City of Phoenix

Agenda
City Council Formal Meeting

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

Friday, July 1, 2022 **10:00 AM** **phoenix.gov**

*****REVISED June 29, 2022*****

Items Revised: 21, 30-47, 166-167, 171; Item Corrected: 89; Items Added: 172-175

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online *by visiting the City Council Meetings page on phoenix.gov* ***at least 2 hours prior to the start of this meeting****. Then, click on this link at the time of the meeting and join the Webex to speak:* https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e7731df48aa2470df9bc0ec64a2adf9c7

- Register via telephone at 602-262-6001 **at least 2 hours prior to the start of this meeting,** noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive **1 hour prior to the start of this meeting**. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

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- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 **al menos 2 horas antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2555 908 4610#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2555 908 4610#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

CALL TO ORDER AND ROLL CALL

BOARDS AND COMMISSIONS

1	**Mayor and Council Appointments to Boards and Commissions**	Page 17

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

2	**Liquor License - Thunderbird Liquor**	District 1 - Page 20
3	**Liquor License - Angie's Mini Market**	District 1 - Page 25
4	**Liquor License - Fry's Food & Drug #96**	District 1 - Page 30
5	**Liquor License - India Palace**	District 1 - Page 34
6	**Liquor License - Taco Boy's**	District 1 - Page 39
7	**Liquor License - Smoke Zone Beer & Wine**	District 3 - Page 44
8	**Liquor License - New York Bagels 'N Bialys**	District 3 - Page 49
9	**Liquor License - Biscuits Cafe**	District 3 - Page 55
10	**Liquor License - Casa Amigos Food**	District 4 - Page 60
11	**Liquor License - GreenTree Hotel**	District 4 - Page 62
12	**Liquor License - Special Event - The Johnny O Alzheimer's, Dementia and TBI Awareness Foundation**	District 5 - Page 67
13	**Liquor License - Taco Boy's**	District 5 - Page 68
14	**Liquor License - Family Dollar #25127**	District 5 - Page 72
15	**Liquor License - DashMart**	District 5 - Page 77
16	**Liquor License - Mr. Chao's Asia Bistro**	District 6 - Page 83

17	**Liquor License - Castaway**	District 6 - Page 88
18	**Liquor License - 24th Street Cigar Lounge**	District 6 - Page 90
19	**Liquor License - Taste of Thai**	District 6 - Page 95
20	**Liquor License - The Bread and Honey House**	District 6 - Page 100
*21	**Liquor License - Vine Tavern & Eatery ***REVISED*** **	District 6 - Page 105
22	**Liquor License - Pomo**	District 7 - Page 110
23	**Liquor License - X Club Phoenix**	District 7 - Page 116
24	**Liquor License - Congo Brands**	District 7 - Page 121
25	**Liquor License - Circle K Store #9556**	District 7 - Page 123
26	**Liquor License - Cold Beers & Cheeseburgers/Bourbon & Bones Cocktail Lounge**	District 8 - Page 127
27	**Liquor License - Fresh Market on the Go/The Grove, Inc. Bar at PHX**	District 8 - Page 132
28	**Liquor License - The Bread and Honey House**	District 8 - Page 136
29	**Liquor License - Ay, Chabela**	District 8 - Page 141
*30	**Liquor License - AZ Mini Market ***REVISED*** **	District 1 - Page 146
*31	**Liquor License - First Watch Restaurant #214 ***REVISED*** **	District 1 - Page 151
*32	**Liquor License - Tacos Chisco ***REVISED*** **	District 1 - Page 157
*33	**Liquor License - M3V The Nail Bar ***REVISED*** **	District 2 - Page 162
*34	**Liquor License - SR Ozzy's Bar & Grill ***REVISED*** **	District 2 - Page 166
*35	**Liquor License - Smoke Zone Beer & Wine ***REVISED*** **	District 3 - Page 171

*36	**Liquor License - Torchy's Tacos ***REVISED***	District 3 - Page 173
*37	**Liquor License - El Chullo Restaurant ***REVISED***	District 4 - Page 179
*38	**Liquor License - Kaisen ***REVISED***	District 4 - Page 185
*39	**Liquor License - Monsoon Market ***REVISED***	District 4 - Page 190
*40	**Liquor License - Nomada Provisions ***REVISED***	District 4 - Page 196
*41	**Liquor License - West Hut ***REVISED***	District 4 - Page 202
*42	**Liquor License - De Mi Pais Market ***REVISED***	District 6 - Page 207
*43	**Liquor License - Hopdoddy Burger Bar ***REVISED***	District 6 - Page 213
*44	**Liquor License - Tacos Calafia ***REVISED***	District 6 - Page 215
*45	**Liquor License - Pigtails ***REVISED***	District 7 - Page 221
*46	**Liquor License - Thundercat Lounge ***REVISED***	District 7 - Page 226
*47	**Liquor License - Hampton Inn by Hilton Phoenix Airport North ***REVISED***	District 8 - Page 231
48	**Liquor License - Aiello's**	District 3 - Page 236
PAYMENT ORDINANCE (Ordinance S-48825) (Items 49-60)		Page 241
49	**Technology Partners, Inc.**	
50	**Clerk Retail, Inc. doing business as Grocery TV**	
51	**Lucas Holdings, LLC doing business as Lucas Color Card**	
52	**Biddle Consulting Group, Inc.**	
53	**QCM Technologies, Inc.**	
54	**Christy Signs**	

55 **CCR Furniture Upholstery Cleaners Inc.**

56 **NABCO Systems LLC**

57 **Motorola Solutions, Inc. doing business as Vigilant Solutions, LLC**

58 **Public Safety Personnel Retirement System**

59 **Settlement of Claim(s) Guerra v. City of Phoenix**

60 **Settlement of Claim(s) Rivera-Albarado v. City of Phoenix**

ADMINISTRATION

61	**Public Hearing on Adoption of Property Tax Levy for 2022-23 Fiscal Year**	Citywide - Page 245
62	**Adoption of Property Tax Levy for 2022-23 Fiscal Year (Ordinance S-48853)**	Citywide - Page 246
63	**Request for City Council to Call to Meet in Executive Session on Specific Dates through December 2022**	Citywide - Page 252
64	**Acceptance of Easements for Access, Drainage and Storm Drainage Purposes (Ordinance S-48839)**	District 1 - Page 253
65	**Acceptance and Dedication of Easements and Deeds for Sidewalk, Public Utility and Roadway Purposes (Ordinance S-48840)**	District 4 - Page 254 District 5 District 6 District 7 District 8
66	**Custodial Services Fire Department - Requirements Contract RFP 22-038 - Request for Award (Ordinance S-48832)**	Citywide - Page 256
67	**Industrial and Medical Gases- COOP 22-084- Request for Award (Ordinance S-48835)**	Citywide - Page 258

68	**Auditing and Consulting Services - Requirements Contract - MCC 180241 D - Amendment (Ordinance S-48836)**	Citywide - Page 259
69	**Records Management System Contract - COOP 22-079 Request for Award (Ordinance S-48841)**	Citywide - Page 261
70	**Authorization to Enter into a License for Short-Term Parking at 39 W. Cypress St. (Ordinance S-48844)**	District 4 - Page 263
71	**Software Value-Added Reseller Services - State of Arizona Cooperative Contract - Amendment (Ordinance S-48848)**	Citywide - Page 265
72	**Procurement Consultant for Website Modernization Project Contract - QVL 22-127- Request for Award (Ordinance S-48852)**	Citywide - Page 267
73	**Reflectorized Sign Sheeting Materials Contract - Coop 22-100 Request for Award (Ordinance S-48864)**	District 5 - Page 269 District 8
74	**Network and Telephony Equipment and Services Contract - COOP 23-004 Request for Award (Ordinance S-48869)**	Citywide - Page 271
75	**Grass Seed Contract - RFQu 22-075 Request for Award (Ordinance S-48875)**	Citywide - Page 273
76	**Public Safety Radio Network Contract - EXC 22-132 Request for Award (Ordinance S-48882)**	Citywide - Page 275
77	**Commercial Driver's License (CDL) Class A Training and Licensing, EXC HR 22-003 (Ordinance S-48851)**	Citywide - Page 277
78	**Employee Medical Health Plans, Contract Extensions (Ordinance S-48862)**	Citywide - Page 279
79	**Employee Back-up Care, Tutoring and Discounted Services, EXC HR 22-004 (Ordinance S-48886)**	Citywide - Page 281
80	**Amend Personnel Rule 15, Parental Leave (Ordinance S-48888)**	Citywide - Page 283

81	**Public Communications Equipment and Parts - Requirements Contract (Ordinance S-48828)**	Citywide - Page 287
82	**Professional Services for Network Support - Amendments (Ordinance S-48877)**	Citywide - Page 289
83	**Intergovernmental Agreement with Maricopa County Sheriff's Office (Ordinance S-48887)**	Citywide - Page 290
84	**Authorization to Enter into Contracts for Document Review Legal Services (Ordinance S-48892)**	Citywide - Page 291
85	**Gila River Indian Community Gaming Grants (Ordinance S-48829)**	Citywide - Page 293
86	**Fiscal Year 2022-23 Legal Representation Services Contracts (Ordinance S-48865)**	Citywide - Page 301
87	**Intergovernmental Agreement between Maricopa County and City Prosecutor's Office for Use of Maricopa County Phone Services (Ordinance S-48893)**	Citywide - Page 303
88	**Intergovernmental Agreement between Maricopa County and City Public Defender's Office for Use of Maricopa County Phone Services (Ordinance S-48894)**	Citywide - Page 304

COMMUNITY SERVICES

*89	**ARPA Phoenix Resilient Food System Programs Second Tranche - Amendments for Continuing Programs (Ordinance S-48884) ***CORRECTED*** **	Citywide - Page 305
90	**Operating Funds for Phoenix Starfish Place (Ordinance S-48880)**	District 3 - Page 309
91	**Authorization to Accept and Disburse Area Agency on Aging, Region One, Funding for Home Delivered Meal Program (Ordinance S-48842)**	Citywide - Page 310

92	**Client Services Portal System Integration (Ordinance S-48878)**	Citywide - Page 312
93	**Contract with Community Bridges Inc. for American Rescue Plan Act Homeless Services (Ordinance S-48895)**	Citywide - Page 314
94	**Online Access Electronic Books - RFA 17-072 - Amendment (Ordinance S-48830)**	Citywide - Page 315
95	**Library eCard Patron Online Verification and Services- RFA 16-140- Amendment (Ordinance S-48855)**	Citywide - Page 317
96	**Online Language Learning Resources - RFP 16-217-Amendment (Ordinance S-48872)**	Citywide - Page 318
97	**Clean Public Facility and School Improvement and Upgrades Program Award Recommendation (Ordinance S-48871)**	District 4 - Page 320 District 5
98	**Fiscal Year 2022-23 Community Arts Support Grant Allocations (Ordinance S-48860)**	Citywide - Page 323
99	**Artist Design Contract for Perry Park Public Art Project (Ordinance S-48890)**	District 8 - Page 329

ECONOMIC DEVELOPMENT

100	**Phoenix Mobile Career Unit Purchase from Farber Specialty Vehicles (Ordinance S-48838)**	Citywide - Page 331
101	**Reemployment Services and Eligibility Assessment (RESEA) Program - Intergovernmental Agreement (IGA) with Arizona Department of Economic Security (Ordinance S-48861)**	Citywide - Page 333
102	**Marketing Services - ADSPO16-145339 - Amendment (Ordinance S-48866)**	Citywide - Page 335

103	**Community Wireless Network (Digital Divide Cooperative Network) Intergovernmental Agreement - Amendment (Ordinance S-48870)**	District 4 - Page 337 District 5 District 7 District 8
104	**Issuance of Multifamily Housing Revenue Bonds (Residences at Falcon Park Project), Series 2022 (Resolution 22047)**	District 4 - Page 340
105	**Event Services Contracted Labor - Amendment (Ordinance S-48883)**	District 7 - Page 341 District 8
106	**Amending Chapter 2, Article XXVI, Phoenix City Code, Relating to Phoenix Youth and Education Commission (Ordinance G-6996)**	Citywide - Page 343
107	**AARP Foundation Program Agreement for Experience Corps Phoenix Tutoring (Ordinance S-48885)**	Citywide - Page 344

PUBLIC SAFETY

108	**Canine Urban Search & Rescue Services Agreement with Arizona Search Dogs, Inc. (Ordinance S-48827)**	Citywide - Page 346
109	**Fire Department Health Services Agreement (Ordinance S-48891)**	District 8 - Page 348
110	**Authorization to Apply for, Accept and enter into an Agreement for FY 2022 Paul Coverdell Forensic Science Improvement Formula Grant Program (Ordinance S-48846)**	Citywide - Page 349
111	**FY 2022 Body-Worn Camera Policy and Implementation Program to Support Law Enforcement Agencies Grant (Ordinance S-48856)**	Citywide - Page 350
112	**Authorization to Amend Ordinance for Downtown Camera Project (Ordinance S-48867)**	District 7 - Page 351 District 8
113	**Donation from Phoenix Police Foundation for Victim Center Renovation (Ordinance S-48873)**	District 4 - Page 353

114 **Amend Agreements with Various School Districts for Funding of School Resource Officers (Ordinance S-48889)** Citywide - Page 355

115 **Trunarc Consumables and Service - RFA 18-323-Additional Funds (Ordinance S-48897)** Citywide - Page 356

TRANSPORTATION AND INFRASTRUCTURE

116 **North Gateway Transfer Station, Materials Recovery Facility Fire Suppression System - Amendment to Ordinance S-48330** District 2 - Page 357

117 **One-Time Rental of SR85 Landfill CAT Dozer (Ordinance S-48857)** Out of City - Page 358

118 **HVAC Maintenance, Repair and Replacement Contract - Amendment (Ordinance S-48896)** District 8 - Page 360

119 **Amend City Code - Section 36-158, Schedule I, Local Speed Limits at 27 Locations (Ordinance G-6997)** Citywide - Page 362

120 **Amend City Code - Article XI, Section 36-134, Stopping, Standing or Parking Prohibited in Specific Places (Ordinance G-7005)** Citywide - Page 405

121 **Area Bounded by Fillmore to Roosevelt Streets, 7th to 24th Streets Active Transportation Plan - Engineering Services - ST87600137 (Ordinance S-48834)** District 8 - Page 406

122 **Streetlight Maintenance Services - Amendment - RFP 63-0037 (Ordinance S-48847)** Citywide - Page 408

123 **Citywide General Construction - Job Order Contracting Services - 4108JOC209 (Ordinance S-48850)** Citywide - Page 410

124 **Citywide General Construction - Job Order Contracting Services - Amendment - 4108JOC178 (Ordinance S-48858)** District 8 - Page 413

125 **Intergovernmental Agreement with Arizona Department** District 8 - Page 415

	of Transportation for Traffic Signals and Under-Deck Lighting at Interstate 17 and Central Avenue (Ordinance S-48854)	
126	**Intergovernmental Agreement with the City of Glendale for the Installation of Vehicle Detection Along Glendale Avenue (Ordinance S-48845)**	District 5 - Page 416
127	**Intergovernmental Agreement with Murphy Elementary School District for the Installation of a Pedestrian Signal on Buckeye Road East of 33rd Avenue (Ordinance S-48868)**	District 7 - Page 418
128	**Intergovernmental Agreement with Paradise Valley Unified School District for the Installation of a Traffic Control Device at 28th Street and Shea Boulevard (Ordinance S-48874)**	District 3 - Page 420
129	**Intergovernmental Agreement with Gila River Indian Community for Sidewalk Improvements Along Baseline Road from 83rd to 75th Avenues (Ordinance S-48876)**	District 7 - Page 422
130	**Support for Formation of Medlock Place Irrigation Water Delivery District (Resolution 22037)**	District 4 - Page 425
131	**American Water College Contract - RFA-2122-WST-343 - Request for Award (Ordinance S-48826)**	Citywide - Page 438
132	**Work and Asset Management (WAM) Migration Consulting Services Contract - Request for Award (Ordinance S-48831)**	Citywide - Page 440
133	**Inspection and Repair of Hoist and Cranes - Amendment (Ordinance S-48833)**	Citywide - Page 442
134	**Arizona Public Service Trenching Agreement for City of Phoenix Waterline Improvements for Zone 3D/4A - WS85500442 (Ordinance S-48837)**	District 3 - Page 444
135	**Security Access Controls Contract - RFA 2122-WPC-361 - Request for Award (Ordinance S-48843)**	Citywide - Page 445

136	**Oracle Mobile Workforce Management Upgrade Services - RFA 2122-WTS-477 Request for Award (Ordinance S-48849)**	Citywide - Page 447
137	**Authorization to Enter into a Supplemental Agreement with the United States, Central Arizona Water Conservation District and Others for Further Participation in the Colorado River 500+ Plan; Amend Ordinance S-48254 (Ordinance S-48859)**	Out of City - Page 449
138	**Purchase of Polymers for Water Treatment and Production - Amendment (Ordinance S-48863)**	Citywide - Page 451
139	**Custom Analytical Standards Contract - IFB-2122-WES-331 Request for Award (Ordinance S-48879)**	Citywide - Page 453
140	**Water Services Department Water Main Replacement Program Engineering/Consulting On-Call Services (Ordinance S-48881)**	Citywide - Page 455

PLANNING AND ZONING MATTERS

141	**Final Plat - The Hacienda at Carefree - PLAT 210108 - South of Carefree Highway and East of 42nd Street**	District 2 - Page 458
142	**Final Plat - The Cove Apartments - PLAT 210109 - 1526 W. Desert Cove Ave.**	District 3 - Page 459
143	**Final Plat - The Urban Encanto - PLAT 210099 - North of Earll Drive East of 19th Avenue**	District 4 - Page 460
144	**Final Plat - Tract E of 2200 E. Bethany - PLAT 220014 - 6204 N. 22nd St.**	District 6 - Page 461
145	**Final Plat - Montana Del Sur - PLAT 210064 - Southwest Corner of 47th Avenue and Southern Avenue**	District 7 - Page 462
146	**Final Plat - Ragsdale - PLAT 210074 - Northwest Corner of 12th Street and Washington Street**	District 8 - Page 463

147 **Final Plat - Dunkin-Gardners Enclave - PLAT 210085 - Southwest Corner of 34th Place and Baseline Road** District 8 - Page 464

148 **Final Plat - 2102 North 26th Place - PLAT 210097 - 2102 N. 26th Place** District 8 - Page 465

149 **Abandonment of Easement - ABND 200564 - Southeast Corner of 29th Avenue and Georgia Avenue (Resolution 22046)** District 5 - Page 466

150 **Abandonment of Easement - ABND 210050 - Southeast Corner of 29th Avenue and Georgia Avenue (Resolution 22040)** District 5 - Page 467

151 **Abandonment of Easement - ABND 210064 - Northeast Corner of 29th Avenue and Colter Street (Resolution 22041)** District 5 - Page 468

152 **Abandonment of Alleyway - ABND 210043 - East Lincoln Drive and East Piestewa Drive (Resolution 22039)** District 6 - Page 469

153 **Abandonment of Easement - V190002A - Southeast Corner of Fillmore Street and 5th Avenue (Resolution 22038)** District 7 - Page 470

154 **Abandonment of Easement - ABND 220009 - 5734, 5730 and 5726 North 8th Place (Resolution 22042)** District 7 - Page 471

155 **Waiver of Federal Patent Easement - ABND 220022 - Southeast Corner of 19th Avenue and Jomax Road (Resolution 22043)** District 2 - Page 472

156 **Amend City Code - Official Supplementary Zoning Map 1232 (Ordinance G-6998)** District 6 - Page 473

157 **Amend City Code - Ordinance Adoption - Rezoning Application Z-14-22-1 - Northeast Corner of Black Canyon Highway and Adobe Drive (Ordinance G-7000)** District 1 - Page 477

158 **Amend City Code - Ordinance Adoption - Rezoning Application Z-57-21-3 (PV PUD) - Northwest Corner of Tatum Boulevard and Cactus Road (Ordinance G-7004)** District 3 - Page 488

159 **Amend City Code - Ordinance Adoption - Rezoning Application Z-7-22-3 - Approximately 190 Feet West of the Northwest Corner of 22nd Street and Paradise Lane (Ordinance G-7003)** District 3 - Page 505

160 **Amend City Code - Ordinance Adoption - Rezoning Application Z-10-22-4 - Approximately 400 Feet East of the Southeast Corner of Central Avenue and Roanoke Avenue (Ordinance G-7002)** District 4 - Page 511

161 **Amend City Code - Ordinance Adoption - Rezoning Application Z-11-22-5 - Northeast Corner of 107th Avenue and Missouri Avenue (Ordinance G-7001)** District 5 - Page 520

162 **Amend City Code - Ordinance Adoption - Rezoning Application Z-12-22-7 - Northwest Corner of 47th Avenue and Baseline Road (Ordinance G-6999)** District 7 - Page 528

163 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-PV-4-21-2 - Southwest Corner of Kierland Boulevard and Marilyn Road (Resolution 22045)** District 2 - Page 536

164 **Public Hearing and Ordinance Adoption - Rezoning Application Z-76-21-2 (Icon Kierland PUD) - Southwest Corner of Kierland Boulevard and Marilyn Road (Ordinance G-7007)** District 2 - Page 552

165 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-DSTV-1-22-2 - Approximately 2,400 Feet Southwest of the Southwest Corner of Cave Creek Road and Jomax Road (Resolution 22044)** District 2 - Page 592

*166 **Public Hearing and Ordinance Adoption - Rezoning Application Z-6-22-2 - Approximately 2,400 Feet** District 2 - Page 637

Southwest of the Southwest Corner of Cave Creek Road and Jomax Road (Ordinance G-7006) ***REVISED***

*167 **Resolution Adoption - Sonoran Desert Drive Funding Policy (Resolution 22048) ***REVISED*** — District 2 - Page 758

168 **(CONTINUED FROM JUNE 1, 2022) - Public Hearing and Resolution Adoption - General Plan Amendment GPA-DSTV-1-18-2 - Southwest Corner of the 24th Street Alignment and Sonoran Desert Drive (Resolution 22030)** — District 2 - Page 764

169 **(CONTINUED FROM JUNE 1, 2022) - Public Hearing and Ordinance Adoption - Rezoning Application Z-75-18-2 - South of Sonoran Desert Drive between the 16th Street and 32nd Street Alignments (Ordinance G-6992)** — District 2 - Page 801

170 **(CONTINUED FROM JUNE 1, 2022) - Public Hearing - Amend the Desert Character Overlay District - Ordinance Adoption - Z-TA-5-18-2 (Ordinance G-6993)** — District 2 - Page 855

*171 **(CONTINUED FROM JUNE 1, 2022) - Public Hearing and Ordinance Adoption - Rezoning Application Z-62-18-2 (Verdin PUD) - Southwest corner of the 24th Street Alignment and Sonoran Desert Drive (Ordinance G-6991) ***REVISED*** — District 2 - Page 910

ADD-ON ITEMS

*172 **Payment Ordinance for Blue Ridge Fire District (Ordinance S-48899) ***REQUEST TO ADD-ON*** — Page 1301

*173 **Payment Ordinance for Summer Recess (S-48900) ***REQUEST TO ADD-ON*** — Citywide - Page 1303

*174 **Amend Ordinance S-45435 Regarding Pediatric Health Care Initiative Fund (S-48898) ***REQUEST TO ADD-ON*** — Citywide - Page 1305

*175 **Authorization to Apply for, Accept, and Enter into an Agreement for the FY 2022 DNA Capacity Enhancement and Backlog Reduction Grant Program**
*****REQUEST TO ADD-ON*****

Citywide - Page 1307

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 1

Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** July 1, 2022

From: Mayor Kate Gallego

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Deer Valley Village Planning Committee

Councilwoman Ann O'Brien recommends the following for appointment:

Stephanie Brewer
Ms. Brewer is the Executive Director of Newtown Community Development Corporation and a resident of District 1. She fills a vacancy for a term to expire November 19, 2023.

