100 yards or more off of the road? I drove down Sonoran Desert Drive on Saturday to go hiking and saw the signs are now closer to the road. How many people do not know about the meeting or the rezoning request because they were not going to go offroading to read the signs...that is if they even saw them from the road. Poor gamesmanship on the builder. They should not get away with these misleading tactics.

Our community will be left with the consequences once Taylor Morrison and their competitors move on. Please do not let them take advantage of the area and the city.

Thanks

Mitch Love
602-430-5152

Sent from my Verizon, Samsung Galaxy smartphone

From: [Maureen Love](#)
To: [PDD Desert View VPC](#); jim@jimwaring.com; [Kaelee Wilson](#)
Subject: Sonoran Desert Drive
Date: Sunday, March 31, 2019 4:11:04 PM

Sonoran Desert Drive Zoning needs to remain.

470 homes is too much, 1,400 homes will ruin our community and natural resources.

Water is a major factor to consider. AZ is running out.

Traffic is another major issue. Taylor Morrison's study is sided and misleading.

The signage is misleading and has been moved.

Our community will be left with the consequences once Taylor Morrison and their competitors move on.

~Maureen Love.

From: [Allen Frankel](#)
To: [PDD Desert View VPC](#)
Subject: Sonoran Preserve
Date: Monday, April 1, 2019 4:40:26 PM

I am opposed to the development at the Sonoran Preserve.

Sent from my iPhone

From: [Jeff Franklin](#)
To: [Council District 2 PCC](#); [PDD Desert View VPC](#)
Subject: Save our Sonoran Preserve
Date: Monday, April 1, 2019 5:04:17 PM

Dear Councilman Jim Waring and Desertview VPC Committee:

My name is Jeff Franklin, I live in 85387 zip code. I support Save Our Sonoran Preserve and I believe in the responsible and sustainable development of the desert in Arizona. This means maintaining existing zoning of the preserve. Please vote no on the MacEwan 480 rezoning request put forward by Taylor Morrison. This rezoning negatively impacts our preserve and will set precedent for future home builders to put in higher density housing around the preserve.

The case numbers are as follows: Z-62-18-2; Z-TA-5-18-2; and Z-75-18-2.

Thank you, and PLEASE vote NO!

Jeff Franklin

From: [Micki](#)
To: [PDD Desert View VPC](#)
Subject: Rezoning cases Z-62-18-2, Z-TA-5-18-2, and Z-75-18-2
Date: Monday, April 1, 2019 2:29:46 PM

Dear Committee Members,

I am opposed to this request to rezone the area described as the MacEwan 480 in the above case numbers. I own a home in Sonoran Foothills a development to the west of this proposed community.

Traffic is already a problem along Sonoran Desert Drive and adding 1420 homes can only make it worse. Sonoran Desert Drive is designated as a scenic corridor, not a primary route into and out of a project with this kind of density. The developers are also trying to remove the Desert Character Overlay on this property which was originally developed to protect the character of the Sonoran Desert with density restrictions and building codes. Please honor the original zoning of 1 home per acre and retain the Desert Character Overlay by not approving this request.

Sincerely,
Michelle Kelley
480-330-1799

Sent from [Mail](#) for Windows 10

From: [Ms Pat De Stefano](#)
To: council.district.2@phoenix.agov; jim@jimwaring.com; [PDD Desert View VPC](#)
Subject: Rezoning on Sonoran Desert Drive
Date: Monday, April 1, 2019 1:08:47 PM

I am writing to strongly urge all NOT to rezone the open area on Sonoran Desert Dr. I am a frequent hiker at Apache Wash, and rezoning and building houses in that area is totally unnecessary, would ruin the landscape, increase traffic, and displace the animals and reptiles that live in the open area. The houses that have already been built are a true eyesore to the landscape. Please keep Arizona open and free!! NO MORE HOMES on Sonoran Desert Dr.

Thank you.

Patricia Kite

From: [Cassandra M Leone](#)
To: [PDD Desert View VPC](#); jim@jimwaring.com; [Kaelee Wilson](#)
Subject: Taylor Morrison Rezoning Save Our Sonoran Preserve
Date: Tuesday, April 2, 2019 2:05:33 PM

Dear Councilman Waring, Miss Wilson, and Village Committee,

My name is Cassandra Leone and I am a longtime Cave Creek resident, Northern Arizona University graduate with a BS in Environmental Studies, hiker, biker, and state lover.

I would like to express my absolute disinterest in approving Taylor Morrison's rezoning request for MacEwen 480.

This development touts itself as a premiere living space, when in reality, expanding the already unnecessary development of Sonoran Desert Parkway will result in a slew of issues for Cave Creek and Phoenix residents.

Increased traffic along the Parkway, which is already affected by work rush hours, will likely increase the amount of accidents seen in this area. I'm afraid that these accidents will come at the cost of bikers, runners, and recreation enthusiasts - people who are utilizing one of the only open spaces left in North Phoenix/Cave Creek to enjoy their preferred sports.

In addition to my fear of this community changing the landscape and overall beauty of the Sonoran Desert Preserve and Apache Wash Trailhead, I'm afraid that it will also affect local wildlife, and further accelerate our increasing global temperature. Currently, the land along Sonoran Desert Parkway cools the moment the sun drops, and continues to be an oasis within the concrete of cookie cutter houses along Cave Creek Road.

I beg of you to reconsider allowing more homes to be built than already approved. As it is, the MacEwen 480 development is detested among many desert dwellers, as our views and peace are slowly scraped away by development. Please do not allow any further expansion in this area.

Sincerely,
Cassandra Leone
480-323-9694

[Cassandra Marie Leone](#)

From: [Bob Thompson](#)
To: [PDD Desert View VPC](#)
Subject: Planned development off of Sonoran Desert Drive
Date: Thursday, April 4, 2019 12:46:47 PM

Hi, I would like to voice my opposition to any rezoning for the planned development of the area near the Apache Wash Trailhead. The area today is a beautiful expanse of desert and I feel it would be wrong to allow high density development along the Sonoran Drive corridor. I encourage you to keep the zoning as it is today.

