

ATTACHMENT F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC			
I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-15-26-2 Southwest corner of 56th Street and Ranger Drive	<i>(SIGNATURE ON ORIGINAL IN FILE)</i>	
		opposition	X
APPEALED FROM:	PC 6/4/2026	22046 North 55th Street Phoenix, AZ 85054	
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>	
TO PC/CC HEARING	CC 7/1/2026 (10:00 a.m.)	Doug Miller 520-271-7622 doug0506@gmail.com	
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>	
REASON FOR REQUEST:			
Request to reinstate original stipulations in case Z-15-26-2, as heard in the June 2, 2026 Village Planning Committee meeting. (Please read attached letter and map).			
RECEIVED BY:	Aaron Reid	RECEIVED ON:	6/10/2026

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Bradley McNish
Micah Alexander
PDD GIS
Byron Easton (for PHO appeals only)
Village Planner - Adrian Zambrano
Applicant



CITY OF PHOENIX

JUN 10 2026

Planning & Development Department

The PLANNING COMMISSION agenda for MONDAY, June 4, 2026 is attached.

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

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

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. Thursday, June 11, 2026.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., Thursday, June 11, 2026.

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

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. June 11, 2026.

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

- 3. A CONTINUANCE is granted at the PLANNING COMMISSION. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. Thursday, June 18, 2026.

FORM TO REQUEST CITY COUNCIL HEARING

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

APZ-34-24 (2-15-24)

APPLICATION NO.

Southwest corner of 56th Street and Ranger Drive

LOCATION OF APPLICATION SITE

6/10/2024

DATE APPEALED FROM

OPPOSITION APPLICANT

Aaron Reich

PLANNER (PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

DOUG MILLER

PRINTED NAME OF PERSON APPEALING

[Signature]

SIGNATURE

22046 N 55th St

STREET ADDRESS

6/10/26

DATE OF SIGNATURE

PHOENIX, AZ 85054

CITY, STATE & ZIP CODE

520 271 7622

TELEPHONE NO.

Doug.0506@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

REQUEST TO REINSTATE ORIGINAL STIPULATIONS IN CASE 2-15-26

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

As heard in June at Village Planning 2nd

JUN 10 2026

Planning & Development
Department

Dear Mayor, Council Members, and Planning Staff,

I am writing regarding Case Z-15-26-2 and the planned Ranger Drive connection at 56th Street.

My intent is not to debate neighborhood preferences or dismiss the concerns expressed by other residents. Reasonable people can disagree on issues involving traffic, safety, neighborhood character, and property values. As a community resident, I also have a vested interest in maintaining a safe neighborhood for my family and protecting long-term property values. However, I would like to focus on the planning framework, transportation objectives, and long-term fiscal implications of the recommendation before the City.

To better understand the recommendation, I would appreciate clarification on the following:

- Was the Ranger Drive connection shown in any adopted Desert Ridge planning documents, transportation plans, plats, or street classification maps, studies, etc.?
- Was a new Traffic Impact Analysis completed, evaluating whether the additional proposed residential/commercial density could be accommodated without the planned connection?
- What emergency access, network resiliency, and circulation considerations were evaluated as part of the recommendation?
- How does the recommendation align with the goals and transportation framework of the Desert Ridge Specific Plan?
- What planning, engineering, or policy considerations ultimately support the recommendation to maintain the closure despite the continued development in the area?

As a former employee in the City of Scottsdale's long-range planning department, I appreciate the importance of public outreach and community input. However, I was surprised by the number of statements in a public forum suggesting that the connection was never intended to be completed, or that it currently serves its intended purpose, which does not appear consistent with the planning documents I have reviewed.

Based on information provided by Planning staff, Ranger Drive remains identified in the Desert Ridge Specific Plan, Street Classification Map, and approved Traffic Impact Analysis as a future minor collector connection to 56th Street. My understanding is that the connection has not been removed from the City's plans. Rather, the revised stipulations identify the proposal as "temporary," delay its construction, and shift responsibility from the developer to a future City-funded Capital Improvement Program project.

This distinction is important. The connection was deferred for years because the parcel had not yet been developed, and the expectation was that the eventual developer would complete the planned infrastructure. Now that development is occurring, the City has an opportunity to complete the connection while the developer remains responsible for the associated improvements.

The recently released MAG Northeast Valley Transportation Study anticipates substantial population, employment, and development growth throughout the area through 2050 and highlights the importance of transportation connectivity and infrastructure planning to support that growth. With that in mind, it is reasonable to ask what benefit is gained by postponing a planned improvement when infrastructure costs rarely decrease over time and the connection will ultimately need to be built at a higher cost in the future.

Ultimately, my hope is that the final decision reflects the long-term vision, transportation data, engineering analysis, and planning principles that have guided Desert Ridge's development for decades. One of the primary purposes of long-range planning is to anticipate future growth before it becomes a problem. Consistent with that principle, I respectfully encourage the City Council to approve the case pursuant to the stipulations contained in the original staff report dated April 1, 2026, rather than the revised stipulations contained in Addendum A.

More than 30 years ago, Desert Ridge planners identified this connection as part of the area's transportation network, long before much of the surrounding development existed. Today, as residential, commercial, and employment growth continues, that vision appears more relevant than ever. If Ranger Drive remains part of the City's future transportation network, now seems to be the most practical and cost-effective opportunity to complete the connection while development is underway and the developer remains responsible for the associated infrastructure improvements.

Thank you for your consideration and continued service to our community.

Doug Miller
22046 N 55th St
Phoenix, AZ 85054

INRIX TRAFFIC VOLUMES SUPPORT RANGER DRIVE'S INTENDED FUNCTION

Traffic data indicates that Ranger Drive carries approximately **2,800 vehicles per day**, despite being closed at 56th Street. Comparable collector streets within Desert Ridge carry similar traffic volumes and are connected:

- Pathfinder Drive: **3,181 VPD**
- Marriott Drive: **3,478 VPD**
- Trailblazer Drive: **2,260 VPD**
- Ranger Drive: **2,800 VPD** - despite being closed

These traffic volumes indicate that comparable collector streets have remained neighborhood-serving roadways rather than major regional thoroughfares, supporting their intended function of providing local access and connectivity for residents.

As development along the Loop 101 continues and the area approaches buildout, the importance of maintaining multiple access routes will only increase. Concentrating access for Wildfire Golf Club residents onto a single primary corridor (Tatum Blvd) will reduce the resiliency of the transportation network and eliminates alternatives during periods of congestion, accidents, or emergency situations.

Data Source: [Placer.ai](https://www.placer.ai)