James Sutphen
Mr. Sutphen is an investigator at the Arizona Department of Public Safety and a resident of District 1. He fills a vacancy for a term to expire November 19, 2023.

Neighborhood Block Watch Fund Oversight Committee

Vice Mayor Laura Pastor recommends the following for appointment:

Dan Carroll
Mr. Carroll is a realtor with Realty ONE Group and a resident of District 3. He fills a vacancy for a term to expire June 30, 2023.

Parks and Recreation Board

I recommend the following for appointment:

Ed Zuercher
Mr. Zuercher is the former City of Phoenix City Manager and parks advocate. He replaces Masavi Perea for a term to expire July 1, 2027.

Phoenix Business Workforce Development Board

I recommend the following for appointment:

Alison Rapping
Ms. Rapping is the Chief Executive Officer of Arouet. She fills a vacancy for a term to expire June 30, 2025.

I recommend the following for reappointment:

Dawna Cato
Ms. Cato will serve her first full term to expire June 30, 2025.

Jon Ellerston
Mr. Ellerston will serve his first full term to expire June 30, 2025.

Patrick Fitzhugh
Mr. Fitzhugh will serve his first full term to expire June 30, 2025.

Kaaren-Lyn Graves
Ms. Graves will serve her second term to expire June 30, 2025.

Brendan Mahoney
Mr. Mahoney will serve his first full term to expire June 30, 2025.

Public Safety Personnel Retirement System Local Police Pension Board

Santos Robles
Mr. Robles was elected to the PSPRS Local Police Pension Board to serve as a representative of sworn Police Department employees and is a Police Officer with the City of Phoenix Police Department. His four-year term begins on July 1, 2022 and will expire on June 30, 2026.

Public Safety Personnel Retirement System Local Fire Pension Board

Brian Moore
Mr. Moore was re-elected to the PSPRS Local Fire Pension Board to serve as a representative of sworn Fire Department employees and is a Captain with the City of Phoenix Fire Department. His four-year term begins on July 1, 2022 and will expire on June 30, 2026.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 2

Liquor License - Thunderbird Liquor

Request for a liquor license. Arizona State License Application 09070012.

Summary

Applicant
Vinal Patel, Agent

License Type
Series 9 - Liquor Store

Location
4920 W. Thunderbird Road, Ste. 129
Zoning Classification: C-2
Council District: 1

This request is for an ownership and location transfer of a liquor license for a liquor store. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 4, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have successfully operated a Liquor store and Gas Station for the last 3 years prior to purchasing Thunderbird Liquor on May 2nd 2022. Thunderbird Liquor was issued a #9 Liquor license for 15+ years now. I am very familiar with the rules and regulations as provided under the Title 4 training courses."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This has been a neighborhood Liquor store for over 15 years providing responsible, accountable service to the local community. As the owner of Thunderbird Liquor, public safety is our shared responsibility for everyone who enters my store. Located off 51st Ave and Thunderbird Rd, our customers truly appreciate the convenience we bring for them having a Liquor and Convenience Store closer to their home."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Thunderbird Liquor
Liquor License Map - Thunderbird Liquor

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: THUNDERBIRD LIQUOR

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	1	1
Liquor Store	9	4	2
Beer and Wine Store	10	2	1
Restaurant	12	5	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	0.45	0.10
Violent Crimes	10.06	0.29	0.31

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

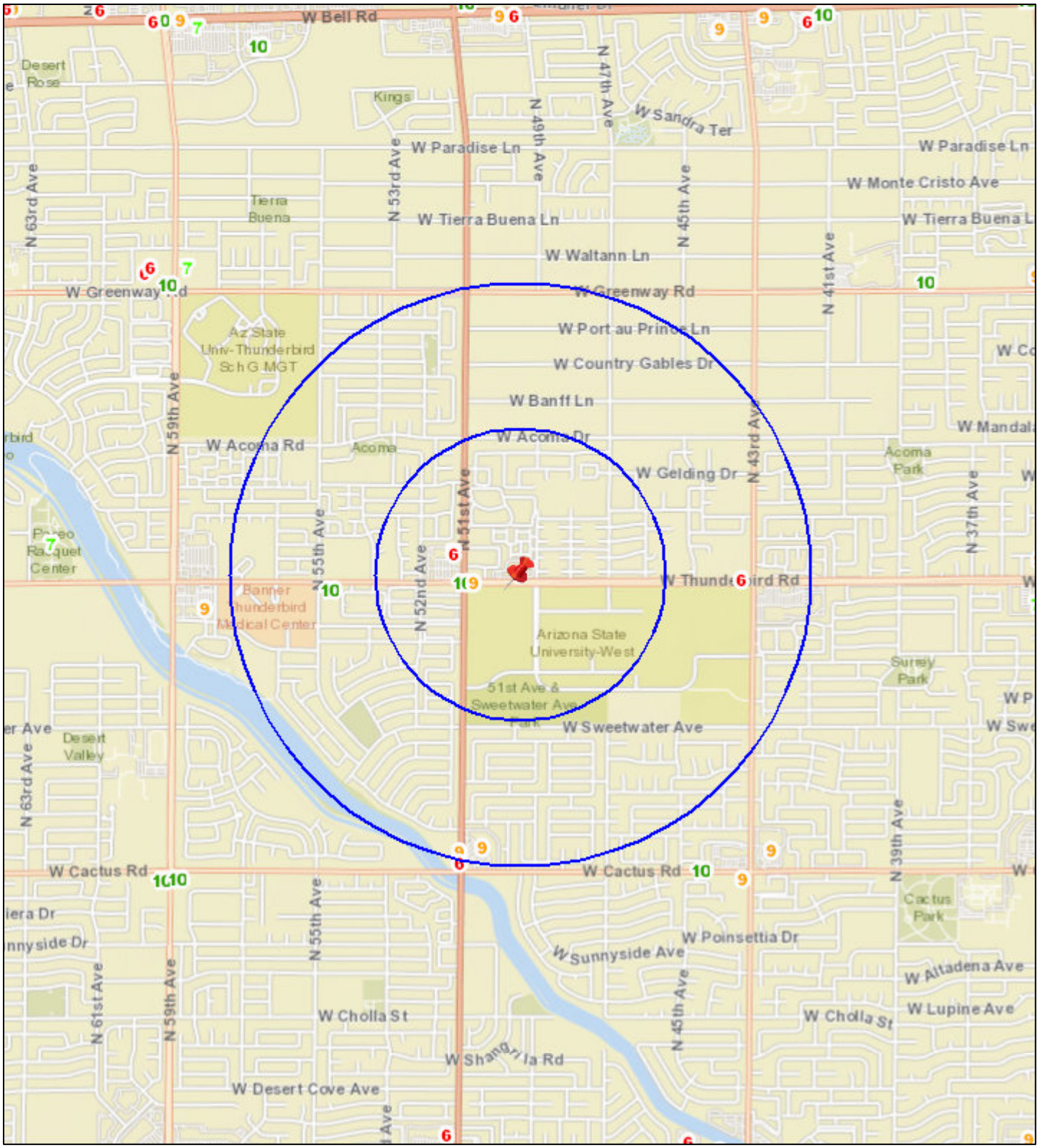
Description	Average	1/2 Mile Average
Parcels w/Violations	53	32
Total Violations	93	50

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042173	1381	51 %	18 %	8 %
1042181	1368	85 %	8 %	6 %
1042182	926	72 %	3 %	3 %
1042183	1664	19 %	4 %	20 %
1042191	1602	85 %	0 %	13 %
1042241	813	22 %	15 %	15 %
1042242	1937	95 %	14 %	2 %
Average		61 %	13 %	19 %

Liquor License Map: THUNDERBIRD LIQUOR

4920 W THUNDERBIRD RD



N

Date: 6/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 3

Liquor License - Angie's Mini Market

Request for a liquor license. Arizona State License Application 197594.

Summary

Applicant
Raphael Rafo, Agent

License Type
Series 10 - Beer and Wine Store

Location
3563 W. Dunlap Ave.
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 16, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I hold a certificate for The Basic Liquor Law Training. This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with the law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This store will provide a safe and secure place for the neighborhood to buy beer and wine. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Angie's Mini Market
Liquor License Map - Angie's Mini Market

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: ANGIE'S MINI MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	1
Beer and Wine Bar	7	1	0
Liquor Store	9	3	0
Beer and Wine Store	10	9	6
Restaurant	12	7	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	59.42	71.54
Violent Crimes	5.03	16.29	26.11

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

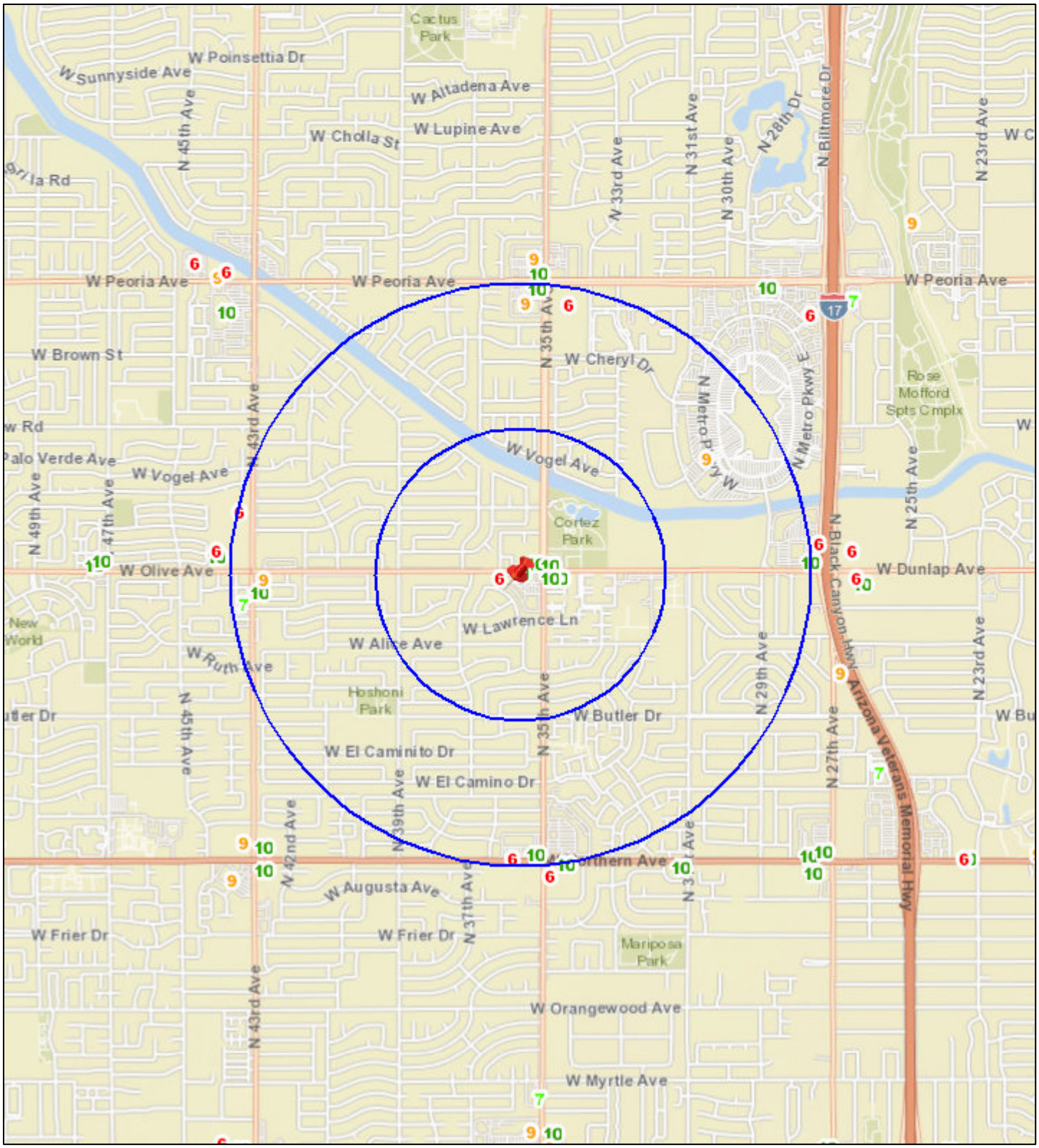
Description	Average	1/2 Mile Average
Parcels w/Violations	53	183
Total Violations	93	383

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042051	1264	61 %	16 %	7 %
1042053	1213	89 %	9 %	3 %
1042054	1577	5 %	21 %	30 %
1042061	1580	92 %	7 %	28 %
1042062	1557	65 %	6 %	34 %
1042063	998	92 %	7 %	3 %
1056022	2457	38 %	23 %	34 %
1056023	2787	15 %	21 %	27 %
1057011	1471	65 %	4 %	6 %
1057021	2725	66 %	7 %	22 %
1057022	1187	68 %	22 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: ANGIE'S MINI MARKET

3563 W DUNLAP AVE



N

Date: 5/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 4

Liquor License - Fry's Food & Drug #96

Request for a liquor license. Arizona State License Application 09070072 and 09070072S.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 9 and 9S - Liquor Store with Sampling Privileges

Location
26300 N. Norterra Pkwy.
Zoning Classification: PUD
Council District: 1

This request is for a location transfer of a liquor license and addition of sampling privileges for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 12, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We have all of our employees trained in Title 4 liquor law training. We own and operate multiple locations throughout Arizona and other States."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Fry's is a great place to shop and pick up all of your needs including adult beverages."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Fry's Food & Drug #96
Liquor License Map - Fry's Food & Drug #96

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: FRY'S FOOD & DRUG #96

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	2	0
Beer and Wine Store	10	2	0
Restaurant	12	18	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	12.81	0.95
Violent Crimes	5.03	0.87	0.31

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

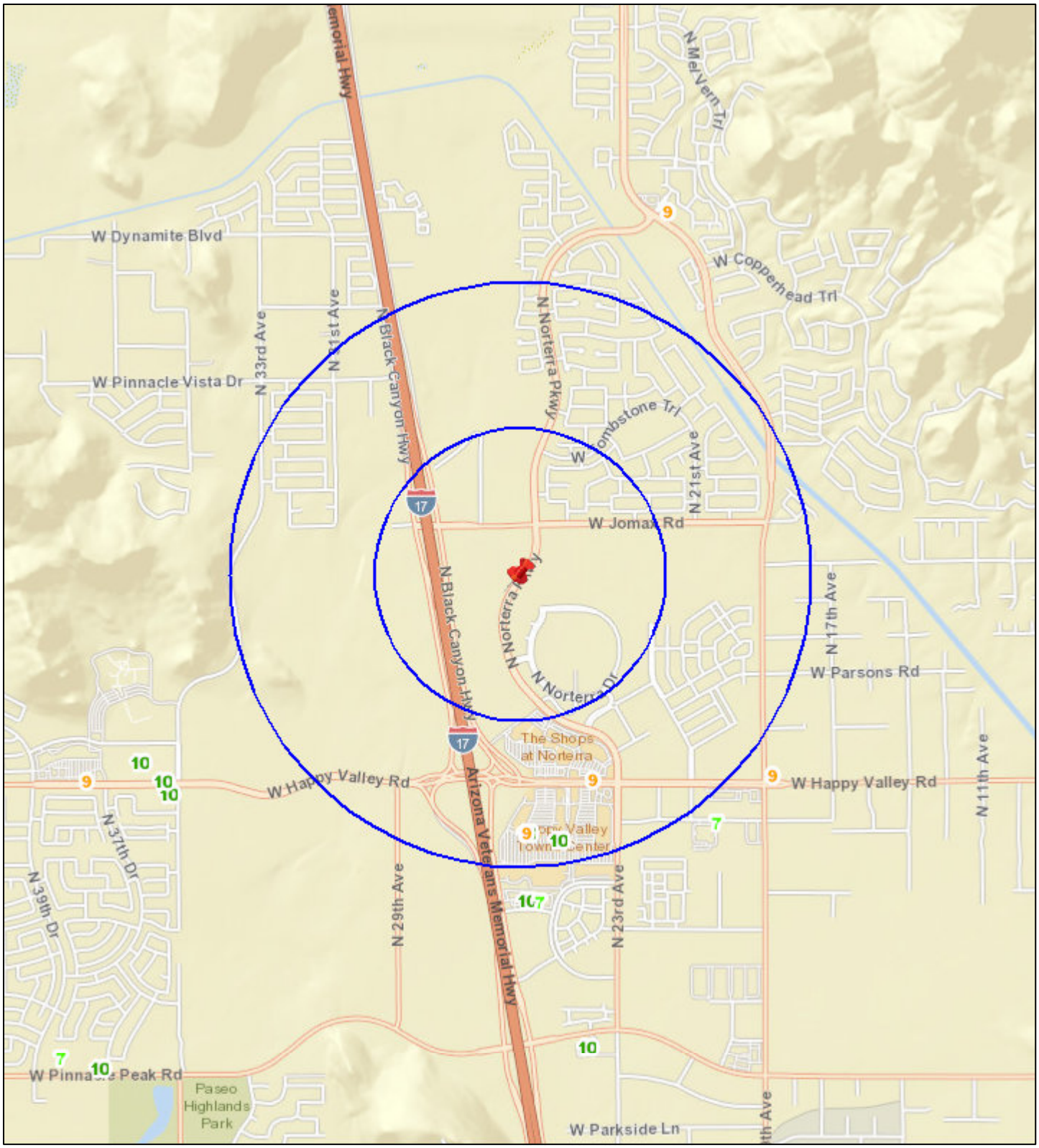
Description	Average	1/2 Mile Average
Parcels w/Violations	53	0
Total Violations	93	

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6119001	1639	93 %	5 %	0 %
6123001	2199	54 %	6 %	5 %
6123002	1266	84 %	46 %	12 %
6123003	1440	69 %	25 %	0 %
Average		61 %	13 %	19 %

Liquor License Map: FRY'S FOOD & DRUG #96

26300 N. NORTERRA PKWY



N

Date: 5/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 5

Liquor License - India Palace

Request for a liquor license. Arizona State License Application 196680.