Thanks,
Bob

Robert E. Thompson
(M) 314-568-1314
mrrobertthompson@hotmail.com

From: [LISA GALLAGHER](#)
To: [PDD Desert View VPC](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 1 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [district.8@phoenix.gov](#)
Subject: OPPOSE the MacEwan 480 PUD REZONING
Date: Tuesday, April 9, 2019 4:32:09 PM

Please don't ruin my neighborhood!! I strongly **OPPOSE the MacEwan 480 PUD REZONING!!** I drive Sonoran Desert Parkway on a regular basis and it is so beautiful!! To allow developers to over develop the land adjacent to it would be a disgrace to our desert and a complete disservice to the residents and taxpayers of the nearby communities, our city and our state in general. Approving this rezoning would open the door for other developers to do the same and before we know it the beautiful desert and the scenic drive will be gone!

OPPOSE the MacEwan 480 PUD REZONING!!

Sincerely,

Lisa Gallagher
2425 W Bronco Butte Trail #1034
Phoenix, AZ 85085

From: [jean brady](#)
To: jim@jimwaring.com; [PDD Desert View VPC](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#)
Subject: Sonoran Preserve
Date: Tuesday, April 16, 2019 6:40:27 PM

I am writing to formally oppose the proposed development by Taylor Morrison of a property along the Sonoran Desert Drive.

The Sonoran Desert Preserve serves as a natural, archaeological, & recreational area, as well as to provide protection against flooding.

There has been discussion of the need to expand Sonoran Desert Drive to 3 lanes each way for access to Cave Creek Road. This traffic study should be done at the expense of the developer who should then have to seriously contribute to this expense. Cave Creek Road is already unable to handle the traffic turning onto Sonoran Desert Drive, imagine adding an additional 2500-3000 cars!

The impact of traffic, human waste, pets, garbage, and the general encroachment onto open land would be immense; this development can only have an extremely negative impact.

Please, do not allow this re-zoning. This would open the door for every developer that follows.

Sincerely,
Jean Brady

From: [Council District 1 PCC](#)
To: [Kaelee Wilson](#)
Cc: [Racelle Escobar](#)
Subject: FW: MacEwan 480 rezoning
Date: Wednesday, April 17, 2019 3:28:53 PM

Andrea Gaston

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

From: Daniel Centilli [mailto:daniel.centilli@gmail.com]
Sent: Wednesday, April 17, 2019 1:10 PM
To: Council District 1 PCC <council.district.1@phoenix.gov>
Subject: MacEwan 480 rezoning

Dear Councilwoman Thelda Williams,

My name is Daniel Centilli. I am a Phoenix homeowner in Desert Ridge.

I am actively organizing my community in opposition to Taylor Morrison's proposal to rezone land along Sonoran Desert Drive. We are paying attention, and we are not happy. Expect to be hearing from us.

This letter is in regards to the MacEwan 480 PUD rezoning proposal, along Sonoran Desert Drive. I am strongly opposed to the rezoning proposal, and I hope that you will take the time to investigate this proposal closely. The north valley community is united in opposition to this development. The developer has asked for the removal of 'Desert Character Overlay' and the removal of 'S-1' zoning on a parcel of land that is immediately adjacent to the Sonoran Desert Preserve.

A change in zoning will result in the building of more than 1400 homes in the same 473 acre property. This will set precedent for any future development. It does not honor the vision of the Planners of the Sonoran Desert Preserve. It will turn Sonoran Desert Drive into a dangerous, traffic congested thoroughfare. It will no longer be the scenic drive that it was intended to be. We expect to see pedestrian and cyclist deaths. There has already been an increase in automobile accidents as drivers lose patience with the increased traffic. The developer will not be bearing the cost of road infrastructure. The city has no immediate plan to address the increased traffic. We were told by the developer that the city plans to address it in the 8-10 year time frame. Not acceptable.

A change in zoning degrades the more than \$300 million dollar investment that the City of Phoenix undertook to purchase preserve land. This is not good stewardship of city assets! The value of the preserve is largely in its rural character, which is protected by "Desert Character Overlay" and 'S-1' zoning. What's next is the complete intrusion of more dense development, spurred by this change,

and the precedent it will set.

Can we trust you to safeguard the investment our community has made?

A vote in favor of this change in zoning is a vote against the quality of life in my community. Our current zoning makes an effort to protect our quality of life, the character of the Sonoran Desert Preserve, and the will of our community to have shared public open space. We say, "Let them build in accordance with current zoning. No changes, no exceptions."

You as a city council member have an opportunity to do the right thing. Or not. We're paying attention.

A yes vote for rezoning would be a signal to us that this big corporation headquartered in Scottsdale, not Phoenix, has an unequal say in what happens in our community. We are not ok with that. We're looking to our representatives to represent us first. Protect our community.

Please vote NO on the MacEwan 480 rezoning.

Thank you,

Daniel Centilli

From: [Council District 1 PCC](#)
To: [Kaelee Wilson](#)
Cc: [Racelle Escobar](#)
Subject: FW: MacEwen 480
Date: Wednesday, April 17, 2019 12:31:20 PM

Andrea Gaston

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

From: Christine Severance [mailto:tutudoc1@gmail.com]
Sent: Wednesday, April 17, 2019 12:02 PM
To: Council District 1 PCC <council.district.1@phoenix.gov>
Subject:

Good morning.

I am writing to clearly state my opposition to the proposed development by Taylor Morrison of a property named MacEwen480.

Reasons I oppose this include:

- a) The proposed rezoning changes to the Desert Overlay District will open the door to urban sprawl into this and other "State Trust Lands" that were originally created to maintain The Sonoran Desert Preserve as a natural, archaeological, & recreational area, as well as provide protection against flooding in the Maricopa Flood Control District.
- b) The Taylor Morrison developer has not presented an adequate traffic study that identifies the road improvements described in their proposal. There has been discussion of the need to expand Sonoran Desert Drive to 3 lanes each way for access to Cave Creek Road. This traffic study should be done at the expense of the developer so that necessary negotiations between the City of Phoenix and Taylor Morrison can take place. The developer should plan their portion of this expense and present it at future public meetings of the community. Cave Creek Road is already unable to contain the change in traffic patterns, an additional 1400+ homes would overburden the roads.
- c) The developer has not yet articulated the details of their plans about mitigation of the impact their project will have on the Maricopa Flood Control District. The City of Phoenix should require public presentation of the plans to protect the City from future claims from owners of present and future owners of homes in the Flood Control District.

As someone who has enjoyed the Sonoran Desert Preserve for hiking and biking regularly over the last 5 years, I am appalled at the suggested change in zoning. The preserve is meant to protect our

delicate desert ecosystem and the animals and native plants in the area. Combined with the impact of traffic, human waste, pets, garbage, and the general encroachment onto open land, this development can only have an extremely negative impact.