Summary

Applicant
Jatinder Dosanjh, Agent

License Type
Series 12 - Restaurant

Location
2941 W. Bell Road
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 19, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I, Jatinder Dosanjh, have completed all the necessary training required to have the liquor lice in my name. I have had over 25+ years of experience working in the restaurant business in Arizona. I have worked in Arizona since 1994 in the restaurant business, and at each establishment I have worked, we have sold alcohol. Having the capacity to run and own my restaurant has been a lifelong dream after decades of working, and I feel that I am well equipped to operate this establishment with a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"As an Indian Cuisine establishment, we offer liquor that best represents our communities back in India. We appropriately do this by ensuring that patrons at our establishment do not overconsume alcohol and that they do it responsibly. We have beers ar that show our deep-rooted culture and allow Americans from all walks of life to experience everything from food to drinks. We have the community's best interest at hand by ensuring we offer a wide variety yet ensure safety and consumption are our top priority."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - India Palace
Liquor License Map - India Palace

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: INDIA PALACE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Beer and Wine Bar	7	1	1
Liquor Store	9	2	1
Beer and Wine Store	10	4	2
Restaurant	12	9	6

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	19.42	25.58
Violent Crimes	5.03	5.89	9.02

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

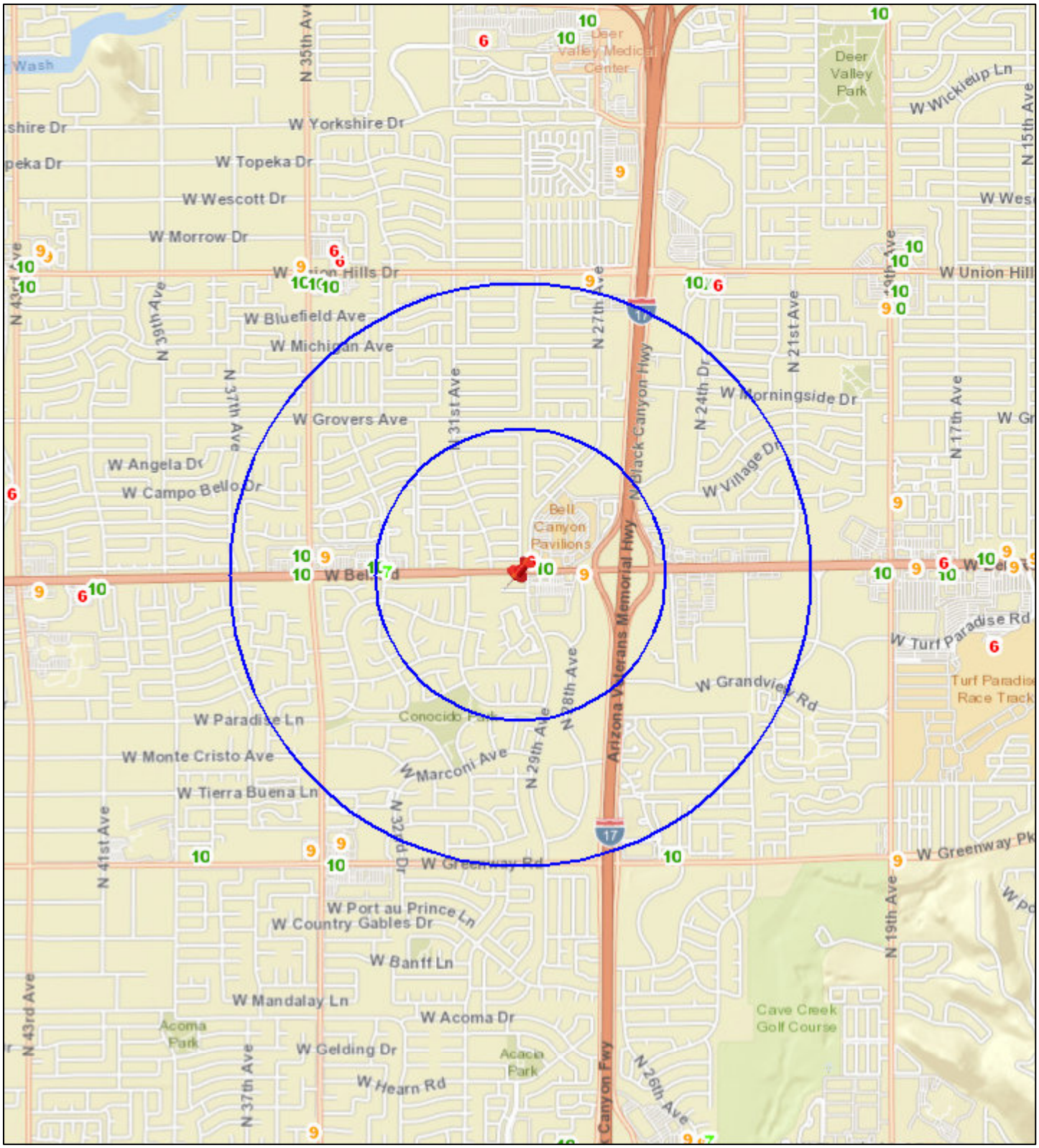
Description	Average	1/2 Mile Average
Parcels w/Violations	53	60
Total Violations	93	109

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036081	2434	69 %	11 %	7 %
1042071	1972	85 %	6 %	5 %
1042072	1463	95 %	11 %	5 %
6185001	2076	86 %	7 %	5 %
6185002	1030	25 %	27 %	22 %
6185003	860	4 %	17 %	17 %
6186003	1177	89 %	11 %	24 %
Average		61 %	13 %	19 %

Liquor License Map: INDIA PALACE

2941 W BELL RD



N

Date: 5/23/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 6

Liquor License - Taco Boy's

Request for a liquor license. Arizona State License Application 196374.

Summary

Applicant
Juan Francisco Pena, Agent

License Type
Series 12 - Restaurant

Location
9016 N. Black Canyon Highway
Zoning Classification: PSC and C-2
Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in August 2022.

The 60-day limit for processing this application is July 4, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I currently own two restaurant with liquor license I have a clean record with no violations. The business is a neighbourhood location with many loyal customers who come to our current locations and request to open taco boys in west side we are committed to the responsible sales of alcoholic beverages under Arizona liquor laws. All of our employees are trained in responsible liquor sales we are very strict with our liquor service policies."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Many of our loyal clientele at our current location request to have alcoholic beverages at our new locations, in order to please our locals, we ask to be granted a liquor license which will help us to generate more tax revenue and create jobs in the City of Phoenix."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Taco Boy's
Liquor License Map - Taco Boy's

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TACO BOY'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Government	5	1	0
Bar	6	4	3
Beer and Wine Bar	7	2	0
Liquor Store	9	2	2
Beer and Wine Store	10	8	2
Hotel	11	2	1
Restaurant	12	20	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	68.71	112.10
Violent Crimes	5.03	20.43	19.63

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

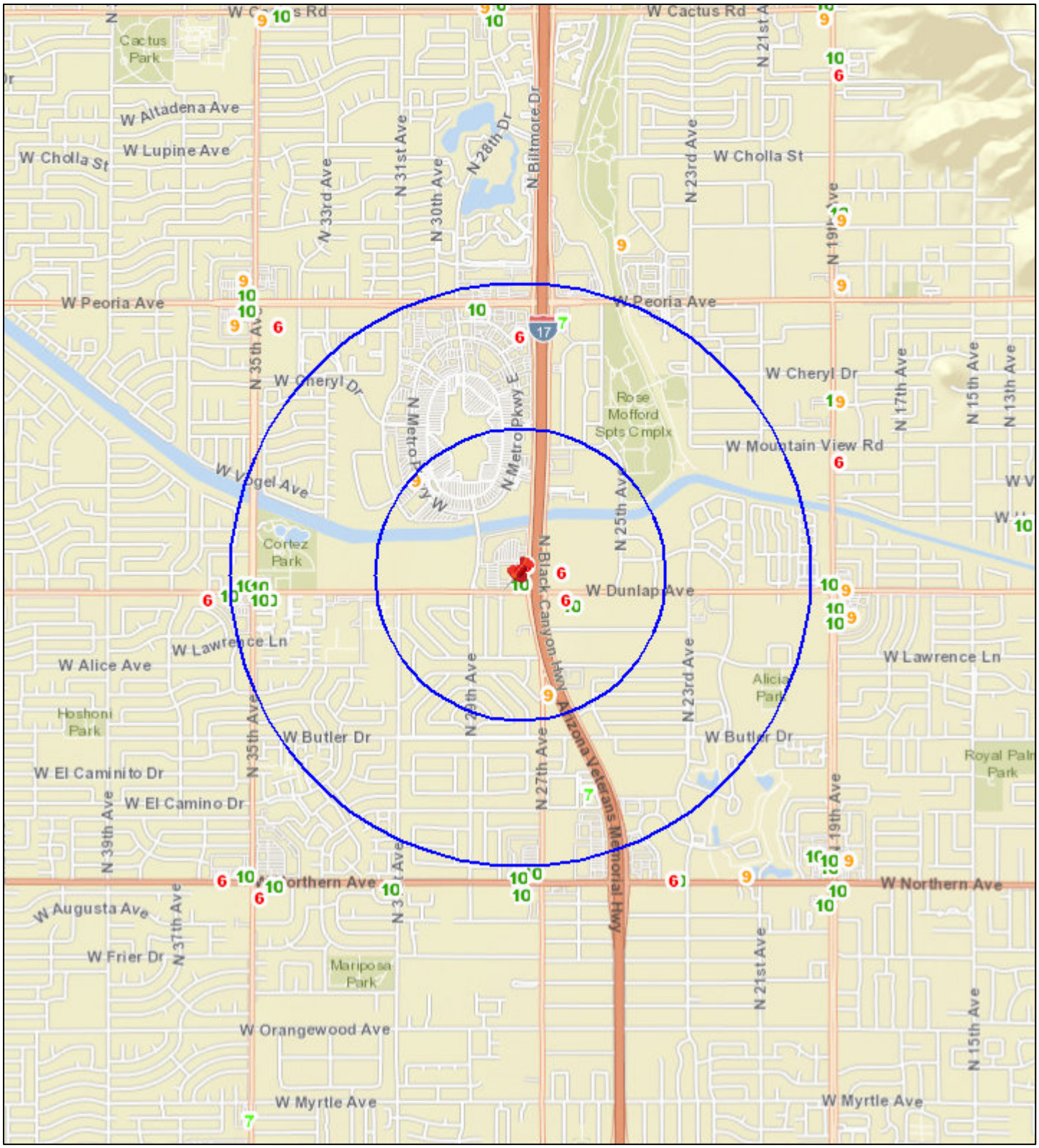
Description	Average	1/2 Mile Average
Parcels w/Violations	53	40
Total Violations	93	84

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042054	1577	5 %	21 %	30 %
1044021	2555	24 %	18 %	15 %
1055011	1055	38 %	6 %	59 %
1055012	1442	0 %	11 %	38 %
1056011	2072	66 %	5 %	23 %
1056022	2457	38 %	23 %	34 %
Average		61 %	13 %	19 %

Liquor License Map: TACO BOY'S

9016 N BLACK CANYON HWY



N

Date: 5/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 7

Liquor License - Smoke Zone Beer & Wine

Request for a liquor license. Arizona State License Application 196829.

Summary

Applicant
Martel Delly, Agent

License Type
Series 9 - Liquor Store

Location
18403 N. 19th Ave.
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store liquor license.

The 60-day limit for processing this application is July 9, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.
Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Smoke Zone Beer & Wine (Series 10)
18403 N. 19th Ave., Phoenix
Calls for police service: 5
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have owned this location since 2019. I have had no violations of any kind. I have also been thru basic and management training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"I am upgrading my license to a series 9 to offer more variety to my neighbors who have who have requested it."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Smoke Zone Beer & Wine
Liquor License Map - Smoke Zone Beer & Wine

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: SMOKE ZONE BEER & WINE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	0
Liquor Store	9	6	1
Beer and Wine Store	10	11	4
Restaurant	12	3	2
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	50.37	18.68
Violent Crimes	5.03	8.33	5.20

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

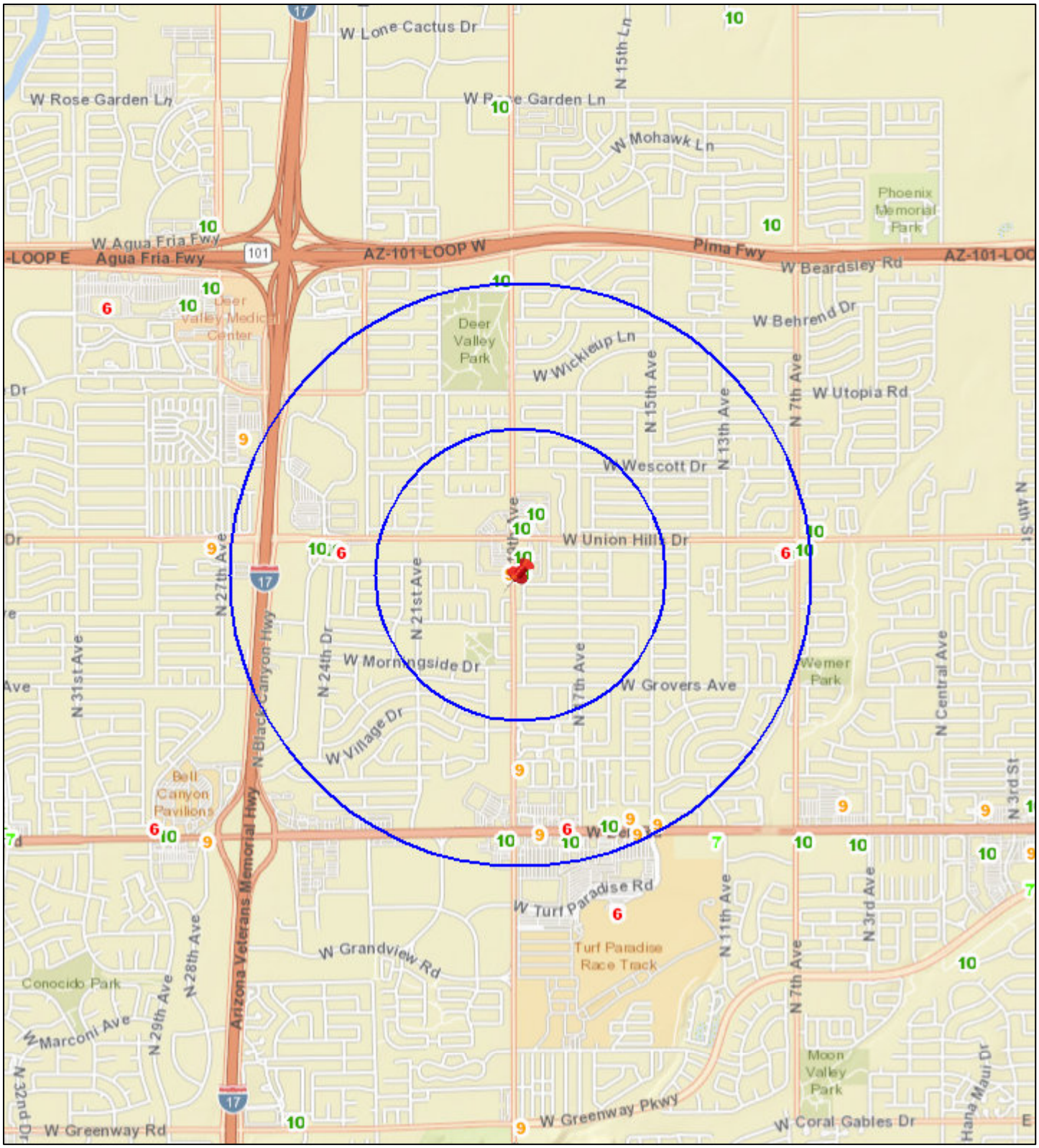
Description	Average	1/2 Mile Average
Parcels w/Violations	53	108
Total Violations	93	210

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6165003	1763	75 %	16 %	5 %
6166002	1144	73 %	3 %	4 %
6166004	1427	89 %	3 %	4 %
6186001	1474	89 %	8 %	17 %
6186002	1570	20 %	22 %	43 %
6186003	1177	89 %	11 %	24 %
6187001	1478	79 %	7 %	13 %
6187002	1468	61 %	7 %	20 %
6188001	893	63 %	6 %	18 %
Average		61 %	13 %	19 %

Liquor License Map: SMOKE ZONE BEER & WINE

18403 N 19TH AVE



N

Date: 5/12/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 8

Liquor License - New York Bagels 'N Bialys

Request for a liquor license. Arizona State License Application 196557.

Summary

Applicant
Ruth Leatherman, Agent

License Type
Series 12 - Restaurant

Location
4722 E. Cactus Road
Zoning Classification: PSC PCD
Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in August 2022.

The 60-day limit for processing this application is July 12, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

New York Bagels 'N Bialys (Series 12)
10320 N. Scottsdale Road, Ste. 400B, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

New York Bagels 'N Bialys (Series 12)
1455 N. Scottsdale Road, Ste. 110, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

New York Bagels 'N Bialys (Series 12)
8876 E. Pinnacle Peak Road, Ste. 100, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We already have 3 locations with liqour licences. I have recently gone through all the necessary training again to requalify to hold the licences. We are good operators with no issues."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are a locally owned and operated breakfast and lunch with three curent locations. We have been serving the community with fresh bagels, bialys and deli items since 2005."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - New York Bagels 'N Bialys
Liquor License Map - New York Bagels 'N Bialys

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: NEW YORK BAGELS 'N BIALYS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	3	1
Beer and Wine Bar	7	1	0
Liquor Store	9	5	3
Beer and Wine Store	10	8	2
Hotel	11	1	1
Restaurant	12	23	17

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	26.99	83.54
Violent Crimes	5.03	2.83	5.20

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

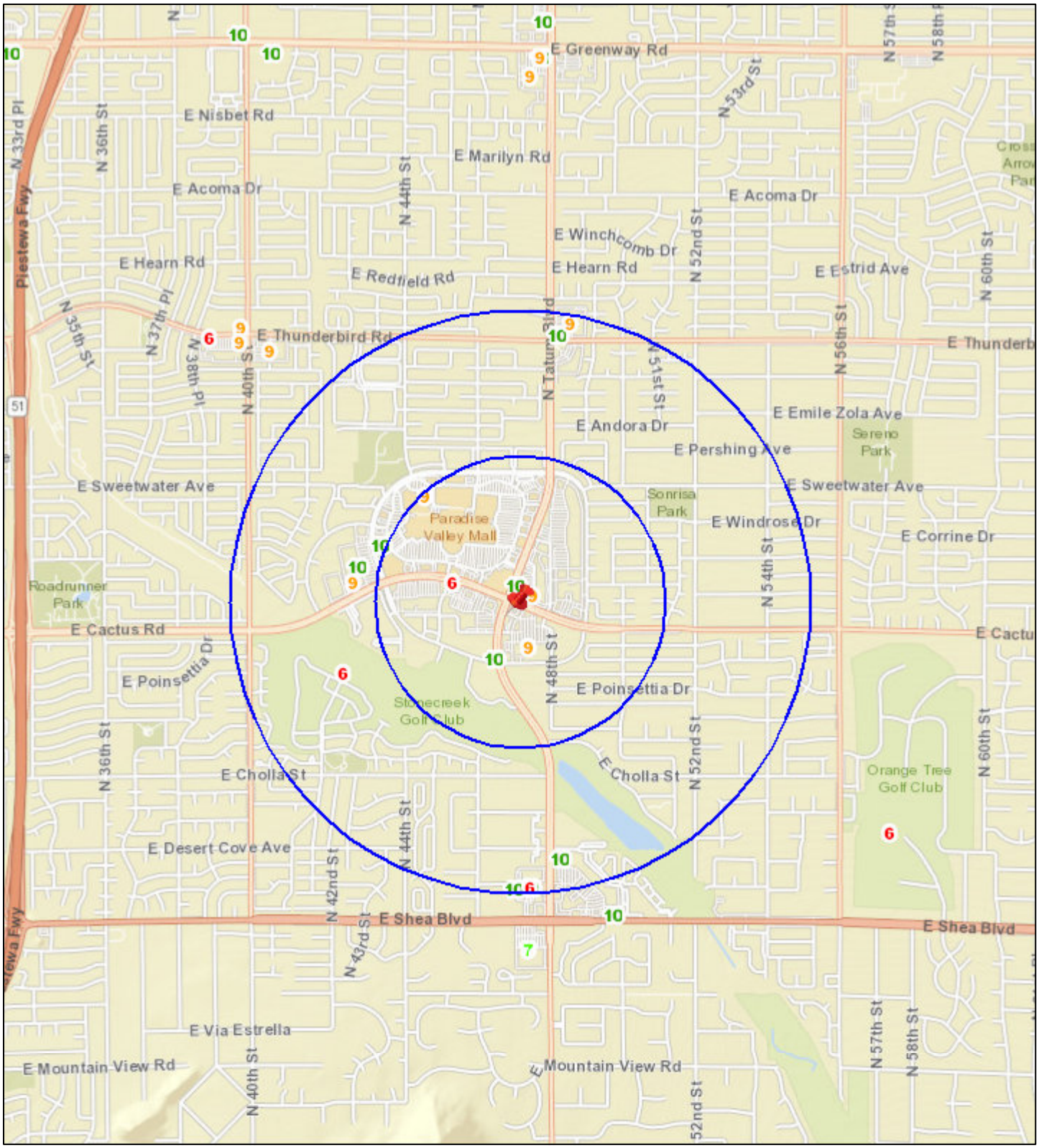
Description	Average	1/2 Mile Average
Parcels w/Violations	53	30
Total Violations	93	46

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1834	100 %	6 %	0 %
1032052	1192	82 %	0 %	16 %
1032082	1548	38 %	36 %	18 %
1032083	885	93 %	10 %	0 %
1032091	804	74 %	0 %	24 %
1032092	970	69 %	24 %	27 %
1032101	872	20 %	20 %	12 %
1032102	1681	32 %	14 %	19 %
1032106	886	23 %	22 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: NEW YORK BAGELS 'N BIALYS

4722 E CACTUS RD



N

Date: 5/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 9

Liquor License - Biscuits Cafe

Request for a liquor license. Arizona State License Application 197025.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
310 E. Bell Road
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 16, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Own and operate several locations throughout the valley. Will ensure employees abide by Title 4 liquor law training class."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We will make sure we offer our patrons an amazing dining experience."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Biscuits Cafe
Liquor License Map - Biscuits Cafe

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: BISCUITS CAFE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	3	1
Liquor Store	9	6	3
Beer and Wine Store	10	8	4
Restaurant	12	21	18

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	30.75	68.36
Violent Crimes	5.03	7.19	14.11

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

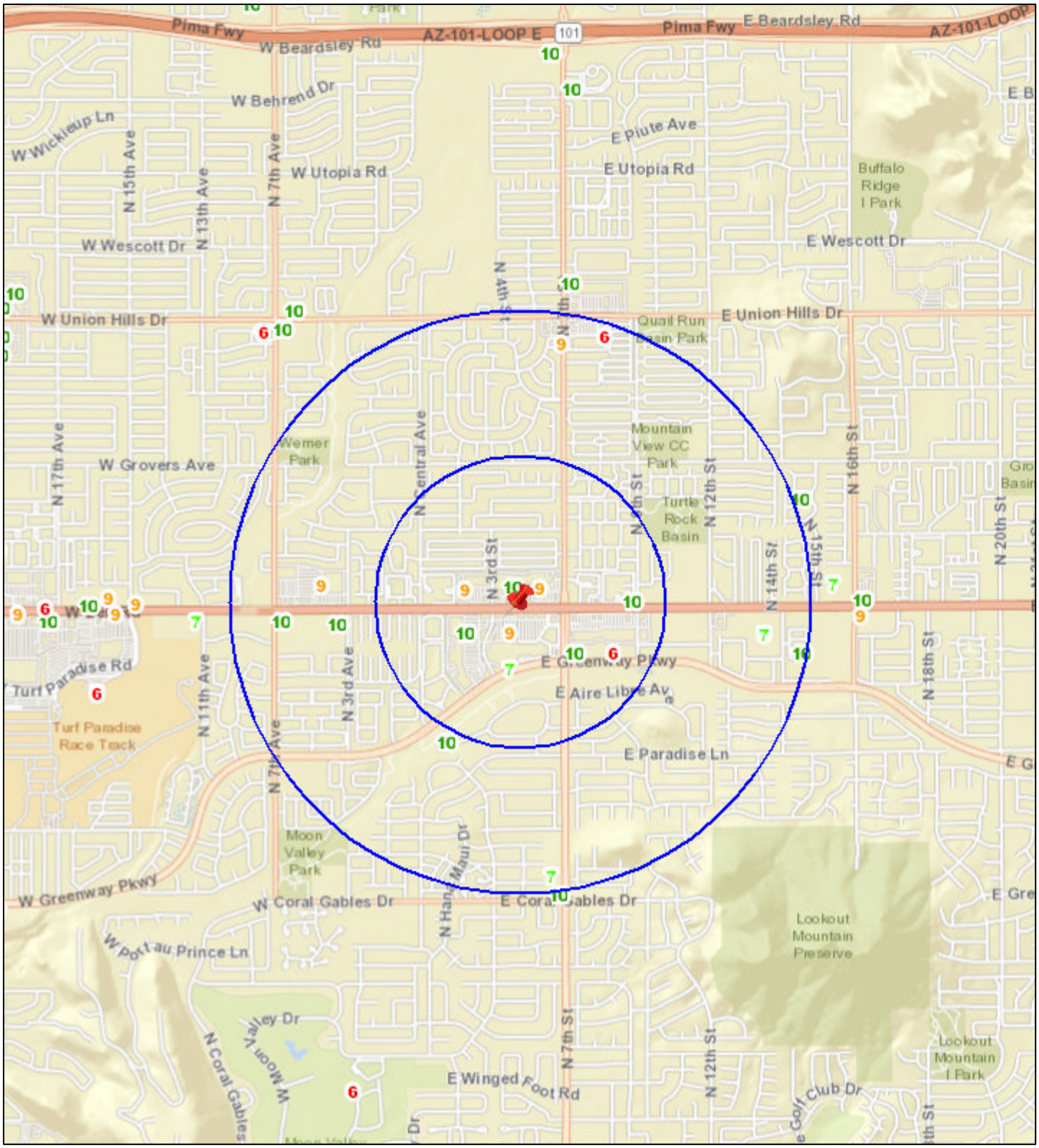
Description	Average	1/2 Mile Average
Parcels w/Violations	53	42
Total Violations	93	95

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036043	1058	42 %	16 %	4 %
1036111	1396	66 %	14 %	3 %
1036121	649	0 %	41 %	18 %
1036123	1542	94 %	8 %	0 %
1036124	1189	0 %	19 %	32 %
6189001	1603	54 %	10 %	6 %
6189002	1451	82 %	0 %	28 %
6189004	1183	83 %	15 %	1 %
6189005	1013	0 %	37 %	22 %
6191001	2198	0 %	11 %	23 %
6191002	617	22 %	45 %	19 %
6192002	1223	0 %	15 %	29 %
Average		61 %	13 %	19 %

Liquor License Map: BISCUITS CAFE

310 E BELL RD



N

Date: 5/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 10

Liquor License - Casa Amigos Food

Request for a liquor license. Arizona State License Application 09070732.

Summary

Applicant
Surjit Bola, Agent

License Type
Series 9 - Liquor Store

Location
3641 N. 43rd Ave.
Zoning Classification: C-1
Council District: 4

This request is for an acquisition of control of an existing liquor license for a liquor store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is July 3, 2022.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have experience in this retail liquor business since 2006. I am very responsible and respectful of liquor laws and do my very best to follow and educate myself and employees to prevent sale to underage and intoxicated customer's in a respectful manner.”

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 11

Liquor License - GreenTree Hotel

Request for a liquor license. Arizona State License Application 198219.

Summary

Applicant
Kevin Kramber, Agent

License Type
Series 11 - Hotel/Motel

Location
1500 N. 51st Ave.
Zoning Classification: C-2
Council District: 4

This request is for a new liquor license for a hotel. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 23, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

GreenTree Inn & Suites (Series 11)
240 W. Hwy. 287, Florence
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am currently agent on over 200+ licenses statewide. Managers on file has required Title IV Training. All controlling persons and managers will have cleared backgrounds."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This is an application for a series 11, Hotel/Motel, liquor license where by we want to offer our guests of legal drinking age to enjoy adult beverage with and to compliment their meal and stay. We will maintain the required minimum 40 percent food sales."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - GreenTree Hotel
Liquor License Map - GreenTree Hotel

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: GREENTREE HOTEL

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	14	2
Bar	6	2	2
Beer and Wine Bar	7	1	1
Liquor Store	9	3	3
Beer and Wine Store	10	10	3
Hotel	11	1	1
Restaurant	12	3	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	34.95	68.15
Violent Crimes	5.03	18.71	43.63

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

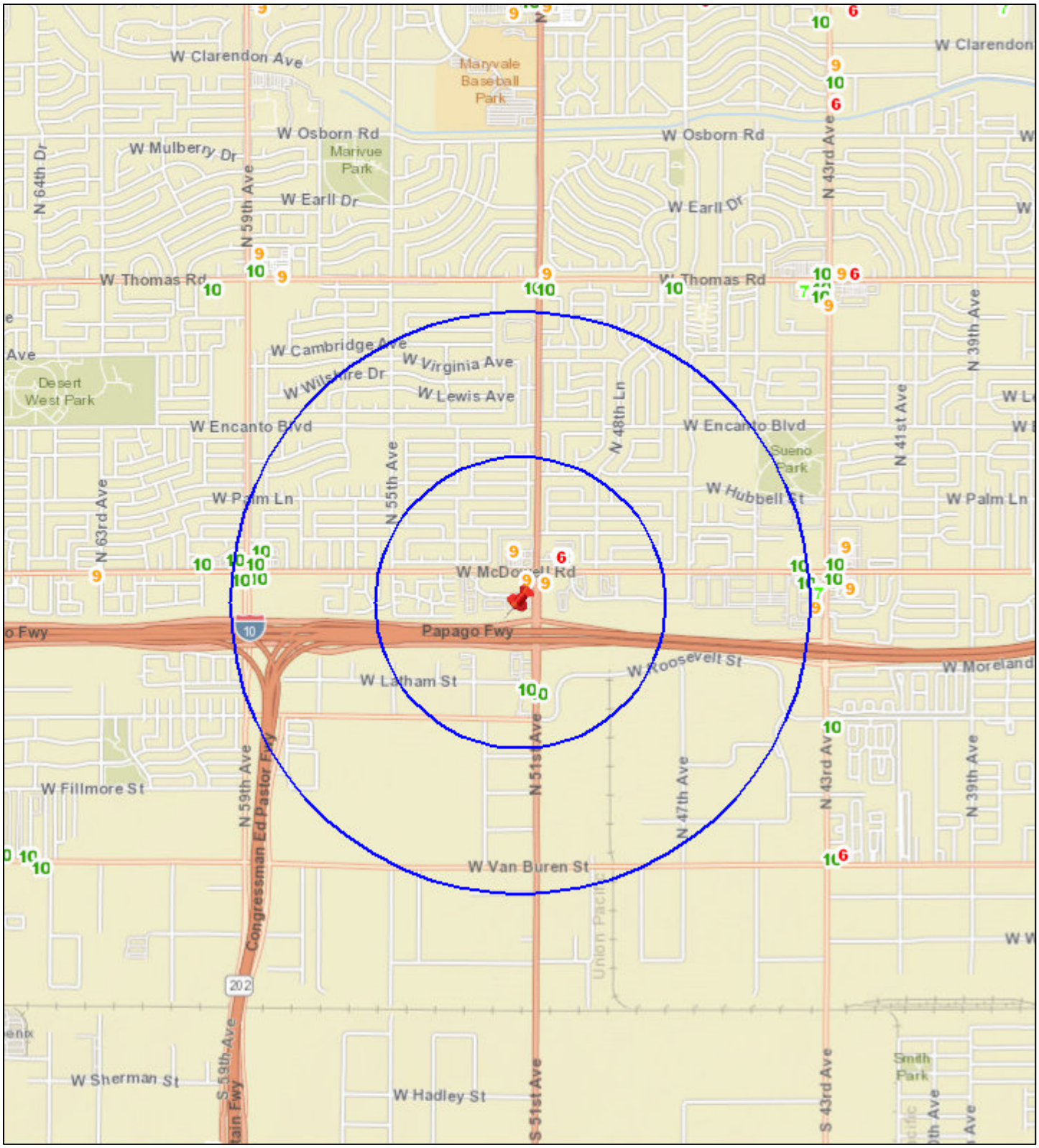
Description	Average	1/2 Mile Average
Parcels w/Violations	54	135
Total Violations	93	238

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1123012	2098	68 %	7 %	47 %
1123013	1748	71 %	0 %	13 %
1124021	1777	93 %	11 %	31 %
1124022	1531	76 %	21 %	27 %
1124023	1203	68 %	17 %	35 %
1125071	760	40 %	40 %	36 %
1125072	1489	2 %	11 %	57 %
1125121	1518	14 %	36 %	22 %
Average		61 %	13 %	19 %

Liquor License Map: GREENTREE HOTEL

1500 N 51ST AVE



N

Date: 5/26/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 12

Liquor License - Special Event - The Johnny O Alzheimer's, Dementia and TBI Awareness Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Mark Oravitz

Location
4344 W. Indian School Road, Ste. 100
Council District: 5

Function
Concert and Dance

Date(s) - Time(s) / Expected Attendance
July 23, 2022 - 8 p.m. to 2 a.m. / 500 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 13

Liquor License - Taco Boy's

Request for a liquor license. Arizona State License Application 196373.

Summary

Applicant
Juan Cornejo Pena, Agent

License Type
Series 12 - Restaurant

Location
9055 W. Camelback Road
Zoning Classification: PSC
Council District: 5

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow alcohol sales as an accessory use. This business is currently being remodeled with plans to open in August 2022.

The 60-day limit for processing this application is July 4, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I currently own two restaurant with liquor license I have a clean record with no violations. This bussiness is a neighbourhood location with many loyal customers who come to our current locations and request to open Taco Boys in west side we are committed to the responsible sales of alcoholic beverages under Arizona Liqour Laws. All of our employees are trained in responsible liquor sales we are very strict with our liquor service policies."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Many of our loyal clientele at our current location request to have alcoholic beverages at our new locations. In order to please our locals, we ask to be granted a liquor license which will help us to generate more tax revenue and create jobs in the City of Phoenix."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Taco Boy's
Liquor License Map - Taco Boy's

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TACO BOY'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	1	0
Liquor Store	9	4	0
Beer and Wine Store	10	4	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	18.25	11.99
Violent Crimes	5.03	5.20	5.62

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

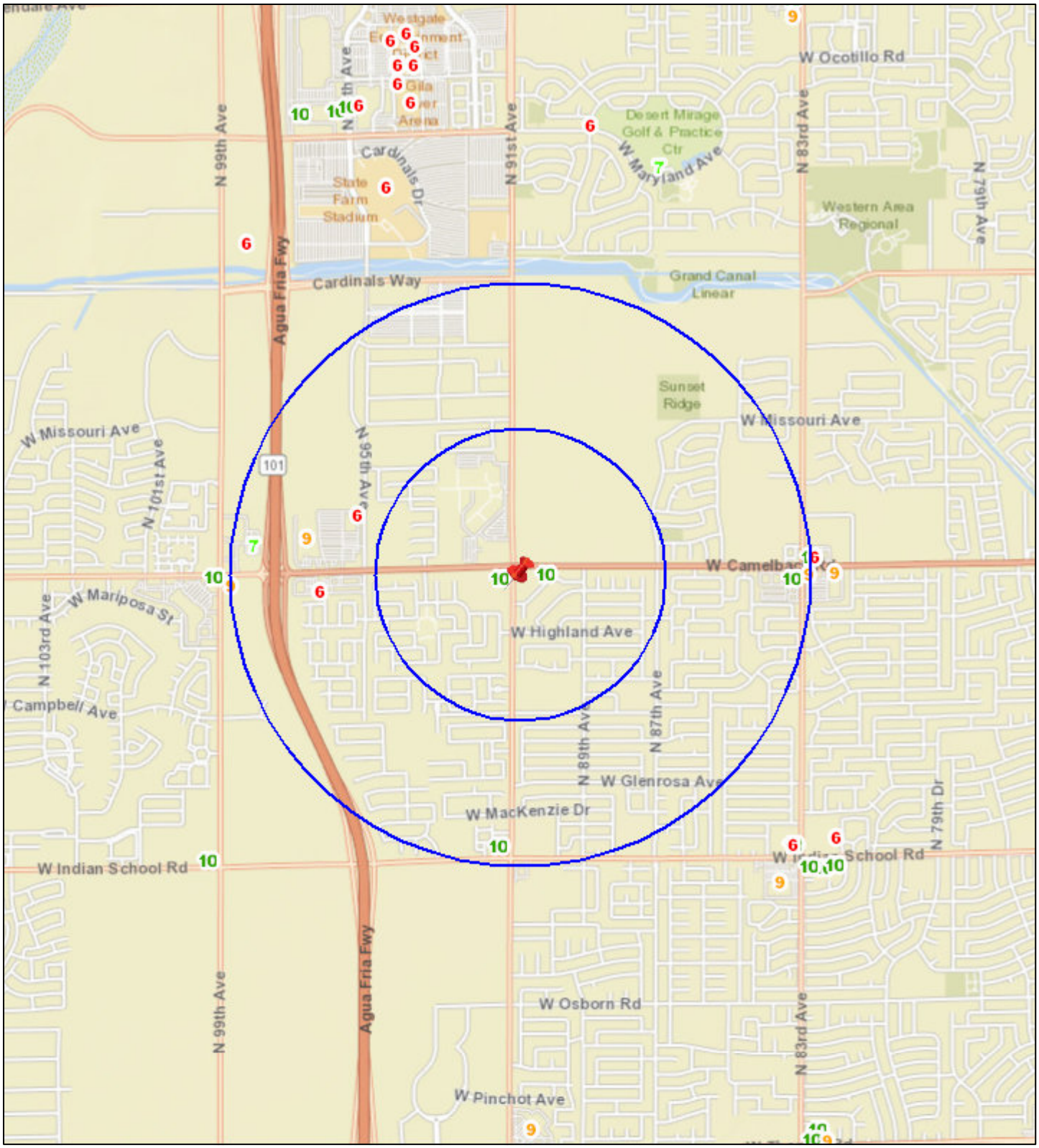
Description	Average	1/2 Mile Average
Parcels w/Violations	53	100
Total Violations	93	173

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820071	2047	69 %	12 %	6 %
0820072	1880	78 %	5 %	16 %
0820083	1928	66 %	11 %	23 %
0820161	2648	65 %	11 %	23 %
0927202	1323	100 %	18 %	1 %
0927203	756	31 %	27 %	8 %
Average		61 %	13 %	19 %

Liquor License Map: TACO BOY'S

9055 W CAMELBACK RD



N

Date: 5/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 14

Liquor License - Family Dollar #25127

Request for a liquor license. Arizona State License Application 187792.