Please, do not allow this re-zoning. There are other areas that can be developed that will not have an impact on the preserve, flood zone, and current residents.

Thank you for your time

Christine Severance

From: [Turner Justin](#)
Subject: I oppose the MacEwan 480 PUD rezoning!
Date: Tuesday, April 23, 2019 9:56:30 PM

Hello,

My name is Justin Turner. My wife & I and our 2 young children live in Tatum Highlands (85331) and appreciate all that the Phoenix Sonoran Preserve offers not only the residents of the Valley but also many visitors each year. Our family and the residents of Phoenix oppose the MacEwan 480 rezoning. PLEASE VOTE NO!! This would negatively impact the Sonoran Desert Preserve as well as the Maricopa Flood Control System. In addition, I do not believe that the developer has done their due diligence in conducting traffic and environmental impact studies for this proposed change. In speaking of Arizona, President Teddy Roosevelt once said, "Arizona has a natural wonder which is in kind absolutely unparalleled throughout the rest of the world. I want to ask you to keep this great wonder of nature as it now is."

Save Our Sonoran Preserve speaks for me. Thank you for your support & PLEASE VOTE NO.

Justin Turner C) 602-618-7883

From: [stephanie](#)
To: [PDD Desert View VPC](#)
Subject: Sonoran preserve
Date: Tuesday, May 14, 2019 6:35:20 PM

Hello,

As a Phoenix resident for the past eleven years I am writing to respectfully request that you NOT allow the MacEwan 480 PUD Rezoning. Please think of the long term effects for the environment and the increased demands for water that the project would bring to our desert state.

Thank you,
Stephanie Dinner

From: [hazardousheelers](#)
To: [PDD Desert View VPC](#)
Subject: Opposition of the MacEwan 480
Date: Tuesday, May 14, 2019 9:14:01 PM

I realize the likelihood of someone caring what I have to say it not in my favor but I am devastated to hear about this proposed development near Apache trail wash. I have had my horses in Desert hills for as long as I can remember and from day one I dreamed of living out here. I put myself through school year after year to earn my master's degree in special education. I worked my way through the ranks in the school district until I got my dream job with a decent salary and I finally was able to buy a house in desert hills right next to the Sonoran desert preserve. The peace and quiet and small town feel is everything I could have ever dreamed of. Please don't allow some faceless sycophant to steal what I have worked years for to achieve. Not only do I worry for myself and my family's enjoyment but as a teacher I can see the devastation additional students will do to our Deer Valley and Cave creek's already overwhelmed school districts. You are considering allowing these greedy money grubbing individuals to impact our future generation's level of education. After red for ed I would think it would be obvious that pushing students into areas already inundated with a huge population dooms the current student base to a mediocre and inadequate education due to overpacked classrooms. Please remember the little people when you review this decision. Please remember the students desperate for attention and support and the teachers who are barely hanging on as it is. Please remember the sacrifices and endless work I put in to be able to buy my dream home in a quiet desert location. I am hoping common decency will outweigh profit in this case.

Thank you,
Lindsey Zvara
Hazardousheelers@yahoo.com

From: [scott.stearne](#)
To: [PDD Desert View VPC](#)
Subject: Taylor Morrison 480 Development
Date: Friday, May 17, 2019 3:15:03 PM

Hello, my name is Scott Stearne. I live in Cave Creek..I wanted to reach out and speak about my opposition to the 480 rezoning request by Taylor Morrison.

Honestly I don't understand how Phoenix can even consider this zoning request. Traffic in this North Phx area is already a growing problem and concern. Additionally, water is also a huge concern for our entire state. I used to live in Desert Hills, and area that I'm sure you know has serious water problems. I am having a real problem with Phoenix continuing to literally punch holes in the ground day after day and allowing new homes to be built, seemingly with no concerns over the water table dropping. You may know that over the past decades that the water table has dropped almost 200 feet in certain areas. And yet, new Wells are still put in.

Now, with a new development in the Sonoran Preserve, that will put additional strains on city water use and delivery. We should all be looking far into the future to assess the States water needs..We just had a drought that lasted 10 years. We don't know when the next one will happen and how long it may last. People are already claiming the drought to be over, which is leading to more usage and less conservation. That's a serious concern for all of us. And, 1400 homes are going to use an enormous amount of a precious limited resource.

Trash is another concern. Another 1400 homes produce huge amounts of trash, how long can we just dump in the land fills? They don't last forever as you know.

Then we have the issue of density. 4 homes per acre is unacceptable. The preserve is s delicate beautiful place. Let's keep it that way. Please keep the zoning to low density as the original plan calls for. I know we can't just stop the development as a whole, I'd like to. I love open space and it's a valuable resource for all of us to enjoy. But that resource is gradually disappearing.

I ask you to please vote to keep 480 a low density zone. Taylor Morrison will survive, our beautiful desert may not in the long term. I have many other concerns that can't be expressed in an email..I'm sure you can get the idea here though.

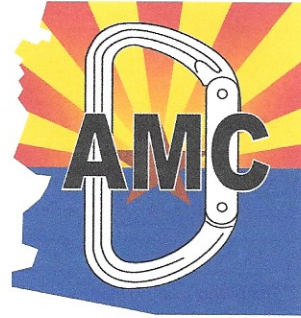
I thank you for allowing my opinion to be considered.

Most Respectfully,

Scott Stearne
Technical Support Specialists
36721 North 25th St
Cave Creek AZ
85331
619-733-6700

July 1, 2019

Phoenix Mayor and Phoenix City Council Members
200 West Washington Street, 11th Floor
Phoenix, Arizona 85003



RE: MacEwen 480 PUD Application, third submittal Jan. 10, 2019

Dear Mayor Gallego and Members of the City Council:

The Arizona Mountaineering Club, a 501(c)(7) not-for-profit organization based in Phoenix, Arizona, is a recreational club focused on mountaineering and rock climbing. We provide outdoor education and experiences and advocate to protect climbing resources.

As such, Arizona Mountaineering Club is opposed to the request by real estate development company Taylor Morrison that the city waive established zoning requirements in order to allow a master planned community of up to 1,420 houses on 472 acres bordering the Phoenix Sonoran Preserve. Our objection is grounded in the belief that the Desert Character Overlay and Preserve Edge Guidelines were put in place to avoid precisely the scenario being proposed, with higher density housing and related hardscape development abutting the Preserve.

Access to outdoor recreation is a major asset and a key attraction for the City. The Overlay now in place maintains the natural desert character of the Phoenix Sonoran Preserve, providing a respite from the built environment for the good of residents, visitors, and native wildlife.