Summary

Applicant
Carlos Favela, Agent

License Type
Series 10 - Beer and Wine Store

Location
7421 W. Indian School Road
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 16, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am over the age of 21 (32) will obtain, or have obtained, the required training set forth at A.R.S Section 4-112(g) and R19-1-103. In addition, will ensure that I and any employee authorized to conduct a retail sale will comply with the mandatory training requirements and will conduct all sales in compliance with the applicable rules and regulations of the State of Arizona and any applicable local regulations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Family Dollar provides a quality retail option to the neighborhoods in which the store is located. By providing an option for a consumer to purchase (off-sale) retail alcohol, the consumer is provided a safe, secure and convenient location to make beer and wine purchases. All sales will be conducted in strict compliance with all applicable rules and regulations, including mandatory training for all managers and for employees making sale."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Family Dollar #25127
Liquor License Map - Family Dollar #25127

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: FAMILY DOLLAR #25127

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	1	0
Liquor Store	9	4	1
Beer and Wine Store	10	10	3
Restaurant	12	9	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	59.02	48.30
Violent Crimes	5.03	25.39	24.84

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

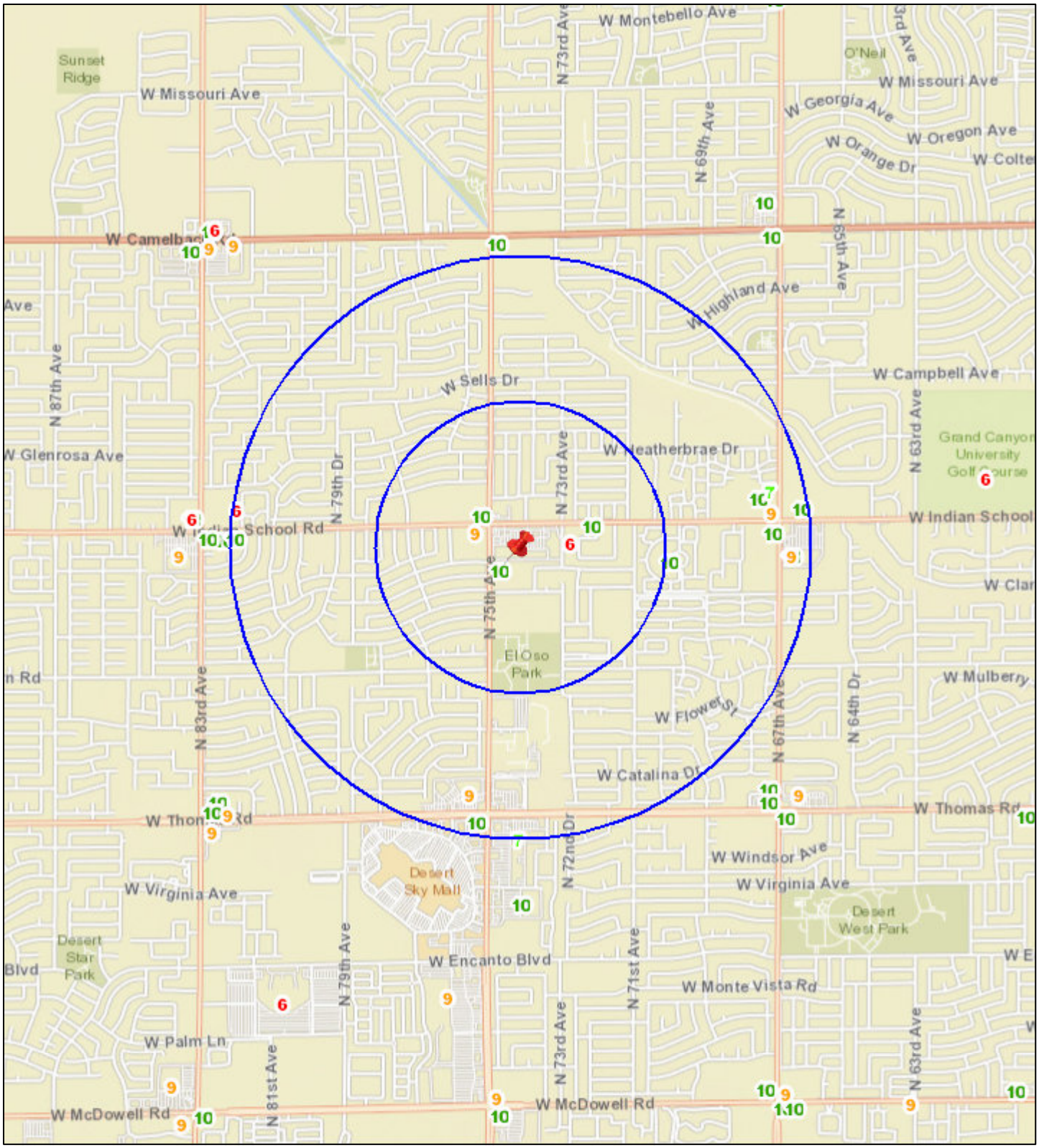
Description	Average	1/2 Mile Average
Parcels w/Violations	53	291
Total Violations	93	532

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1096021	1392	71 %	14 %	35 %
1096022	3064	27 %	20 %	41 %
1096023	1946	79 %	0 %	22 %
1096031	852	79 %	11 %	3 %
1096034	1269	66 %	0 %	17 %
1097012	1978	48 %	28 %	49 %
1097014	2074	0 %	17 %	37 %
1097031	1232	68 %	0 %	29 %
1097032	1653	33 %	12 %	31 %
1097041	1602	68 %	5 %	35 %
1097042	784	71 %	19 %	15 %
1097052	1084	78 %	0 %	15 %
Average		61 %	13 %	19 %

Liquor License Map: FAMILY DOLLAR #25127

7421 W INDIAN SCHOOL RD



N

Date: 5/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 15

Liquor License - DashMart

Request for a liquor license. Arizona State License Application 195187.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 10 - Beer and Wine Store

Location
2330 W. Bethany Home Road, Ste.110
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is July 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

DashMart (Series 10)
14131 N. Rio Vista Blvd., Ste. 3, Peoria
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

DashMart (Series 9)
2414 W. 14th St., Ste. 2414A, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

DashMart (Series 10)
3512 E. Southern Ave., Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Applicant offers direct delivery of snacks, drinks, personal essentials and a variety of convenience items, and would like to offer customers 21 and over the opportunity to purchase beer and wine."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any

pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - DashMart
Liquor License Map - DashMart

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: DASHMART

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	2
Liquor Store	9	7	3
Beer and Wine Store	10	14	5
Hotel	11	1	0
Restaurant	12	5	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	99.68	61.78
Violent Crimes	5.03	28.23	38.11

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

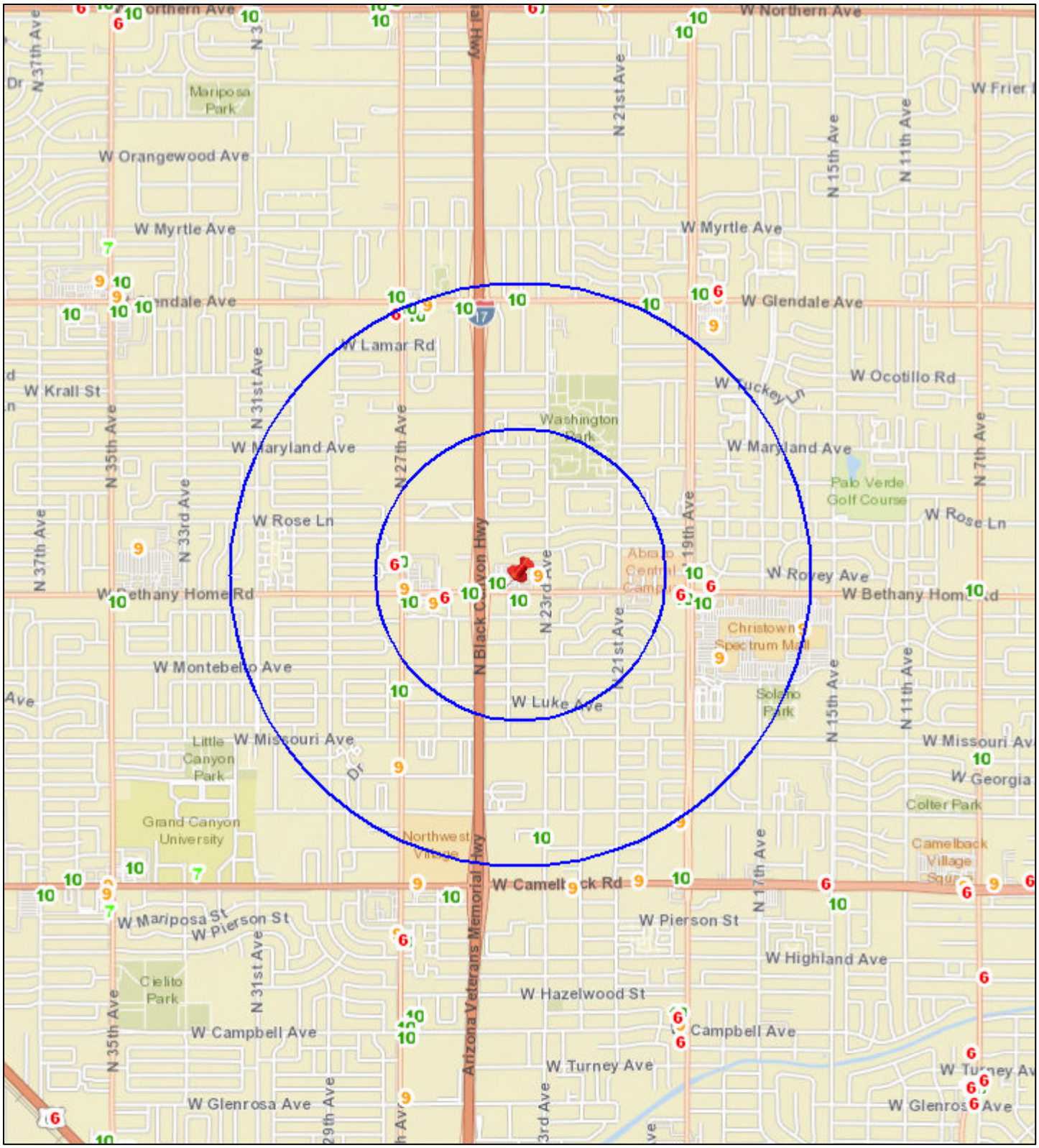
Description	Average	1/2 Mile Average
Parcels w/Violations	53	163
Total Violations	93	291

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1068012	1670	5 %	28 %	55 %
1068013	1083	30 %	20 %	33 %
1068021	1099	60 %	0 %	9 %
1068022	1105	85 %	21 %	1 %
1068023	1633	17 %	17 %	34 %
1069002	2629	71 %	5 %	22 %
1072022	2085	62 %	5 %	22 %
1073001	2203	79 %	3 %	6 %
1073004	2614	23 %	5 %	31 %
Average		61 %	13 %	19 %

Liquor License Map: DASHMART

2330 W BETHANY HOME RD



N

Date: 5/10/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 16

Liquor License - Mr. Chao's Asia Bistro

Request for a liquor license. Arizona State License Application 184782.

Summary

Applicant
Daniel Chiao, Agent

License Type
Series 12 - Restaurant

Location
4232 E. Chandler Blvd., Ste. 4
Zoning Classification: C-2 PCD
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 8, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a responsible business owner and will obtain proper training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our customers request alcohol from our restaurant. All our customers reside within 10 miles."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Mr. Chao's Asia Bistro
Liquor License Map - Mr. Chao's Asia Bistro

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: MR. CHAO'S ASIA BISTRO

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Liquor Store	9	3	2
Beer and Wine Store	10	9	4
Restaurant	12	21	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	11.73	26.11
Violent Crimes	5.03	3.55	5.41

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

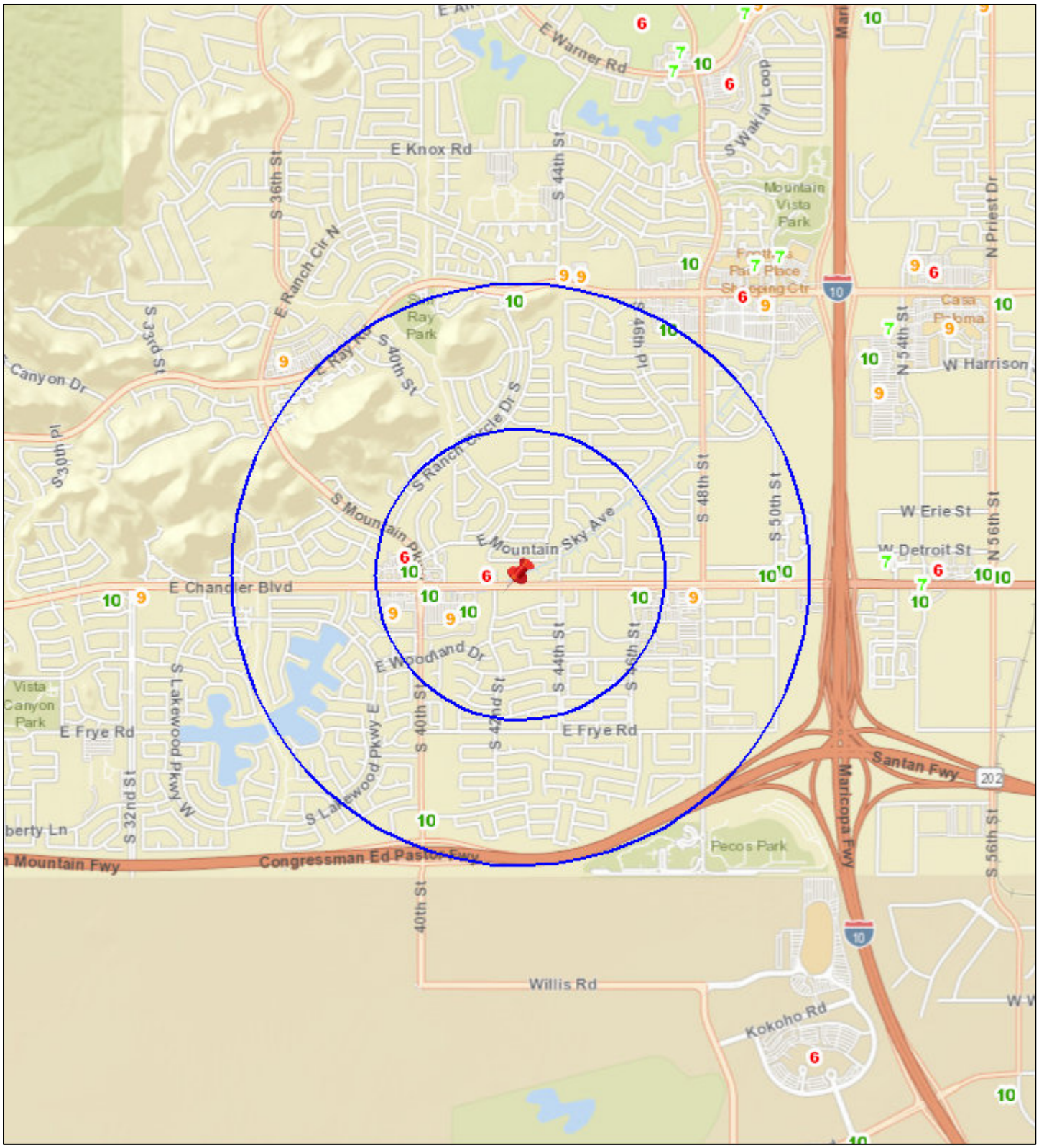
Description	Average	1/2 Mile Average
Parcels w/Violations	53	10
Total Violations	93	18

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167121	2721	19 %	15 %	9 %
1167122	1832	76 %	0 %	3 %
1167131	589	64 %	51 %	42 %
1167191	1679	87 %	3 %	2 %
1167193	1688	72 %	17 %	14 %
1167194	2185	77 %	0 %	4 %
1167202	1687	44 %	7 %	7 %
1167203	1430	34 %	7 %	5 %
1167212	1820	65 %	4 %	3 %
Average		61 %	13 %	19 %

Liquor License Map: MR. CHAO'S ASIA BISTRO

4232 E CHANDLER BLVD



N

Date: 5/10/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 17

Liquor License - Castaway

Request for a liquor license. Arizona State License Application 06070608.

Summary

Applicant
Greg Field, Agent

License Type
Series 6 - Bar

Location
5110 E. McDowell Road
Zoning Classification: C-2
Council District: 6

This request is for an acquisition of control of an existing liquor license for a bar. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is July 5, 2022.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Giligin's (Series 6)
4251 N. Winfield Scott Plaza, Scottsdale
Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Grubstake (Series 7 & Series 12)
725 N. Central, Quartzsite
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been in the liquor industry for over 32 years, as an owner and operator. My family and I own three restaurant and bars, one will be 27 years in August located in Old Town Scottsdale. Castaway's in Phoenix will be 10 years in July. Grubstake in Quartzite is 21 years. I've operated these establishments with No violations from State or City and with minimal calls for service from fire or police. All three places have and will continue to be family run. Acquisition and agent change for this license was mutually decided because of the ages of my parents who can no longer fulfill daily operations."

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 18

Liquor License - 24th Street Cigar Lounge

Request for a liquor license. Arizona State License Application 06070570.

Summary

Applicant
Gewarges Janko, Agent

License Type
Series 6 - Bar

Location
3407 N. 24th St.
Zoning Classification: C-2
Council District: 6

This request is for an ownership and location transfer of a liquor license for a bar. This location was previously licensed for liquor sales with a Series 9 - Liquor Store, liquor license and does not have an interim permit.

The 60-day limit for processing this application is July 24, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been operating this location for many years. I am a responsible owner who follows all laws, rules and ordinances."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"With this added convenience, patrons will now have the option to enjoy a cigar with an adult beverage in a relaxing atmosphere."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - 24th Street Cigar Lounge
Liquor License Map - 24th Street Cigar Lounge

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: 24TH STREET CIGAR LOUNGE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	6	2
Beer and Wine Bar	7	4	2
Liquor Store	9	5	3
Beer and Wine Store	10	9	1
Restaurant	12	15	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	13.56	1.06
Violent Crimes	10.06	3.60	1.27

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

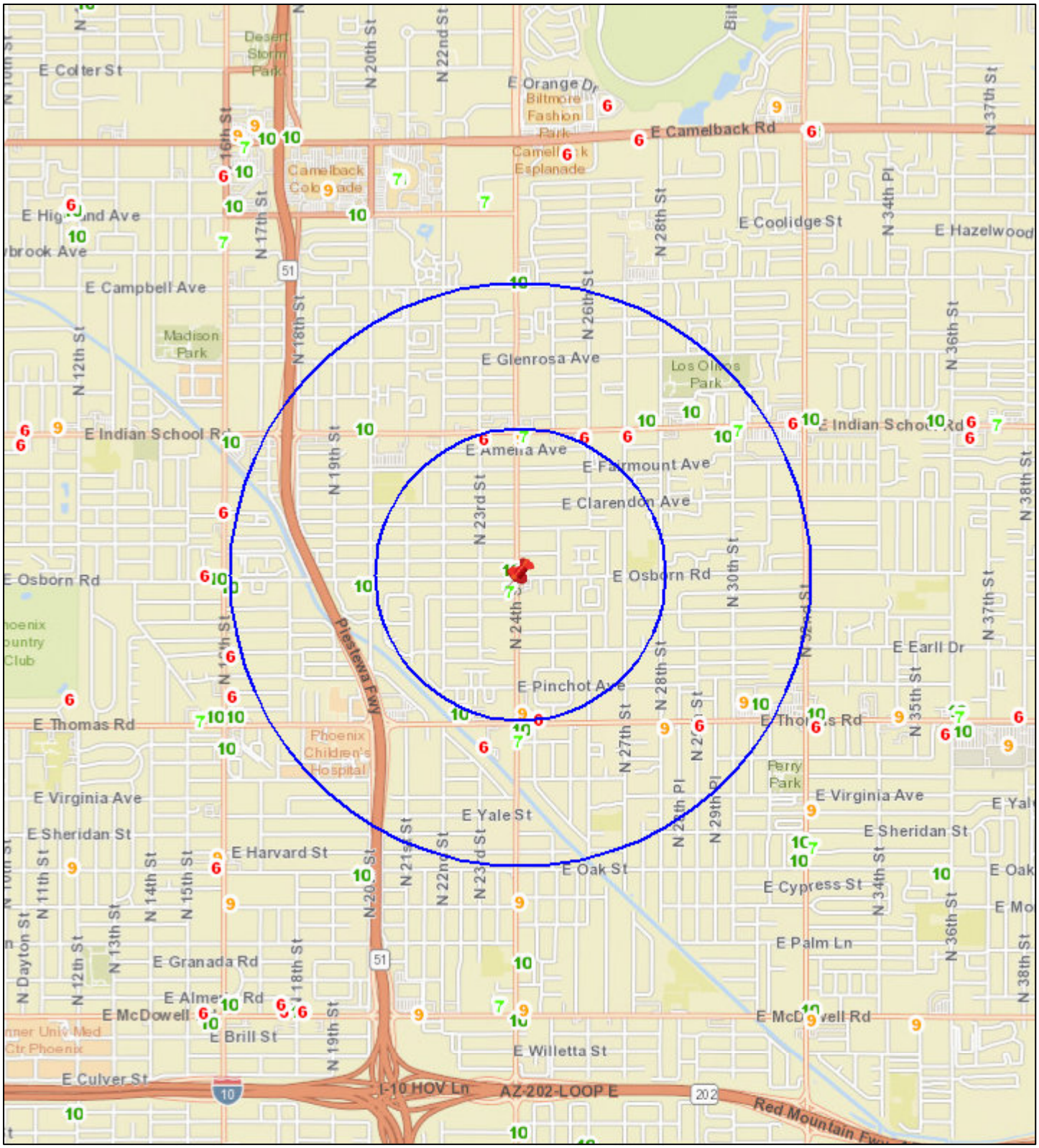
Description	Average	1/2 Mile Average
Parcels w/Violations	54	78
Total Violations	94	133

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1084003	1071	34 %	8 %	40 %
1085021	743	50 %	29 %	20 %
1107021	1972	58 %	0 %	30 %
1107022	2172	32 %	20 %	32 %
1108011	1736	56 %	27 %	40 %
1108012	1115	19 %	30 %	33 %
1108021	948	75 %	27 %	13 %
1108022	1168	33 %	16 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: 24TH STREET CIGAR LOUNGE

3407 N 24TH ST



N

Date: 5/26/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 19

Liquor License - Taste of Thai

Request for a liquor license. Arizona State License Application 196721.

Summary

Applicant
Artichar Reynolds, Agent

License Type
Series 12 - Restaurant

Location
3738 E. Indian School Road
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 18, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Taste of Thai (Series 12)
4855 E. Warner Road, #16, Phoenix
Calls for police service: 68
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a good citizen. I followed all of the state of Arizona and city of Phoenix rules to obtain a Liquor license. I also hold a liquor license at Taste of Thai (Ahwatukee) first location. We serve our community."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Taste of Thai restaurant and our employee have the best interest to serve to our community. We will bring more job to the community responsibility."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Taste of Thai
Liquor License Map - Taste of Thai

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TASTE OF THAI

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Bar	6	5	3
Beer and Wine Bar	7	6	1
Liquor Store	9	2	1
Beer and Wine Store	10	8	2
Restaurant	12	39	13

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	18.81	20.59
Violent Crimes	5.03	5.57	4.45

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

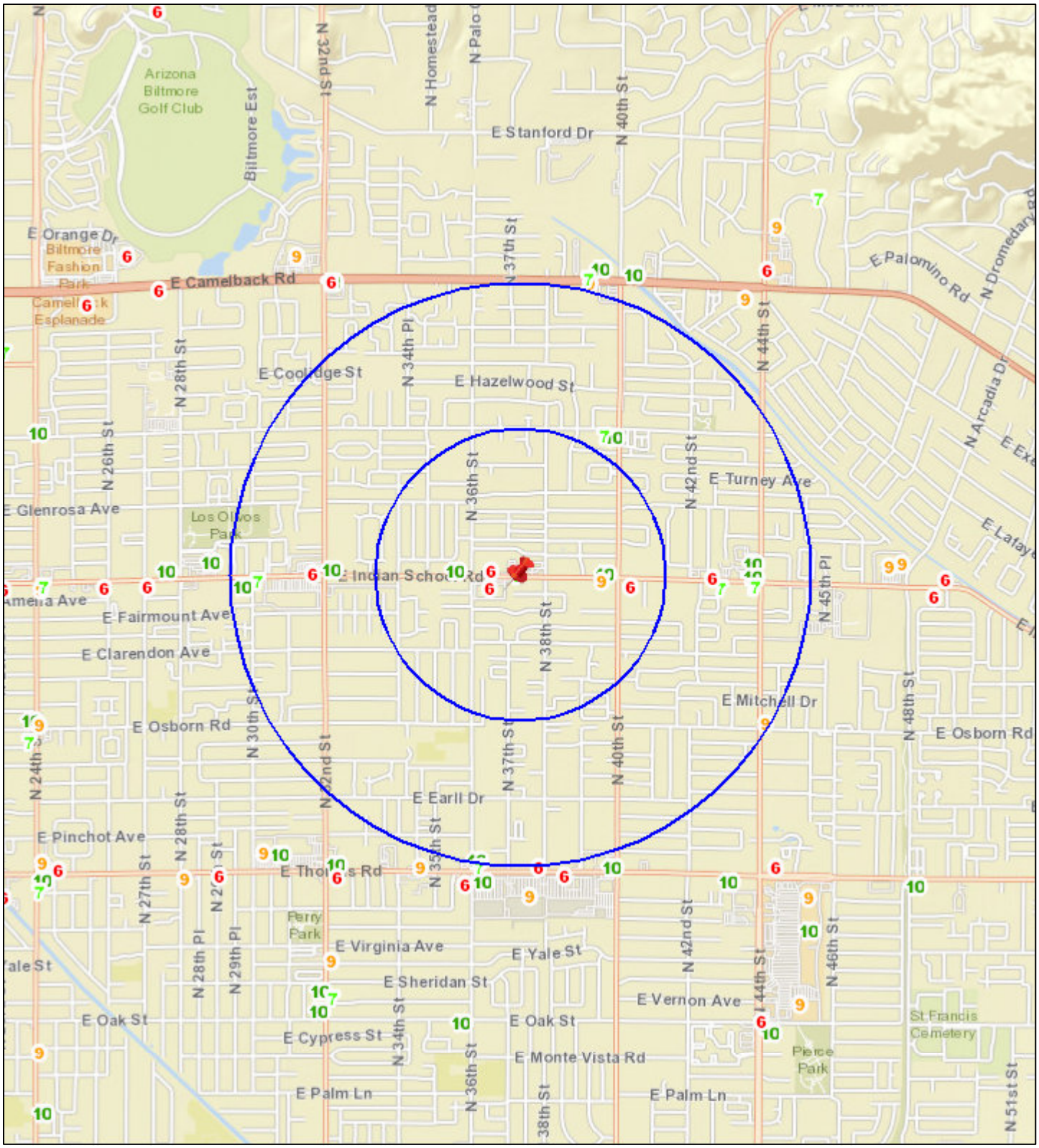
Description	Average	1/2 Mile Average
Parcels w/Violations	53	70
Total Violations	93	105

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1082003	1225	76 %	13 %	17 %
1083013	982	75 %	18 %	1 %
1083021	1229	70 %	16 %	3 %
1083022	1824	50 %	13 %	4 %
1109011	665	96 %	10 %	13 %
1109021	2609	33 %	21 %	40 %
1109022	2224	39 %	7 %	18 %
1110001	781	25 %	11 %	3 %
1110002	1105	63 %	8 %	19 %
Average		61 %	13 %	19 %

Liquor License Map: TASTE OF THAI

3738 E INDIAN SCHOOL RD



N

Date: 5/23/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 20

Liquor License - The Bread and Honey House

Request for a liquor license. Arizona State License Application 196446.

Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
4801 E. Indian School Road, Ste. 4
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in June 2022.

The 60-day limit for processing this application is July 25, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"My wife and I have owned and operated two restaurants over the past 2 years. I was an executive chef at two City of Phoenix liquor license locations and one Scottsdale location. I created the restaurant menus for all three locations. My wife and I as well as employees will attend AZ liquor law training to identify obvious intoxication, underage and be familiar with all state and City laws. Our restaurants are family oriented specifically to enjoy our homemade authentic Mexican food. We are excited to have businesses in the City of Phoenix."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location has been open to the public since June of 2021. We have continued to serve our customers even during the pandemic. We often cater to businesses at our location but understand that the liquor license is public and must remain open to other guests. Many of our clientel have inquired about our business serving alcohol beverages. After one year of operation at this location we decided to apply for a restaurant liquor license to compliment the service of food. We do not have a bar and will remain a restaurant."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - The Bread and Honey House
Liquor License Map - The Bread and Honey House

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: THE BREAD AND HONEY HOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Wholesaler	4	1	1
Bar	6	5	2
Beer and Wine Bar	7	3	0
Liquor Store	9	3	2
Beer and Wine Store	10	3	0
Restaurant	12	16	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	11.62	12.31
Violent Crimes	5.03	3.15	2.22

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

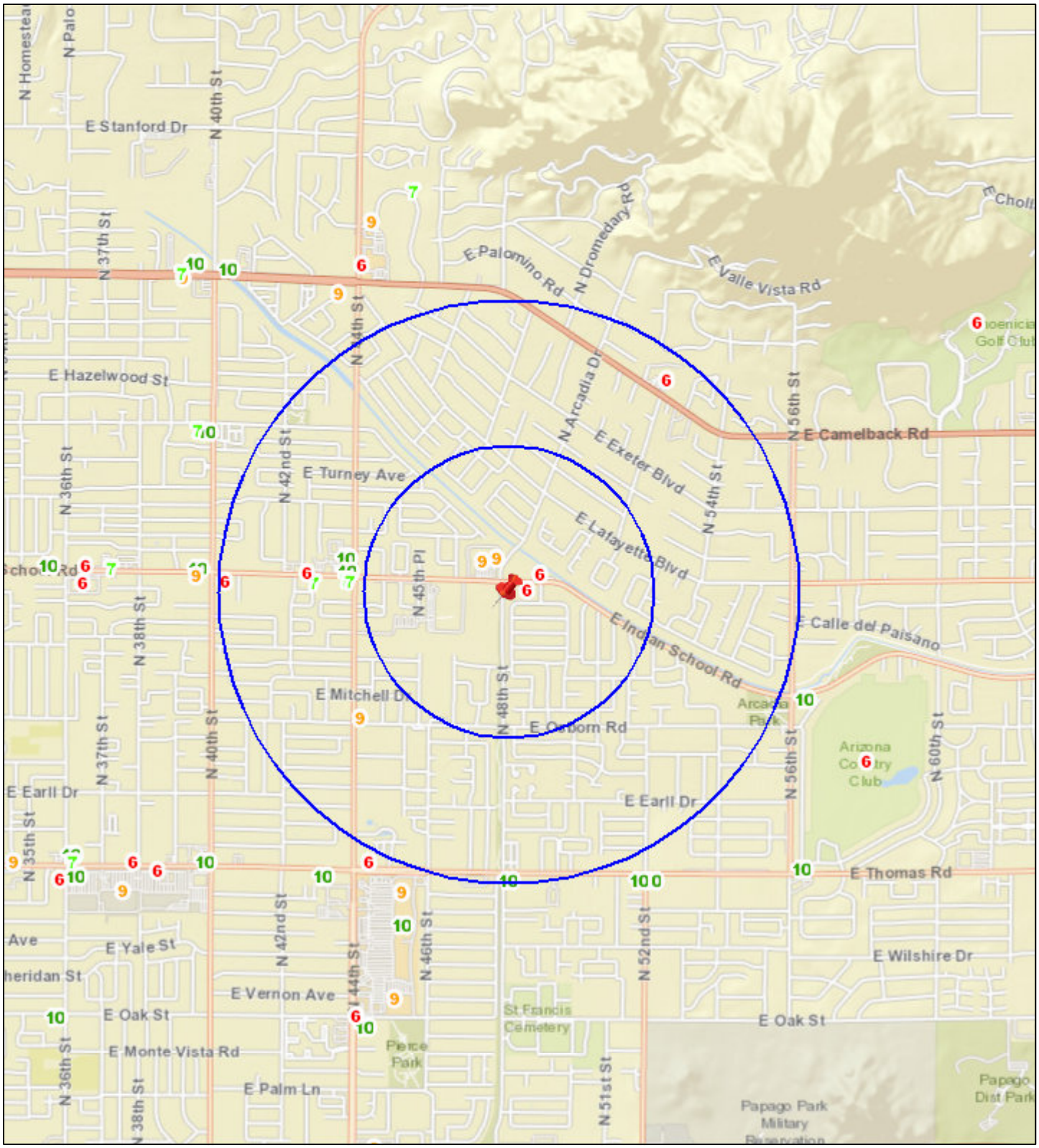
Description	Average	1/2 Mile Average
Parcels w/Violations	54	35
Total Violations	93	63

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1080001	1436	93 %	3 %	12 %
1081001	1849	78 %	1 %	7 %
1082002	1178	45 %	8 %	8 %
1110004	707	59 %	25 %	0 %
1110005	698	88 %	19 %	5 %
1111003	2317	84 %	11 %	8 %
Average		61 %	13 %	19 %

Liquor License Map: THE BREAD AND HONEY HOUSE

4801 E INDIAN SCHOOL RD



N

Date: 5/26/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *21

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Vine Tavern & Eatery

Request for a liquor license. Arizona State License Application 196949.

Summary

Applicant
Trent Robertson, Agent

License Type
Series 12 - Restaurant

Location
3820 E. Ray Road, Ste. 30
Zoning Classification: C-2 PCD
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in September 2022.

The 60-day limit for processing this application is Aug. 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Vine Tavern & Eatery (Series 6)
801 E. Apache Blvd., Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Vine Tavern & Eatery (Series 12)
975 E. Elliot Road, Ste. A1, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have operated multiple successful restaurants in the U.S. with no violations or any issues. My company has policies in place to ensure State laws are properly executed. We are aware of AZ liquor laws and will take every measure necessary to abide by the rules of the State and City."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"To the City of Phoenix Council:

A brief history of the Vine Tavern & Eatery: The original Vine (as a pub only) opened in 1970 in Iowa City, in the heart of downtown Iowa City - home of the University of Iowa Hawkeyes. A few years later the Vine moved to its current location in Iowa City, the bottom floor of a historical brick building built in 1907. I purchased the Vine and the building in 1983, added a full service kitchen and changed the name to Vine Tavern &

Eatery. In 2013, the building was fully restored in accordance with the Historical Society. Today, there are 12 sought-after studio apartments above the restaurant.

The next Vine Tavern opened in Arizona near the Arizona State University campus. This location is also in a very unique building and is very popular with the students and ASU fans. Our second Arizona location opened in 1992 on the corner of Rural and Elliot, in Tempe. This location has been a family-friendly, neighborhood go-to location for many years. Our fourth Vine Tavern opened in Iowa in 1998. This is a large, two-story building that is walking distance to the Iowa Hawkeye sporting events.

We pride ourselves in being family friendly and supporting of the neighborhoods in which the restaurants are located. While we are known for our wings (18 flavors!), the menu offers a wide range from appetizers to full dinner entrees. The Vine is also a wonderful place to gather and watch sporting events and cheer for our favorite teams on our 25+ televisions.

I firmly believe opening a Vine Tavern & Eatery in the Ahwatukee area of Phoenix will fill a void with an affordable, family friendly, full service restaurant.”

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Vine Tavern & Eatery
Liquor License Map - Vine Tavern & Eatery

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 21 ON THE JULY 1, 2022 FORMAL AGENDA – VINE TAVERN & EATERY**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: VINE TAVERN & EATERY

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Liquor Store	9	4	1
Beer and Wine Store	10	3	0
Restaurant	12	7	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	41.69	16.77
Violent Crimes	10.06	2.86	1.16

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

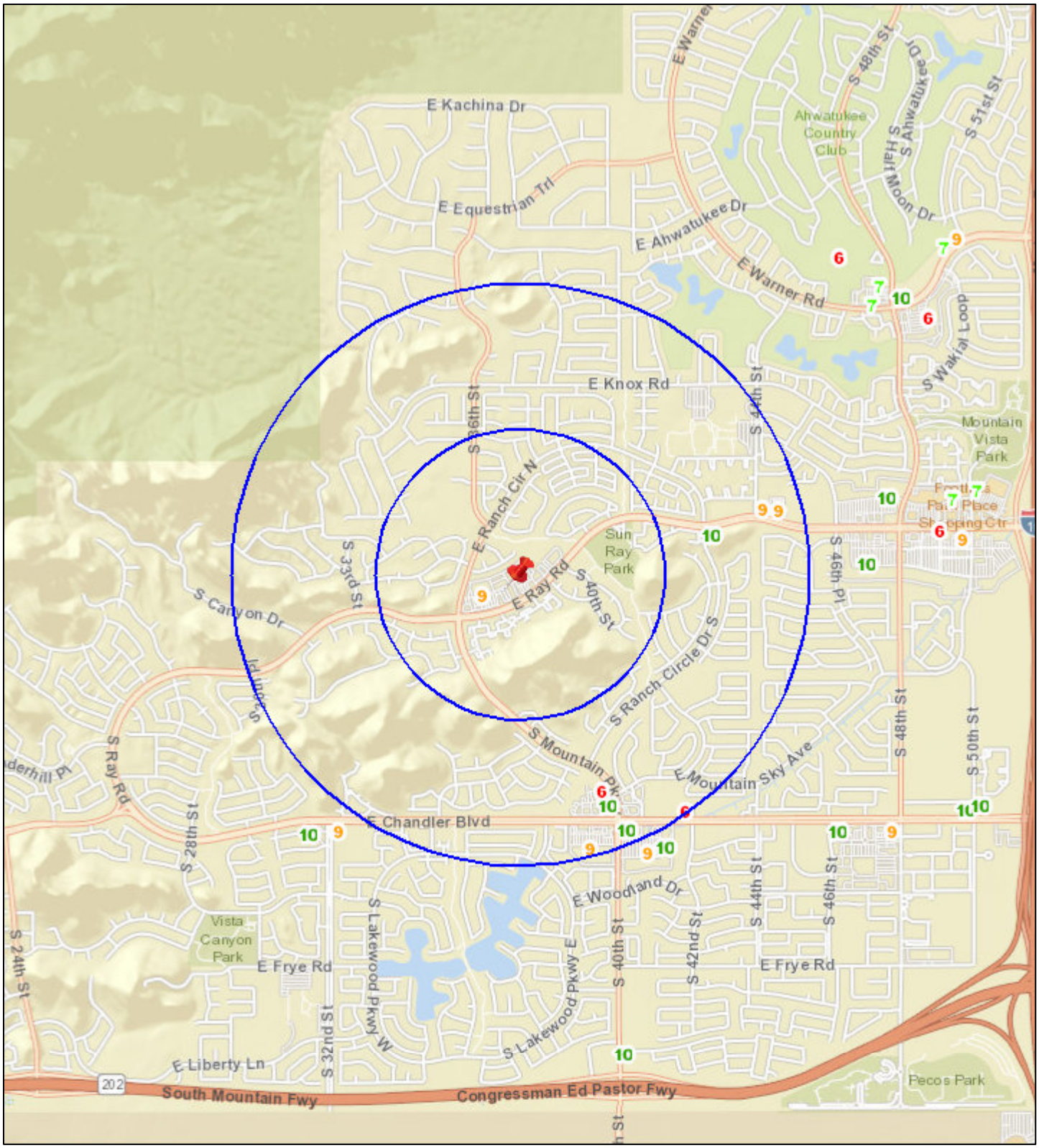
Description	Average	1/2 Mile Average
Parcels w/Violations	54	0
Total Violations	94	

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167103	1352	91 %	17 %	1 %
1167201	1087	75 %	6 %	4 %
1167202	1687	44 %	7 %	7 %
1167203	1430	34 %	7 %	5 %
1167212	1820	65 %	4 %	3 %
1167293	1007	98 %	0 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: VINE TAVERN & EATERY

3820 E RAY RD



N

Date: 6/8/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 22

Liquor License - Pomo

Request for a liquor license. Arizona State License Application 189932.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
2 E. Jefferson St. #113
Zoning Classification: DTC- Business Core
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business has plans to open in September 2022.

The 60-day limit for processing this application is July 11, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Pomo Pizzeria Napoletana (Series 12)
8977 N. Scottsdale Road #502, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Pomo Pizzeria Napoletana (Series 12)
366 N. Gilbert Road #102, Gilbert
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Pomo Pizzeria Napoletana (Series 12)
705 N. 1st St. #120, Phoenix
Calls for police service: 15
Liquor license violations: None

Pomo Pizza (Series 12)
2502 E. Camelback Road #148- A and B, Phoenix
Calls for police service: 129
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“Opening it's 5th location in the Valley, Pomo is a popular authentic Italian restaurant

offering homemade pasta, handcrafted pizza, focaccia, antipasto and salads. Applicant would like to offer alcoholic beverages as an incident to the dishes its guests 21 and over enjoy."

Staff Recommendation
Staff recommendations approval of this liquor license.

Attachments
Liquor License Data - Pomo
Liquor License Map - Pomo

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: POMO

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	1	0
Government	5	8	6
Bar	6	45	30
Beer and Wine Bar	7	13	6
Liquor Store	9	3	2
Beer and Wine Store	10	13	1
Hotel	11	7	4
Restaurant	12	94	45
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	48.30	51.38
Violent Crimes	5.03	26.59	23.56

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

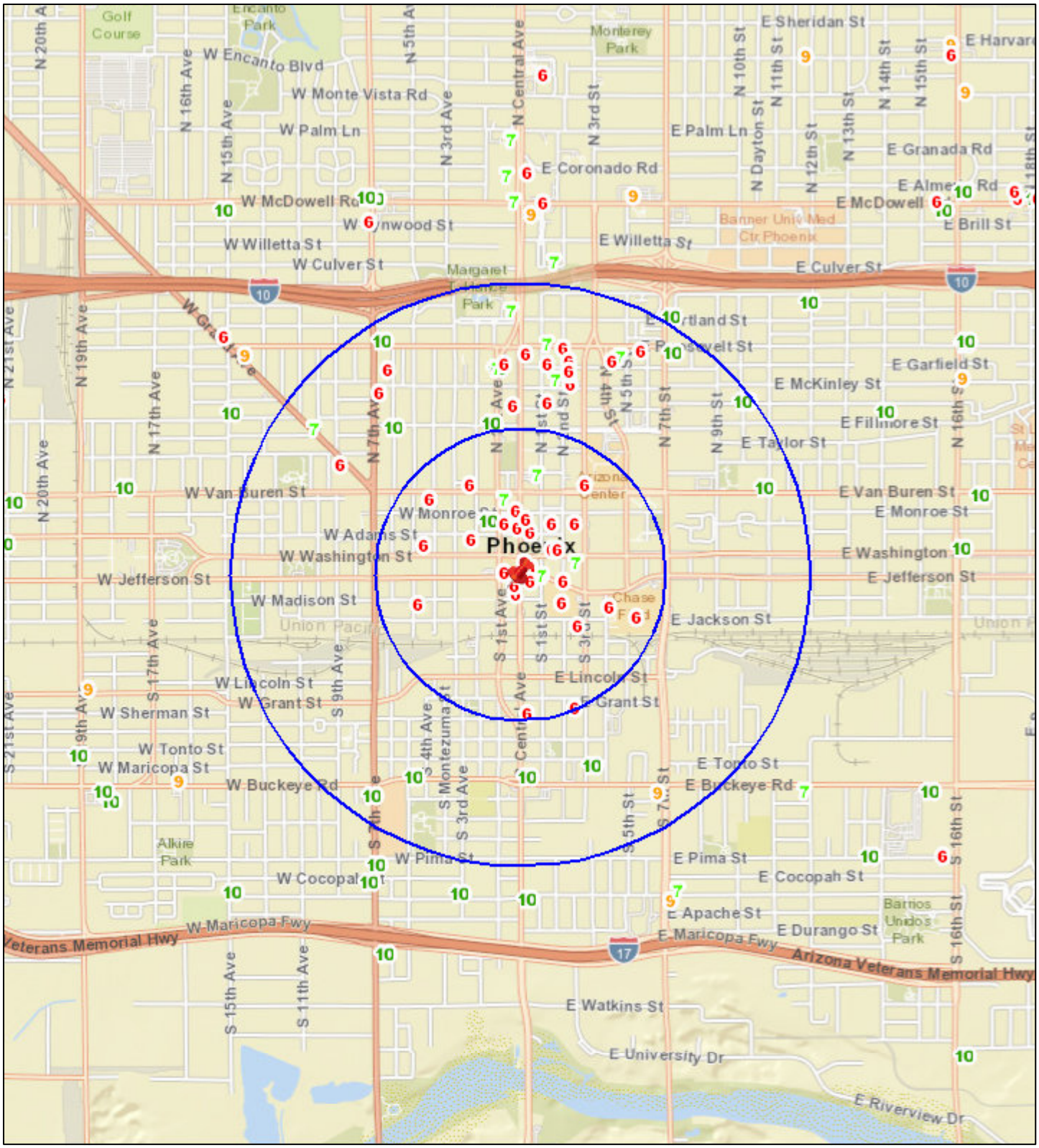
Description	Average	1/2 Mile Average
Parcels w/Violations	53	30
Total Violations	93	65

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

Liquor License Map: POMO

2 E JEFFERSON ST



N

Date: 5/16/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 23

Liquor License - X Club Phoenix

Request for a liquor license. Arizona State License Application 195681.