All of those needs are reflected in the current regulations, which preserve those limited assets for the greater benefit of the City. Therefore, we ask that you maintain the Overlay and reject any proposal that does not conform to that Overlay.

Sincerely,

Andrea Galyean
Vice President, Arizona Mountaineering Club
4340 East Indian School Road, #21-164
Phoenix, Arizona 85018
www.arizonamountaineeringclub.net

copies:

Members: City of Phoenix Planning Committee
Members: Desert View Village Planning Committee
Alan Stephenson, Director, City of Phoenix Planning Department
Kaylee Wilson, City of Phoenix Planner, Village of Desert View
Ingir Erickson, Director, City of Phoenix Parks Department
Sara Parks, Chair, City of Phoenix Parks Board
Gary Kirkilas, Save Our Sonoran Preserve founder

Racelle Escolar

From: Andrea Galyean <andreagalyean@hotmail.com>
Sent: Saturday, July 6, 2019 4:32 PM
To: Racelle Escolar
Subject: MacEwen 480 PUD application

Hello:

For your information and for the members of the Planning Commission, please see the attached letter for the position of the Arizona Mountaineering Club regarding the proposed rezoning of the MacEwen 480. The original letter was sent to the City Council on July 1. Complete text follows:

July 1, 2019

Phoenix Mayor and Phoenix City Council Members
200 West Washington Street, 11th Floor
Phoenix, Arizona 85003

RE: MacEwen 480 PUD Application, third submittal Jan. 10, 2019

Dear Mayor Gallego and Members of the City Council:

The Arizona Mountaineering Club, a 501(c)(7) not-for-profit organization based in Phoenix, Arizona, is a recreational club focused on mountaineering and rock climbing. We provide outdoor education and experiences and advocate to protect climbing resources.

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All of those needs are reflected in the current regulations, which preserve those limited assets for the greater benefit of the City. Therefore, we ask that you maintain the Overlay and reject any proposal that does not conform to that Overlay.

Sincerely,

Andrea Galyean

Vice President, Arizona Mountaineering Club
4340 East Indian School Road, #21-164
Phoenix, Arizona 85018
www.arizonamountaineeringclub.net

copies:

Members: City of Phoenix Planning Committee

Members: Desert View Village Planning Committee

Alan Stephenson, Director, City of Phoenix Planning Department

Kaylee Wilson, City of Phoenix Planner, Village of Desert View

Ingir Erickson, Director, City of Phoenix Parks Department

Sara Parks, Chair, City of Phoenix Parks Board

Gary Kirkilas, Save Our Sonoran Preserve founder

From: [Rich Mogull](#)
To: [PDD Desert View VPC](#)
Subject: Preserve Desert Sonoran Drive
Date: Saturday, October 26, 2019 9:33:53 AM

I am writing to express my extreme concern over the rezoning application by Taylor Morrison on Desert Sonoran Drive.

I am not anti-development, but all too often in Phoenix developers purchase land under the assumption that they will not need to comply with current zoning laws. This has created an incredible moral hazard in Phoenix that, as citizens, makes it effectively impossible for us to make decisions on where to live with any expectations that laws and zoning will be respected in the future.

This situation is especially egregious since we will lose an incredible community resource not to benefit constituents, but merely one developer that clearly never planned to worry about the low density zoning.

That area is entirely reasonable for development under the existing zoning. Increasing the density and removing the look and feel requirements will permanently destroy the quality of life of all constituents in the area and the city at large who use the preserve.

I implore you to keep the existing zoning and respect the residents of North Phoenix and maintain our local resources instead of allowing Taylor Morrison to run roughshod over the city.

Thank you,

Rich Mogull
[3640 E Louise Dr](#)
[Phoenix, AZ](#)

From: [Christopher Kowalsky](#)
To: [Toni Duenas](#)
Cc: [Julianna Pierre](#)
Subject: RE: Plans for Master-Planned Community Verdin
Date: Friday, February 11, 2022 2:31:34 PM
Attachments: [image001.png](#)

Toni,

In reading this it appears that they are referring to the Verdin development that is going through a current zoning entitlement case with PDD. I am CC'ing the village planner on this email who oversees that process in this area.

Julianna, please find the attached email.

Thanks,
Chris

From: Streets P STR <streetsp@phoenix.gov>
Sent: Friday, February 11, 2022 2:16 PM
To: Christopher Kowalsky <chris.kowalsky@phoenix.gov>
Subject: FW: Plans for Master-Planned Community Verdin

Hi Chris,

Is this something you can assist with?

Thank you,
Toni Dueñas
Administrative Secretary to Kini L.E. Knudson
602-262-6136



From: D <amddav11@gmail.com>
Sent: Friday, February 11, 2022 12:29 PM
To: Receptionist PKS <receptionist.pks@phoenix.gov>; Streets P STR <streetsp@phoenix.gov>
Subject: Plans for Master-Planned Community Verdin

Hello,

I'm just writing this knowing not much can be done about the never ending development of our gorgeous Sonoran Desert...

But building on areas that used to be a preserve, building regardless of the natural, social and aesthetic value of the land makes yet another development even more upsetting.

These ugly roof-to-roof homes are just concrete monstrosities created and "designed" without any respect and correspondence with the surrounding nature - regardless of how much the developer will try to convince everyone of a natural and "organic" feel and preservation of native habitats. 1420 homes cannot be organic - as it will irreversibly damage the natural beauty of the desert and create even more traffic in areas that used to offer incredible peace and views.

I truly don't understand how it's done - we see the impact already and it's so incredibly sad we don't give our land more appreciation. One day, it'll all be gone - is there something that can be done about it today?

:(

From: [PDD Zoning Adjustment](#)
To: [Samantha Keating](#); [Julianna Pierre](#)
Subject: FW: Reject Zoning Application Z-62-18
Date: Wednesday, May 5, 2021 3:32:01 PM

Samantha/Juliana,

Is Z-62-18 moving forward? We received a comment email in the ZA mailbox. Please see below.

Thank you,

Tricia Gomes, Zoning Administrator

Office: 602-262-4870 Email: tricia.gomes@phoenix.gov



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

City of Phoenix

► Planning & Development Department
Planning Division, Zoning Section
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: MITCH LISWITH <M_LISWITH@msn.com>

Sent: Wednesday, May 5, 2021 2:58 PM

To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>

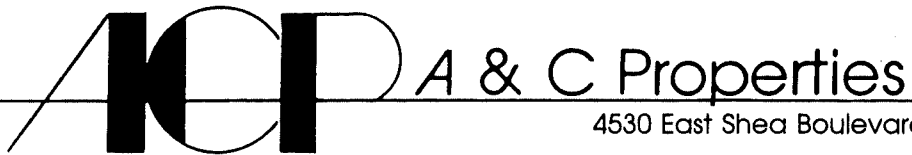
Subject: Reject Zoning Application Z-62-18

As a Phoenix Park Steward, I am writing to ask you to reject Zoning Application Z-62-18. The Sonoran Desert Preserve was created in 1998 to conserve open space from home development. Groups worked hard to preserve the land surrounding Sonoran Desert Drive by getting a zoning ordinance passed for a Desert Character Overlay, written to mandate low density housing and maintain wildlife and desert view corridors along the Sonoran Preserve Border.

This 480-acre parcel is known as Verdin (previously MacEwen 480). Listed in their narrative for rezoning, "the property is uniquely situated as the only large, privately owned parcel surrounded by the Sonoran Preserve and with access to Sonoran Desert Drive. Other parcels surrounding MacEwen 480 are undeveloped and owned by the City, ASLD or FCD and designated by the City as future Sonoran Preserve priorities". Rather than adhere to the Desert Character Overlay zoning of 1 to 2 homes per acre on the land, Taylor Morrison (the developer) wants 2 to 5 homes per acre on the entirety of the property. Over the past few years, the developer has been trying to get the area rezoned from a low-density zone to a high-density zone.

I am asking that the Desert Character Overlay designations be adhered to. I can't imagine the damage to the desert that a huge subdivision right in the middle of open space would cause!

Sincerely,
Mitchell Liswith
1638 W. Royal Palm Rd.
Phoenix, AZ 85021



4530 East Shea Boulevard, Suite 100 • Phoenix, Arizona 85028-1619
(602) 494-7800 • Fax: (602) 494-7898

November 30, 2021

City of Phoenix
Planning & Development Dept.
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

RE: Rezone (Z-62-18-2)
Minor General Plan Amendment (GPA-DSTV-1-18-2)
Text Amendment (Z-TA-5-18-2)
Zoning Map Amendment (Z-75-18-2)

Dear Sir or Madam:

A & C Properties, Inc., Manager of TRC Investors, LLC and TP Investors, LLC, owners of Tatum Plaza Shopping Center and Tatum Ranch Crossing Shopping Center, strongly supports the development proposed by Taylor Morrison, including the careful development of the State land located west of Cave Creek Road to further enhance the commercial development within the Tatum Ranch community. We believe this development will be a win/win for all parties and will provide needed housing in this area.

Please don't hesitate to contact me if you have any questions or if you need any additional information.

Sincerely,

A & C Properties, Inc.,
Manager
TRC Investors, LLC and
TP Investors, LLC

Joseph Cattaneo
President

Cc: Julianne Pierre (via email)
Ellie Brundige (via email)
Michelle Burton
Sarah Cattaneo

From: [Nancy Vetter](#)
To: [PDD North Gateway VPC](#); [PDD Desert View VPC](#)
Subject: Proposed development by Taylor Morrison along Sonoran Desert Drive
Date: Wednesday, December 1, 2021 9:33:28 PM

Dear Desert View Village Members,

I am emailing you to express my concerns regarding a proposed development by Taylor Morrison along Sonoran Desert Drive. I have many objections to this possible development and would welcome the opportunity to discuss with you but for now would like to address the traffic issues this development will create..

I live in Sonoran Foothills in a community called Desert Enclave. We have one entrance into this community and it is from Dove Valley Road. At that point the road goes from a four lane road to a two lane road with traffic heading east and west.

During each work day, Monday through Friday during peak times long lines of cars passing our entrance have been observed making entering and exiting our community difficult and dangerous. Adding additional homes off of this road will only add to the problem.

The extension of the 303 from I 17 to Cave Creek Road could offer some relief but my understanding is that funds have not been allocated for this extension now or in the near future.

I would welcome your support in opposing this development.

Thank you.

Sincerely,

Nancy Vetter
32618 N 16th Glen
Phoenix, Az 85085
602-881-3273

From: [Gordon Hutchinson](#)
To: [Julianna Pierre](#)
Subject: Taylor Morrison Verdin Development
Date: Thursday, December 2, 2021 11:50:19 AM

Julianna,

I am writing to you about the proposal to rezone 480 acres (Z-62-18-2) for development south of Sonoran Desert Drive between 16th and 24th street alignments.

As a resident of Sonoran Gate, my concern is traffic volume along Dove Valley Rd and Sonoran Desert Drive. Traffic volumes appear to be increasing on these roads in both directions as an east west throughfare between Cave Creek Road and I17.

Are traffic studies completed or planned to measure traffic volumes on these roads? Are there studies that project increases in traffic volume from the addition of approximately 1,400 new homes from this development?

Is this development contingent upon funding road improvements to accommodate increased traffic volumes? Is limiting commercial vehicle traffic to local access being considered?

Thank you,

Gordon Hutchinson

From: [Council District 2 PCC](#)
To: [Julianna Pierre](#)
Subject: FW: VOTE NO on MacEwen 480
Date: Tuesday, December 7, 2021 10:15:49 AM

From: Lora Terrill <lora.terrill@outlook.com>
Date: Monday, December 6, 2021 at 5:55 PM
To: jim@jimwaring.com <jim@jimwaring.com>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: VOTE NO on MacEwen 480

Please VOTE NO on MacEwen 480/Taylor Morrison's request for Re-Zoning (Z-62-18-2). We love our Sonoran Preserve and want the City of Phoenix to MAINTAIN the Zoning as S1.

Thank you,

Lora Terrill
2517 E. Ridge Creek Road
Phoenix AZ 85024

From: [Council District 2 PCC](#)
To: [Julianna Pierre](#)
Subject: FW: VOTE NO on MacEwen 480
Date: Tuesday, December 7, 2021 4:18:01 PM

Please add to the public record, thank you.

From: coco whitaker <whitakercoco@gmail.com>
Date: Tuesday, December 7, 2021 at 4:17 PM
To: jim@jimwaring.com <jim@jimwaring.com>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: VOTE NO on MacEwen 480

Please VOTE NO on MacEwen 480/Taylor Morrison's request for Re-Zoning (Z-62-18-2). We love our Sonoran Preserve and want the City of Phoenix to MAINTAIN the Zoning as S1.