Summary

Applicant
Ryan Anderson, Agent

License Type
Series 12 - Restaurant

Location
200 W. Monroe St.
Zoning Classification: DTC-Business Core
Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 10, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The manager has completed on basic and management liquor training, and key staff will receive liquor training as well. The applicant desires to be a good neighbor and to make sure all Title 4 liquor laws are enforced."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This restaurant and social amenity space is located in a new and unique housing complex that provides much needed housing in the central Phoenix core. The restaurant will provide additional food and social options in an area with fewer choices. A restaurant liquor license will complete the dining experience."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - X Club Phoenix
Liquor License Map - X Club Phoenix

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: X CLUB PHOENIX

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	9	3
Bar	6	45	28
Beer and Wine Bar	7	14	7
Liquor Store	9	3	2
Beer and Wine Store	10	13	4
Hotel	11	7	4
Restaurant	12	98	46
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	46.33	67.94
Violent Crimes	5.03	26.48	32.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

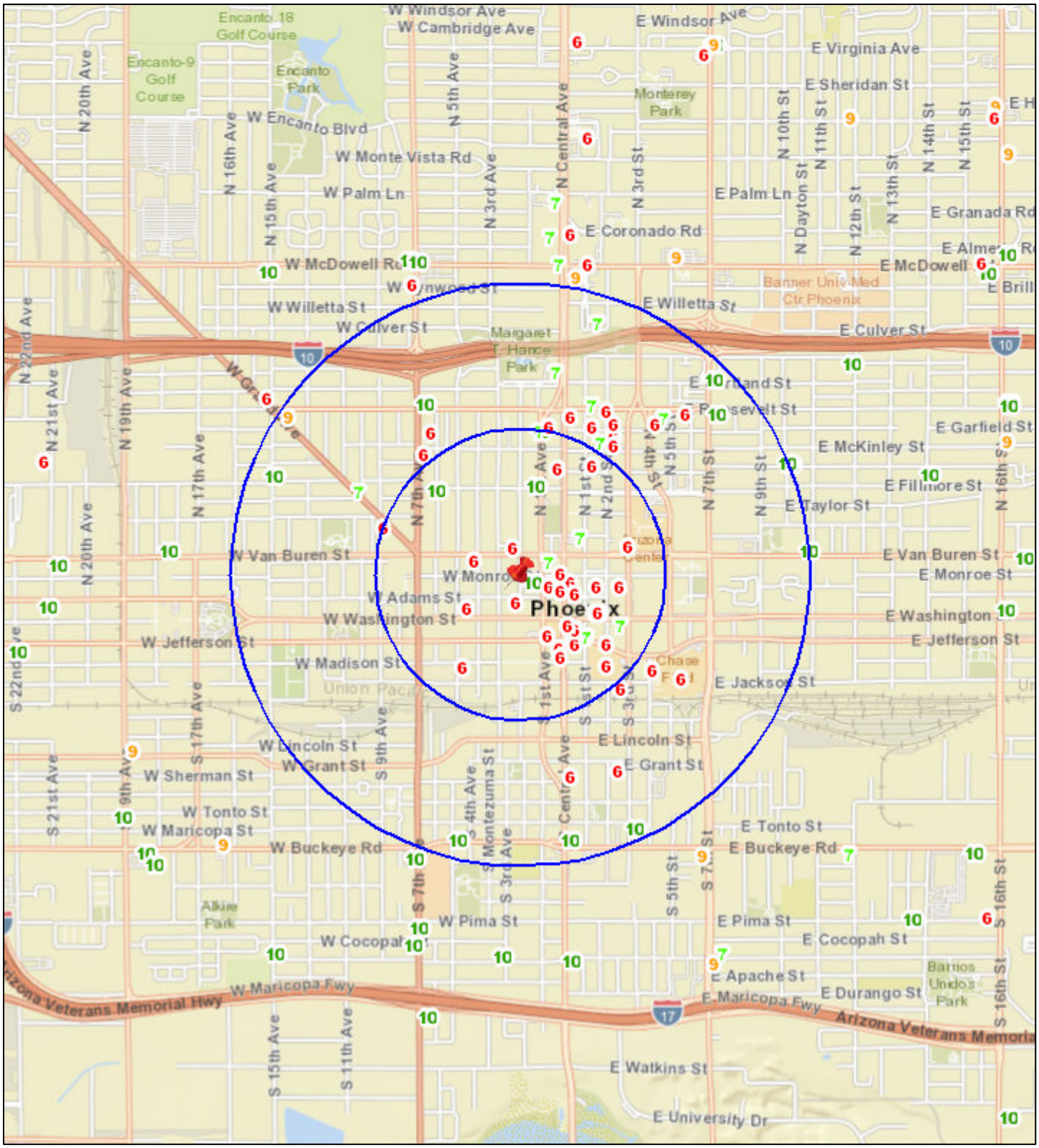
Description	Average	1/2 Mile Average
Parcels w/Violations	53	53
Total Violations	93	100

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129002	815	37 %	22 %	24 %
1129003	1372	4 %	18 %	40 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
1143011	1389	22 %	15 %	57 %
Average		61 %	13 %	19 %

Liquor License Map: X CLUB PHOENIX

200 W MONROE ST



N

Date: 5/12/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 24

Liquor License - Congo Brands

Request for a liquor license. Arizona State License Application 196666.

Summary

Applicant
Aaron Stewart, Agent

License Type
Series 4 - Wholesaler

Location
1202 N. 54th Ave., Ste.105
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 9, 2022.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications and not to the location.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Alani Seltzers LLC (Series 2)
4580 Alvarado Canyon Road, Ste. G2, San Diego
Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I hold similar licenses in other states across the country (Kentucky, California, Virginia)"

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 25

Liquor License - Circle K Store #9556

Request for a liquor license. Arizona State License Application 197207.

Summary

Applicant
Maria Burgess, Agent

License Type
Series 10 - Beer and Wine Store

Location
5150 W. Lower Buckeye Road
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a convenience store that sells gas. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in February 2023.

The 60-day limit for processing this application is July 25, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Circle K requires all store personnel to attend an in-house training program. This training is designed to provide a safe and positive customer service environment. As part of the Circle K training program, we provide an Alcohol Training Program that meets the requirements of the Arizona Department of Liquor License Control. Employees must pass a test on Techniques of Alcohol Management that becomes part their employee file. Store Managers are required to attend additional in-house training and obtain certification from the Arizona Department of Liquor License Control. This certification requires submission of fingerprints and includes background investigation."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It is Circle K's objective to provide a product, accessible in a convenient manner that meets the need of he surrounding community. Circle K's success depends on us being able to provide products that are in demand."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Circle K Store #9556
Liquor License Map - Circle K Store #9556

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: CIRCLE K STORE #9556

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Beer and Wine Store	10	4	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	5.14	11.67
Violent Crimes	5.03	1.53	1.27

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

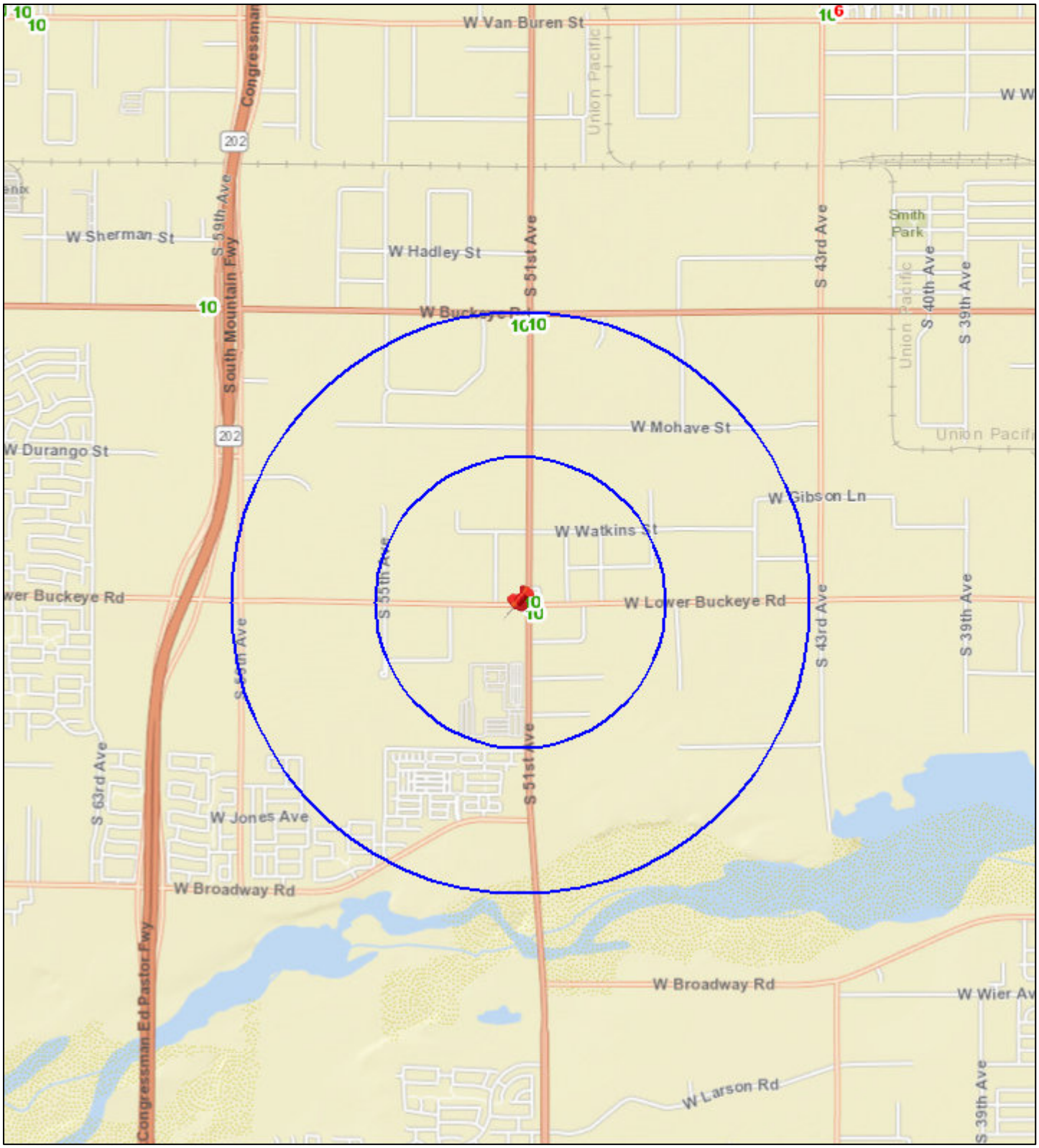
Description	Average	1/2 Mile Average
Parcels w/Violations	54	1
Total Violations	93	5

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125132	0	0 %	0 %	0 %
1125142	1556	51 %	10 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: CIRCLE K STORE #9556

5150 W LOWER BUCKEYE RD



N

Date: 5/27/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 26

Liquor License - Cold Beers & Cheeseburgers/Bourbon & Bones Cocktail Lounge

Request for a liquor license. Arizona State License Application 197833.

Summary

Applicant
Amy Nations, Agent

License Type
Series 12 - Restaurant

Location
401 E. Jefferson St.
Zoning Classification: DTC-Business Core
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 12, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to multiple ownership interest held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The ownership owns and operates 20+ restaurant throughout Arizona, Colorado, and California. They are currently adding several more restaurants opening this year. They are led by a management team with a combined 100+ years of experience operating bars and restaurants with liquor licenses. All their employees are trained in Arizona liquor laws to ensure compliance."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The previous business inside the ballpark has been closed for almost 2 years. We are excited at the opportunity to be added to the ballpark dining experience and look forward to adding another great dining option for the patrons of Chase Field."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Cold Beers & Cheeseburgers/Bourbon & Bones Cocktail Lounge
Liquor License Map - Cold Beers & Cheeseburgers/Bourbon & Bones Cocktail Lounge

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: COLD BEERS & CHEESEBURGERS / BOURBON & BONES COCKTAIL LOUNGE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	0
Wholesaler	4	1	1
Government	5	6	4
Bar	6	42	19
Beer and Wine Bar	7	13	4
Liquor Store	9	4	2
Beer and Wine Store	10	10	0
Hotel	11	5	2
Restaurant	12	80	29
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	672.58	1126.53
Violent Crimes	10.06	139.72	204.56

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

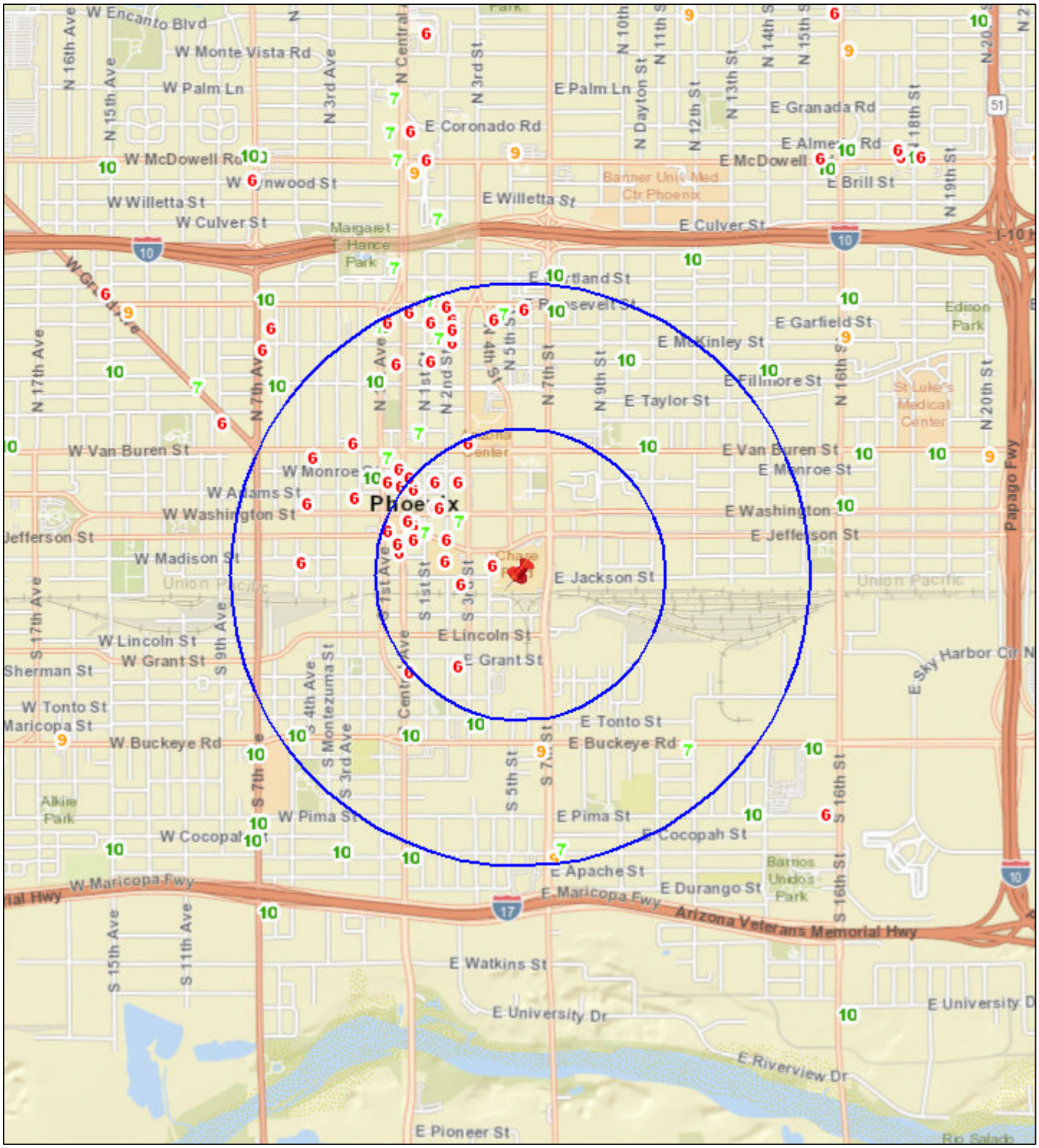
Description	Average	1/2 Mile Average
Parcels w/Violations	53	47
Total Violations	93	88

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131002	1242	3 %	7 %	33 %
1132022	1257	47 %	29 %	55 %
1140001	1831	25 %	20 %	47 %
1140002	78	77 %	0 %	32 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

License Map: COLD BEERS & CHEESEBURGERS / BOURBON & BONES COCKTAIL LOUNGE

401 E JEFFERSON ST



N

Date: 6/13/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 27

Liquor License - Fresh Market on the Go/The Grove, Inc. Bar at PHX

Request for a liquor license. Arizona State License Application 196013.