Thank you,

Coco Whitaker
3976 E Scout Pass, Phoenix, AZ 85050

From: [Christine M Pedersen](#)
To: [Julianna Pierre](#)
Subject: FW: Vote NO on MacEwen 480
Date: Wednesday, December 8, 2021 3:33:29 PM

Please add to the public record, thank you.

Begin forwarded message:

From: Monica Flint <monicaflint74@gmail.com>
Date: December 8, 2021 at 9:00:04 AM MST
To: jim@jimwaring.com
Subject: Vote NO on MacEwen 480

Please VOTE NO on MacEwen 480/Taylor Morrison's request for Re-Zoning (Z-62-18-2). We love our Sonoran Preserve and want the City of Phoenix to MAINTAIN the Zoning as S1.

Thank you,

Monica Flint
23624 N 57th Drive
Glendale AZ 85310

From: [Tina Nuccio](#)
To: [PDD Desert View VPC](#)
Subject: I support the Taylor Morrison Verdin development on Sonoran Desert Drive
Date: Wednesday, December 8, 2021 12:00:58 PM

I am in favor the reasoning request from Taylor Morrison, for their proposed development on Sonoran Desert Drive. Clearly we need more housing, and the average 3 homes/acre seems reasonable and in line with the developments around it.

Thanks!

From: [Council District 2 PCC](#)
To: [Julianna Pierre](#)
Subject: FW: Proposed development off of Sonoran Desert Drive.
Date: Friday, December 10, 2021 7:54:24 AM

Please add to the public record.

From: Bob Thompson <mrrobertthompson@hotmail.com>
Date: Thursday, December 9, 2021 at 7:59 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Cc: Terri Hotmail <thereserthompson@hotmail.com>
Subject: Proposed development off of Sonoran Desert Drive.

Hi, I just attended the Desert View and North Gateway Planning Committee meetings, during which there was a presentation about a proposed development off of Sonoran Desert Drive a little bit west of cave creek road. It used to be called the McEwing 480, but I think it's now called Verdin.

During the presentation many mentions of Sonoran Desert Dr as a major transportation corridor were made.

I wanted to reach out to you to express my opposition to the development as well as any other developments in this area. The Apache Wash area and the Sonoran Desert Preserve is a great natural resource and wonderful recreational area.

I implore you to help preserve this area as it is without further development. With the already heavy traffic on Sonoran Desert Drive, no additional traffic or development is welcome. I hope we could get the designation changed for Sonoran Desert Drive so that it is no longer considered a major transportation corridor. I'd also like the rest of the area to be changed from state trust land to preserve.

Please let me know your thoughts on this matter
Thanks,

Bob Thompson
Mrrobertthompson@hotmail.com
3145681314

From: [Sonoran Preserve](#)
To: [Julianna Pierre](#)
Subject: Message to VPC Members
Date: Wednesday, January 19, 2022 10:17:25 AM

Hi Julianna,

I wanted to forward a message along with some documents to the members of both the Desert View and North Gateway VPC regarding the MacEwan/Verdin PUD request. I copied the message below and attached the documents.

Thank you!

-Gary

Dear Members of the Desert View and North Gateway VPC,

First, thank you for your service of representing our community on the VPC. Your time and dedication is greatly appreciated and respected! Second, since Taylor Morrison's presentation last month, I have been researching the multitude of concerning factors with their PUD request including increased traffic without an existing transportation infrastructure, building next to a floodplain, and building 1,400 homes in the middle of the desert also without an existing plan for schools and other necessary infrastructure. Particularly, their request to remove the Desert Character Overlay Ordinance, a written law to protect the integrity of the Sonoran Preserve, is that of upmost concern.

The ordinance is clear. It very specifically states its purpose is to "provide a transition from the preserve to areas with greater density" and should extend down to the "Dynamite Blvd alignment on the south" in order to "maintain the fragile undisturbed areas and wildlife corridor along the Cave Creek Wash." These boundaries are carefully delineated based on ecosystems to ensure maximum preservation among development.

It absolutely does not state anywhere that its intent is to only extend to where the Sonoran Desert Drive may happen to be located, as Taylor Morrison's lawyer contends as their basis for circumventing the ordinance. This well-written ordinance is explicit and Taylor Morrison's request for us to remove the ordinance is not valid.

There is a committed force of citizens that care deeply about this, encompassing over 1,000 members of the Save Our Sonoran Preserve group and hundreds of folks from across the city that I have spoken with in the preserve. Importantly, it also includes valued organizations and businesses such as the City of Phoenix Desert Parks Department, hot air balloon companies, and hiking and rock climbing groups.

I have attached their letters urging you to maintain the Desert Character Overlay, not only because it's a law, but because it's meant to protect the Sonoran Desert Preserve - one of our community's greatest assets and attractions!

Thank you again for your time. Please reach out to me with any questions or comments.

-Dr.Gary Kirkilas

Save Our Sonoran Preserve

Saveoursonoranpreserve@gmail.com

☐ PSPMMPC L to PRB March 28 2019... [drive.google.com]

☐ Hot Air Expeditions Sonoran Preserve... [drive.google.com]

☐ AMC letter Phoenix Preserve.pdf [drive.google.com]

☐ Sonoran Preserve Opposition Letter.pdf [drive.google.com]

☐ MacEwen.pdf [drive.google.com]

☐ CB_ltr_2019_cmt.docx [docs.google.com]

☐ Rezoning Request_MacEwan 480... [drive.google.com]

From: [Samantha Keating](#)
To: [David Urbinato](#)
Cc: [Julianna Pierre](#)
Subject: RE: D5 Constituent public commentFW: emdist5 - Form Submission
Date: Wednesday, January 19, 2022 4:20:16 PM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Hi David,

This is in reference to Z-62-18. It is a PUD and no dates have been set for hearing. The latest draft of the proposal is on the [PUD page](#).

Julianna – let's add this to the case file.



Thank you,
Samantha Keating
Principal Planner
Long Range Planning
Office: 602-262-6823
200 West Washington Street
Phoenix, AZ 85003



From: David Urbinato <david.urbinato@phoenix.gov>
Sent: Wednesday, January 19, 2022 4:14 PM
To: Samantha Keating <samantha.keating@phoenix.gov>
Subject: FW: D5 Constituent public commentFW: emdist5 - Form Submission

Samantha, I just saw this one pop up in the Republic. But I can't pin it down on the rezoning staff report webpage.

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

From: Michael R Angulo <michael.angulo@phoenix.gov>
Sent: Wednesday, January 19, 2022 4:04 PM
To: David Urbinato <david.urbinato@phoenix.gov>
Subject: FW: D5 Constituent public commentFW: emdist5 - Form Submission

David,

Do you know what project this constituent is referring to? Thanks!

Michael Angulo
Research & Policy Director



desk: 602-262-4822 cell: 602-478-6347
web: [Phoenix.gov](https://phoenix.gov) email: michael.angulo@phoenix.gov
200 W. Washington Street, 11th Floor
Phoenix AZ 85003

How can our office better communicate?
Click [HERE](#) to respond to our short survey

From: Council District 5 PCC <council.district.5@phoenix.gov>
Date: Wednesday, January 19, 2022 at 2:40 PM
To: Michael R Angulo <michael.angulo@phoenix.gov>
Subject: D5 Constituent public commentFW: emdist5 - Form Submission

D5 Constituent public comment regarding a development project. How shall we respond?

Emmanuel Gallardo-Sanidad
Constituent Services Director



Main line: (602) 262-7446 Direct line: (602) 534-9721
Web: [Phoenix.gov/district5](https://phoenix.gov/district5)
200 W. Washington Street, 11th Floor. Phoenix, AZ 85003

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Wednesday, January 19, 2022 1:14 PM
To: Council District 5 PCC <council.district.5@phoenix.gov>
Subject: emdist5 - Form Submission

FROM : Kyle Mickel

SUBJECT : Sonoran Preserve Development

MESSAGE : Councilmember Guardado,
Greetings. I am a supporter and a constituent. I am writing today after reading in the Az Republic about the proposed development of 1400 homes near our beloved and precious Sonoran Preserve. I wish to voice my extreme disappointment in this proposal and urge you to oppose this large scale project which would severely impact the beauty, native vegetation, desert wildlife and quality of life for residents who love to enjoy this truly beautiful and remarkable area. We are very fortunate to have this grand mountain preserve in our back yards. If you have not visited Apache Wash or any of the other magnificent hiking/biking areas within the Sonoran Preserve lately, please re-visit this area to truly appreciate what we have. Let's keep the Preserve and its desert inhabitants alive. Please voice your opposition to this project when it comes before Council this Spring. Thank you.

Kyle Mickel

PS: Considering our severe water shortage, this project should not move forward on that basis alone. But there exist so many other reasons to say no to this horrible concept.

Email : kylemickel4@gmail.com

AREA : 602

ADDRESS : 1808 W. Orangewood Ave

CITY : Phoenix

STATE : Az

ZIP : 85021

Submission ID: 0d168e3d18554c39a6752e0d7f81c44f

Form Submission On : 1/19/2022 1:14:04 PM

Referer: <https://phoenix.gov/district5/email>

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

From: [Council District 2 PCC](#)
To: [Julianna Pierre](#)
Subject: FW: emdist2 - Form Submission
Date: Wednesday, January 19, 2022 9:25:28 AM

Hi Julianna,

Please add to the public record.

Thank you.

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Wednesday, January 19, 2022 at 8:22 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: emdist2 - Form Submission

FROM : Tina nuccio

SUBJECT : I support Verdin housing development near Sonoran Preserve

MESSAGE : Hi Jim. I want to voice my support for the proposed density of the Verdin development. This area desperately needs more affordable housing and the area can easily support the proposed density, given all of open space around it.

I am also a frequent biker/hiker (Apache Wash) in the area, so I do appreciate the amenities, but know it was always intended to be developed partially.

If/when this is approved, if it is affordable enough, we will consider purchasing a home there.

Email : crn57370@gmail.com

AREA : 602

PHONE : 549-8869

ADDRESS : 4450 e. Sierra sunset trail

CITY : Cave creek

STATE : Az

ZIP : 85331

Submission ID: 997d7a3ae3974fdc8684982db5123b90

Form Submission On : 1/19/2022 8:22:38 AM

Referer: <https://phoenix.gov/district2/contact-district-2>

This is Not Spam - This message is sent on behalf of the City of Phoenix.

Please handle appropriately.

From: [Council District 2 PCC](#)
To: [Julianna Pierre](#)
Subject: FW: emdist2 - Form Submission
Date: Thursday, January 20, 2022 2:46:48 PM

Please add to the public record, thank you.

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Thursday, January 20, 2022 at 2:28 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: emdist2 - Form Submission

FROM : Kyle Mickel

SUBJECT : Sonoran Preserve Proposal

MESSAGE : Councilmember Waring,
Greetings. I am a 32-year Phoenix resident writing with concerns today after reading in the Az Republic about the proposed development of 1400 homes near our beloved and precious Sonoran Preserve. I wish to voice my extreme disappointment in this proposal and urge you to oppose this large scale project which would severely impact the beauty, native vegetation, desert wildlife and quality of life for residents who love to enjoy this truly beautiful and remarkable area. We are very fortunate to have this grand mountain preserve in our back yards. If you have not visited Apache Wash or any of the other magnificent hiking/biking areas within the Sonoran Preserve lately, please re-visit this area to truly appreciate what we have. Let's keep the amazing Preserve and its desert inhabitants alive. Please voice your opposition to this project when it comes before Council this Spring. Thank you.

Kyle Mickel

PS: Considering our severe water shortage, this project should not move forward on that basis alone. But there exist so many other reasons to say no to this horrible concept. I appreciate your consideration.

Email : kylemickel4@gmail.com

AREA : 602

PHONE : 299-6147

ADDRESS : 1808 W. Oranewood Ave.

CITY : Phoenix

STATE : AZ

ZIP : 85021

Submission ID: ca17955446204320b564f8605e31035f

Form Submission On : 1/20/2022 2:28:17 PM

Referer: <https://phoenix.gov/district2/contact-district-2>

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

February 22, 2022

City of Phoenix
Desert View Village Planning Committee
200 W. Washington St.
Phoenix AZ, 85003



RE: PMPC Opposition to the Verdin Planned Unit Development (PUD) and REZONING:

- Z-62-18-2; Rezoning request to change maximum number of dwellings units allowed from 190 to 1,404
- GPA-DSTV-1-18-2; General Plan Amendment to change the zoning from Preserve/Residential 0-1 or 1-2 du/ac to Residential 2-3.5 or 3.5-5 du/ac.
- Z-75-18-2; Rezoning application Modify the boundary of the Desert Character Overlay District from Area A to Area B and increase the number of dwelling units allowed.
- Z-TA-5-18.2; Rezoning application to Modify the boundary of the Desert Character Overlay District and increase the number of dwelling units allowed.

Dear Desert View Village Planning Committee Members,

The Phoenix Mountains Preservation Council, a 501(C)(4) nonprofit organization, charged with the protection of Phoenix Mountains Desert Preserves, stands in strong opposition to the proposed Verdin PUD Application and the intent to "up-zone" the land and increase density, negatively impact animal corridors and to negate the Desert Character Overlay standards that have been written specifically to define and protect the sensitive areas adjacent to the Cave Creek Wash.

The original name, MacEwen 480, has been resubmitted several times. This project is now being submitted under the name "Verdin." Currently, there are four related applications submitted by the developer for this project pending in various stages.

- The Verdin PUD cannot proceed ahead of the General Plan Amendment.
- The Verdin PUD also cannot proceed before the Desert Character Overlay District rezone per Sec. 671(B)(1).
- It also cannot proceed before the zoning map amendment rezone per Sec. 671 (D)(1).

PMPC does not oppose a development on the Taylor Morrison property. Approximately 33 percent of the proposed Verdin Development is impacted by the Desert Character Overlay. Doing anything short of full compliance with the Desert Character Overlay standards for this area will seriously degrade fragile desert ecosystems in the area. The City of Phoenix should not allow this. The City of Phoenix has already spoken on this matter with their approval of the Desert Character Overlay.

Sincerely,

A handwritten signature in blue ink, which appears to read "Patrick McMullen", is written over the word "Sincerely," and extends across the line for the name.

Patrick McMullen, PhD
PMPC President

PMPC: 12950 N. 7th ST, Phoenix, AZ 85022

www.phoenixmountains.org

From: [Council District 2 PCC](#)
To: [Julianna Pierre](#)
Subject: FW: Verdin project support
Date: Tuesday, March 8, 2022 7:41:49 AM

Please add to the public record

From: Jennifer Ruby <jenruby@cox.net>
Date: Monday, March 7, 2022 at 8:32 PM
To: Jim Waring <Jim.Waring@phoenix.gov>, Council District 2 PCC
<council.district.2@phoenix.gov>
Subject: Verdin project support

Hello Councilman Waring -

We've met a few times; I've been a constituent of yours going back to your days in the State Senate. I wanted to take a few minutes to express my support for the proposed Verdin project. Northeast Phoenix has been a wonderful place for my family to live for decades, and I welcome Verdin's additional single-family housing options. With all the exciting new employment coming to North Phoenix, we need more housing so that employees can build their lives here and continue to grow our vibrant community. The overall low density is entirely appropriate for this area, and the thoughtful design exhibited by the Edge Openness Plan will be an enhancement not only for Verdin residents but also for the greater area. I'm particularly excited about the improvements to Sonoran Desert Drive which are badly needed and unlikely to happen without new development.

Finally, North Phoenix will be incredibly lucky to lay claim to a master plan certified by the National Wildlife Federation. Talk about leading by example!

Please also share my support with the Village Planning Committees. Thank you for your time,

Jen

Jennifer Ruby
2333 E Chama Drive
Phoenix 85024

From: [Jennifer Ruby](#)
To: [Julianna Pierre](#)
Subject: Fwd: Verdin project support
Date: Monday, March 7, 2022 8:54:48 PM

Hi Ms. Pierre -

I wanted to share with you my email of support for the Verdin project. I find the project's application materials to be very thoughtful and comprehensive. It's rare lately to see a project proposing *only* single-family detached housing...compare for example the recent projects adjacent to where I live: Sendero Foothills and Stone Butte East, both of which include higher density/intensity and attached product.

I believe this project will be great for North Phoenix. Thank you for your hard work getting it to this point.

Jen Ruby

Begin forwarded message:

From: Jennifer Ruby <jenruby@cox.net>
Subject: Verdin project support
Date: March 7, 2022 at 8:32:35 PM MST
To: jim.waring@phoenix.gov, council.district.2@phoenix.gov

Hello Councilman Waring -

We've met a few times; I've been a constituent of yours going back to your days in the State Senate. I wanted to take a few minutes to express my support for the proposed Verdin project. Northeast Phoenix has been a wonderful place for my family to live for decades, and I welcome Verdin's additional single-family housing options. With all the exciting new employment coming to North Phoenix, we need more housing so that employees can build their lives here and continue to grow our vibrant community. The overall low density is entirely appropriate for this area, and the thoughtful design exhibited by the Edge Openness Plan will be an enhancement not only for Verdin residents but also for the greater area. I'm particularly excited about the improvements to Sonoran Desert Drive which are badly needed and unlikely to happen without new development.

Finally, North Phoenix will be incredibly lucky to lay claim to a master plan certified by the National Wildlife Federation. Talk about leading by example!

Please also share my support with the Village Planning Committees. Thank you for your time,

Jen

Jennifer Ruby

2333 E Chama Drive
Phoenix 85024

From: [Ann Griffith](#)
To: [Jim Waring](#); [Julianna Pierre](#)
Cc: [Council District 2 PCC](#)
Subject: Taylor Morrison Verdin Master Planned Community
Date: Wednesday, March 9, 2022 10:44:41 AM

Mr. Waring & Ms. Pierre,

After reading the recent Valley Vibe News article about the pushback on this proposed development from the Save Our Sonoran Preserve group, I wanted to voice a counter opinion for consideration.

I absolutely support the need to preserve the beauty and natural wildlife of our Arizona deserts...it's what makes Arizona such a beautiful place to live. However, I also understand the economic importance of development to foster business development, attract the best employers and sustain a generational workforce.

Our son, a recent CU graduate, relocated back to Phoenix after accepting an offer for his first professional career position. His home search was challenging. After realizing he could afford a mortgage that was comparable to the average rent, he set his sights on new home ownership. It was extremely difficult to find new communities that were more central to his work and that fit the lifestyle he was looking to experience.

The Sonoran Desert/I-17 corridor was a target area for him due to location and proximity to shopping, entertainment and outdoor activities. However, what he found were thousands of new/planned apartments. If this community were further along and offered affordable options for first-time buyers, it would have been a strong consideration.

The vision for Verdin is beautiful. It strikes a critical balance between community and nature. Developers and home builders need to do more for preservation and sustainability. Taylor Morrison is setting a gold standard here. As you consider future development in this area, I do ask that you challenge your developers and home builders to exceed the standard that is being set here. I'd also ask that communities offer more affordable options for first time home buyers (e.g. townhomes).

Sincerely,
Ann Griffith