Summary

Applicant
Michael Haskins, Agent

License Type
12 - Restaurant

Location
3300 E. Sky Harbor Blvd., T4-F4
Zoning Classification: A-1
Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 18, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"TGI Concessions, Inc. has over 40 years of experience providing food and beverage services in airports. We have operated a full bar in the Las Vegas airport for over 9 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Phoenix Sky Harbor International Airport requires a restaurant to serve the traveling public in Terminal 4."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Fresh Market on the Go/The Grove, Inc. Bar at PHX
Liquor License Map - Fresh Market on the Go/The Grove, Inc. Bar at PHX

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: FRESH MARKET ON THE GO/ THE GROVE, INC. BAR AT PHX

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	3	0
Beer and Wine Bar	7	1	1
Conveyance	8	10	6
Beer and Wine Store	10	2	0
Restaurant	12	20	7
Club	14	3	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	11.75	18.57
Violent Crimes	5.03	0.98	1.06

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

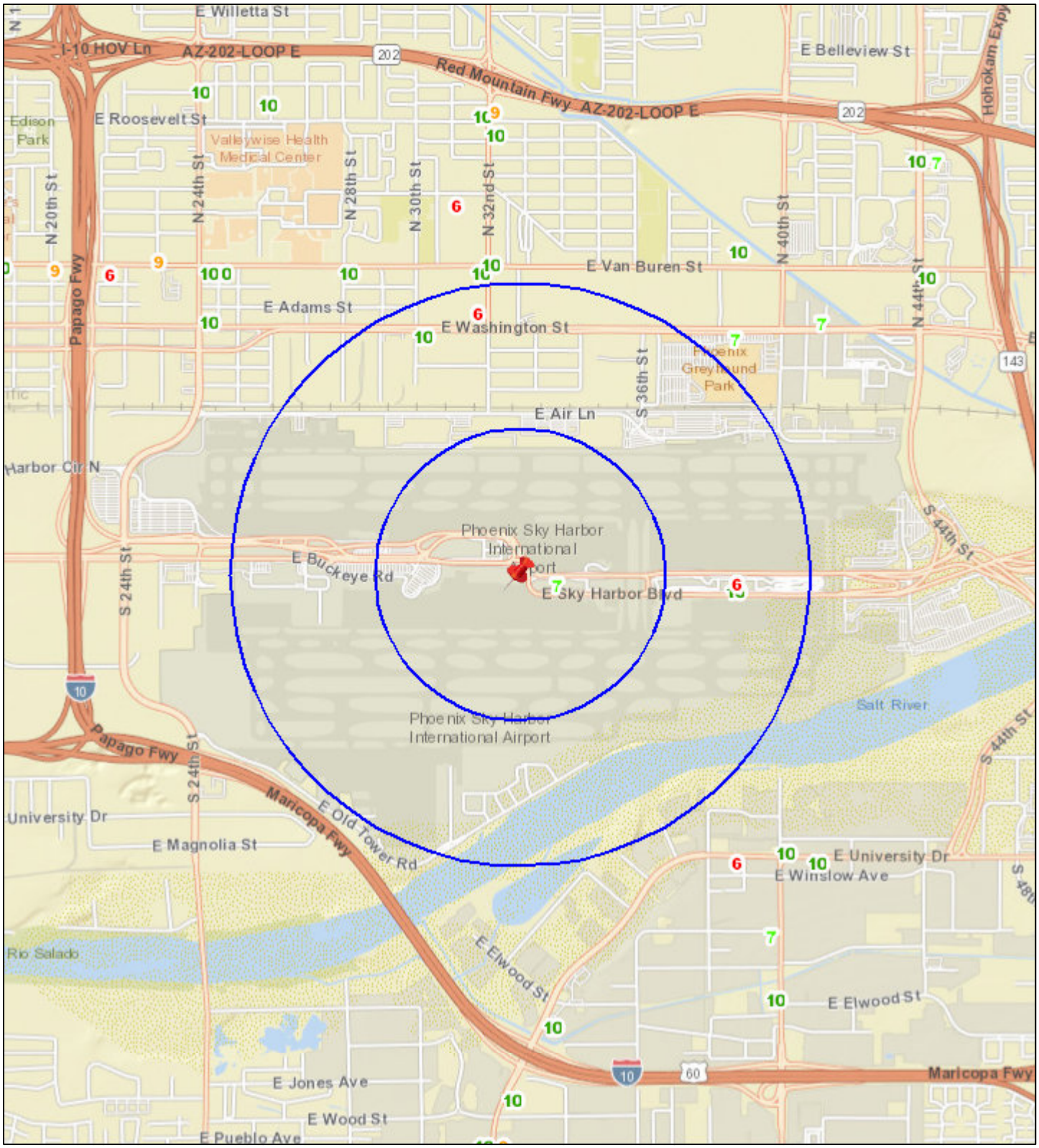
Description	Average	1/2 Mile Average
Parcels w/Violations	53	0
Total Violations	93	

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138021	0	0 %	0 %	0 %
Average		61 %	13 %	19 %

Liquor License Map: FRESH MARKET ON THE GO/ THE GROVE, INC. BAR AT PHX

3300 E SKY HARBOR BLVD



N

Date: 5/20/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 28

Liquor License - The Bread and Honey House

Request for a liquor license. Arizona State License Application 196445.

Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
4700 E. Van Buren St.
Zoning Classification: C-3
Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption as an accessory to a restaurant.

The 60-day limit for processing this application is July 23, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"My wife and I have owned and operated this restaurant since May of 2019. We have survived the pandemic and remain an asset to the neighboring community as an authentic Mexican Food Restaurant. We the owners and employees will attend Arizona Liquor Law Training to comply with all city and state laws. Additionally, the training will assist us in identifying obviously intoxicated customer (who we will refuse to serve) and techniques to recognize underage and document their identification along with recognizing valid ID."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This is a neighborhood restaurant in existence since 2019. The addition of alcoholic beverages is merely to compliment the sales of food. Our hours of operation are minimal and we do not have a bar. This is a dining establishment only. Additionally, we will apply for a Patio Use Permit to enable us to serve food and alcoholic beverages on our fenced patios. The north patio is fenced and the south patio fencing will be added shortly. The fencing and employees monitoring will prevent the removal of alcohol from the premises."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - The Bread and Honey House
Liquor License Map - The Bread and Honey House

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: THE BREAD AND HONEY HOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	3	1
Beer and Wine Bar	7	2	1
Liquor Store	9	2	0
Beer and Wine Store	10	5	2
Hotel	11	7	4
Restaurant	12	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	17.01	25.79
Violent Crimes	5.03	8.59	11.88

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

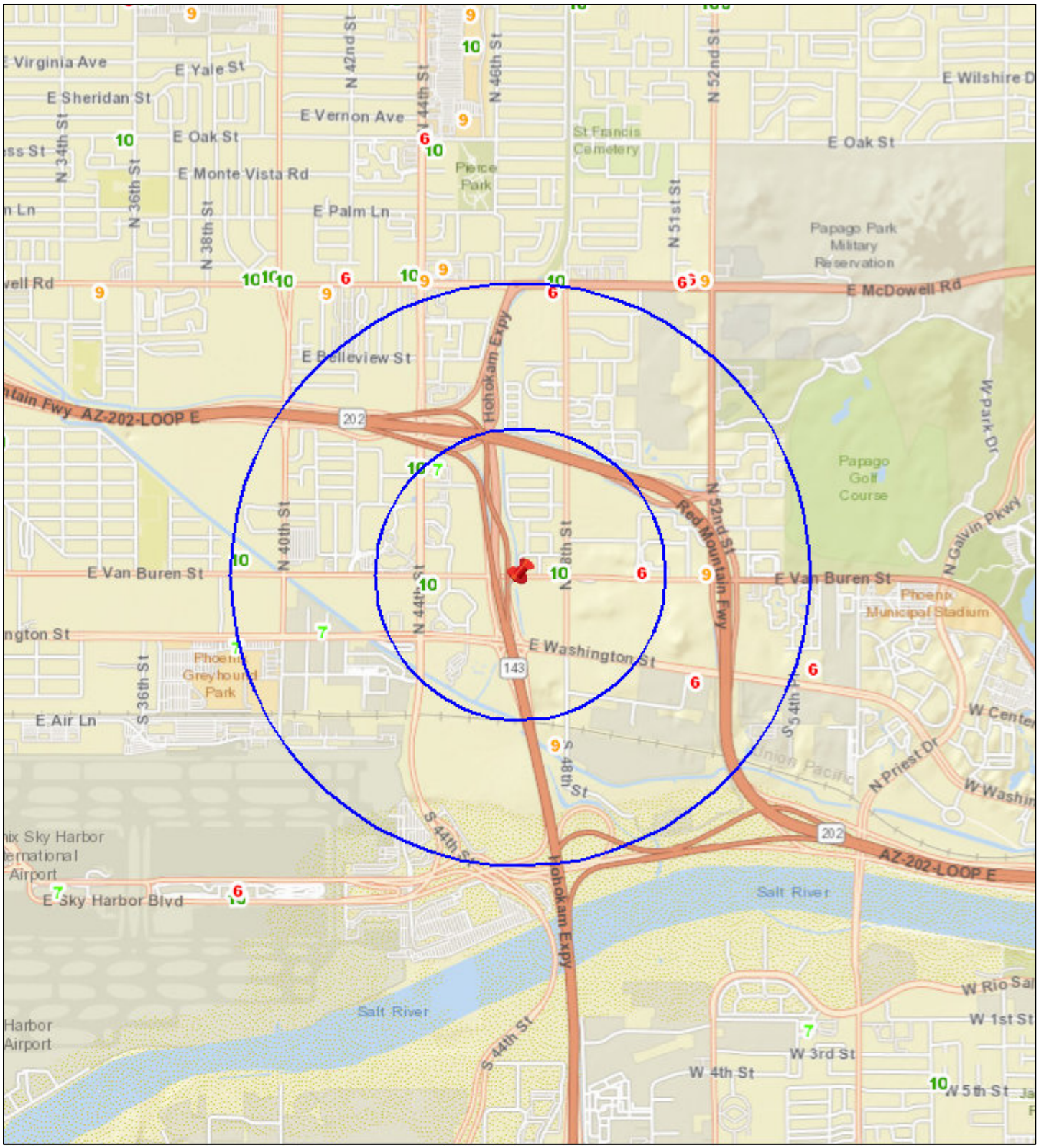
Description	Average	1/2 Mile Average
Parcels w/Violations	54	78
Total Violations	93	118

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1112021	1913	6 %	18 %	38 %
1112031	1003	0 %	24 %	37 %
1137002	1578	21 %	11 %	59 %
1137003	1101	31 %	18 %	11 %
1137005	1280	14 %	32 %	52 %
1138011	1007	13 %	30 %	31 %
Average		61 %	13 %	19 %

Liquor License Map: THE BREAD AND HONEY HOUSE

4700 E VAN BUREN ST



N

Date: 5/26/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 29

Liquor License - Ay, Chabela

Request for a liquor license. Arizona State License Application 197572.

Summary

Applicant
Andrew Renteria, Agent

License Type
Series 12 - Restaurant

Location
719 E. Roosevelt St.
Zoning Classification: R-5 RI HP ACOD
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 15, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Our group has the experience and financial means to support our proposed project with a background in managing similar concepts. We will adhere to the rules and regulations set by the City of Phoenix, Maricopa County and State of Arizona."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The license will be used to operate an existing restaurant with the hope of bringing on more people and revenue to the community ."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Ay, Chabela
Liquor License Map - Ay, Chabela

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: AY, CHABELA

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	2
Wholesaler	4	1	0
Government	5	9	1
Bar	6	36	9
Beer and Wine Bar	7	16	4
Liquor Store	9	5	0
Beer and Wine Store	10	12	5
Hotel	11	6	3
Restaurant	12	104	33
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	58.06	41.93
Violent Crimes	5.03	21.73	18.36

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

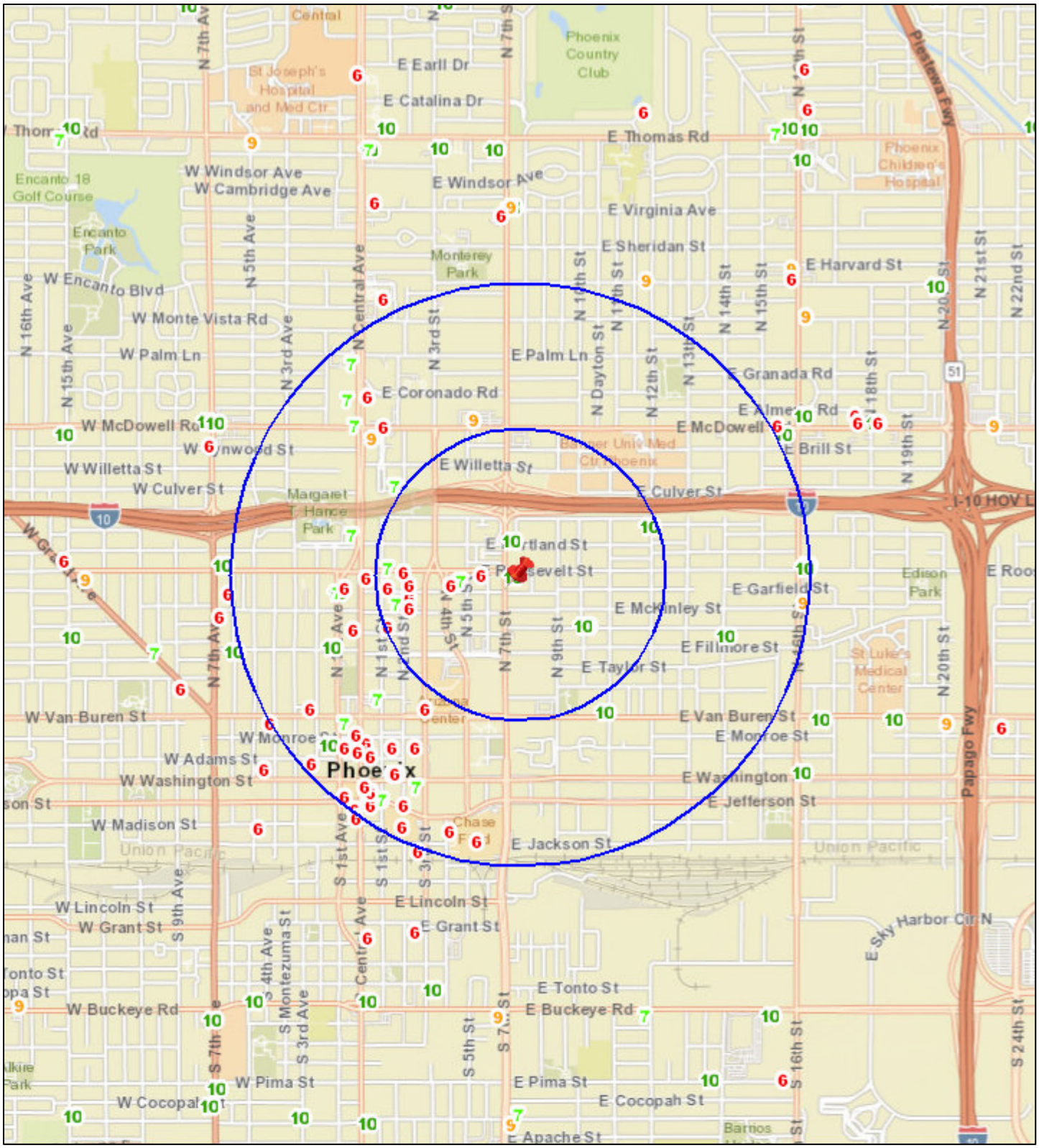
Description	Average	1/2 Mile Average
Parcels w/Violations	53	171
Total Violations	93	279

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	1057	64 %	2 %	10 %
1118004	671	62 %	6 %	6 %
1130002	873	29 %	21 %	38 %
1131002	1242	3 %	7 %	33 %
1132011	1312	29 %	26 %	48 %
1132012	962	50 %	23 %	44 %
1132021	731	33 %	20 %	74 %
1132022	1257	47 %	29 %	55 %
1132031	1473	30 %	20 %	57 %
1132032	638	28 %	7 %	70 %
1140001	1831	25 %	20 %	47 %
1141001	2299	16 %	37 %	44 %
Average		61 %	13 %	19 %

Liquor License Map: AY, CHABELA

719 E ROOSEVELT ST



N

Date: 5/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *30

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - AZ Mini Market

Request for a liquor license. Arizona State License Application 198682.

Summary

Applicant
Lindsey Hinojosa, Agent

License Type
Series 10 - Beer and Wine Store

Location
3437 W. Dunlap Ave., Ste. C
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales as an accessory to a convenience store.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in convenience store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality beer and wine."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - AZ Mini Market
Liquor License Map - AZ Mini Market

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 30 ON THE JULY 1, 2022 FORMAL AGENDA – AZ MINI MARKET**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: AZ MINI MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	1
Liquor Store	9	2	0
Beer and Wine Store	10	11	7
Restaurant	12	8	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	55.83	39.38
Violent Crimes	10.06	10.56	9.87

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

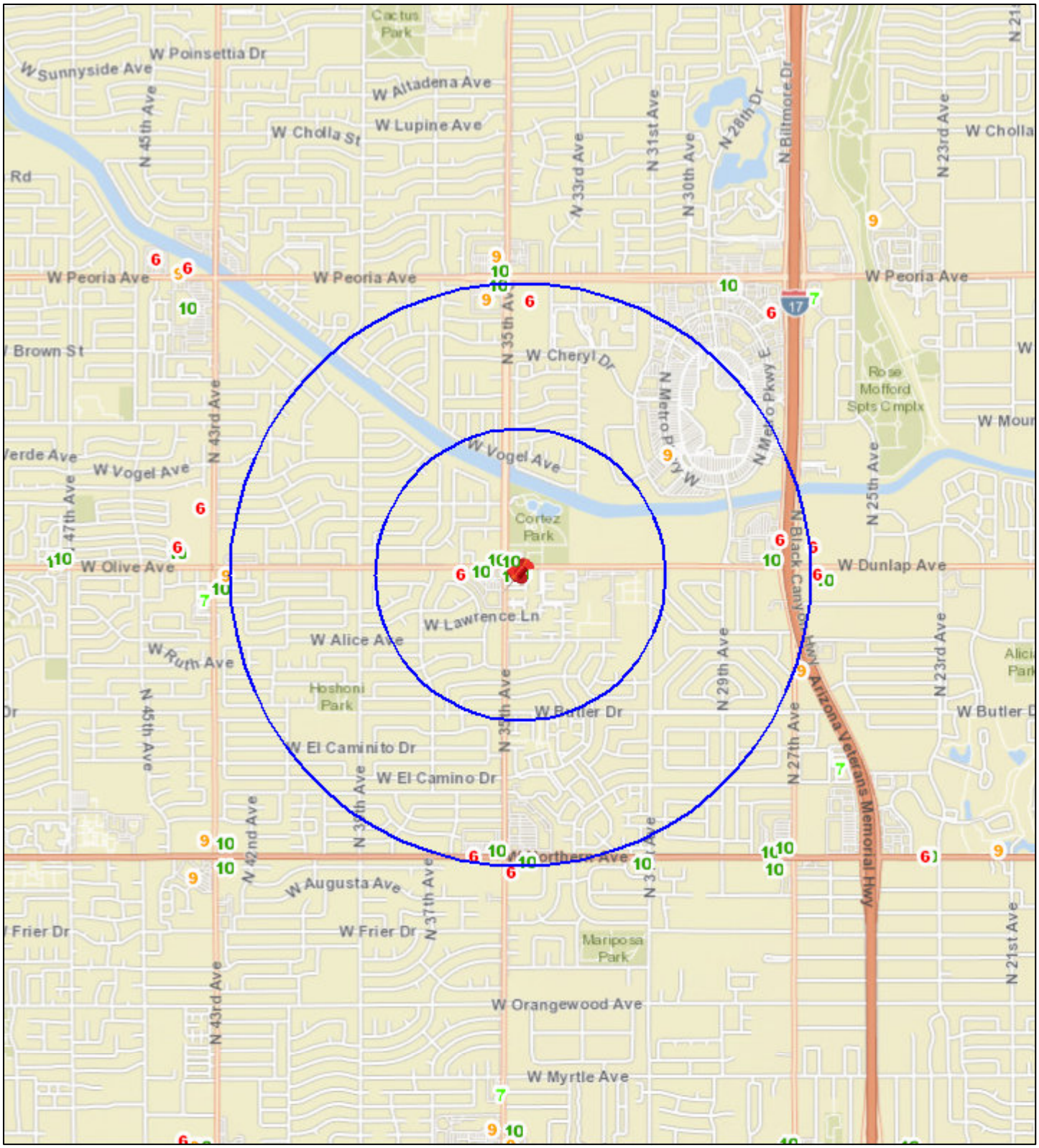
Description	Average	1/2 Mile Average
Parcels w/Violations	54	163
Total Violations	94	360

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042051	1264	61 %	16 %	7 %
1042053	1213	89 %	9 %	3 %
1042054	1577	5 %	21 %	30 %
1042061	1580	92 %	7 %	28 %
1042062	1557	65 %	6 %	34 %
1056011	2072	66 %	5 %	23 %
1056022	2457	38 %	23 %	34 %
1056023	2787	15 %	21 %	27 %
1057021	2725	66 %	7 %	22 %
1057022	1187	68 %	22 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: AZ MINI MARKET

3437 W DUNLAP AVE



N

Date: 6/3/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *31

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - First Watch Restaurant #214

Request for a liquor license. Arizona State License Application 195983.

Summary

Applicant
Joanne Feinstein, Agent

License Type
Series 12 - Restaurant

Location
3780 W. Happy Valley Road, Ste. 110-113
Zoning Classification: C-2 SP
Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 17, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

First Watch Restaurant #451(Series 12)
9425 W. Glendale Ave., Ste. 110, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

First Watch Restaurants #445 (Series 12)
2111 N. Power Road, #101, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

First Watch Restaurant #273 (Series 12)
9325 E. Shea Blvd., Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

First Watch #453 (Series 12)
1080 W. Irvington Road, #180, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"First Watch Restaurants, Inc. is a publicly traded company with 430 + locations in 28 states. We currently hold more than 262 liquor licenses in various jurisdictions, and to date, have never had a citation or violation against one of those liquor licenses. We participate in responsible server training as required by law and as a matter of good practice where optional in all of our locations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The issuance of the liquor license enhances First Watch's already successful business model and supports additional jobs in the restaurant. First Watch continues to be a family-oriented restaurant company with closing hours daily at 2:30 pm. The addition of alcohol on the menu provides a wider selection and enhanced experience for our legal drinking age guests. Our primary revenue generator continues to be food/meals, and the addition of alcoholic drinks on the menu provides additional options for our guests."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews.

Attachments
Liquor License Data - First Watch Restaurant #214
Liquor License Map - First Watch Restaurant #214

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 31 ON THE JULY 1, 2022 FORMAL AGENDA – FIRST WATCH RESTAURANT #214**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: FIRST WATCH RESTAURANT #214

Liquor License

Description	Series	1 Mile	1/2 Mile
Beer and Wine Bar	7	1	0
Liquor Store	9	1	1
Beer and Wine Store	10	4	3
Restaurant	12	2	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	3.45	6.90
Violent Crimes	5.03	1	1.91

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

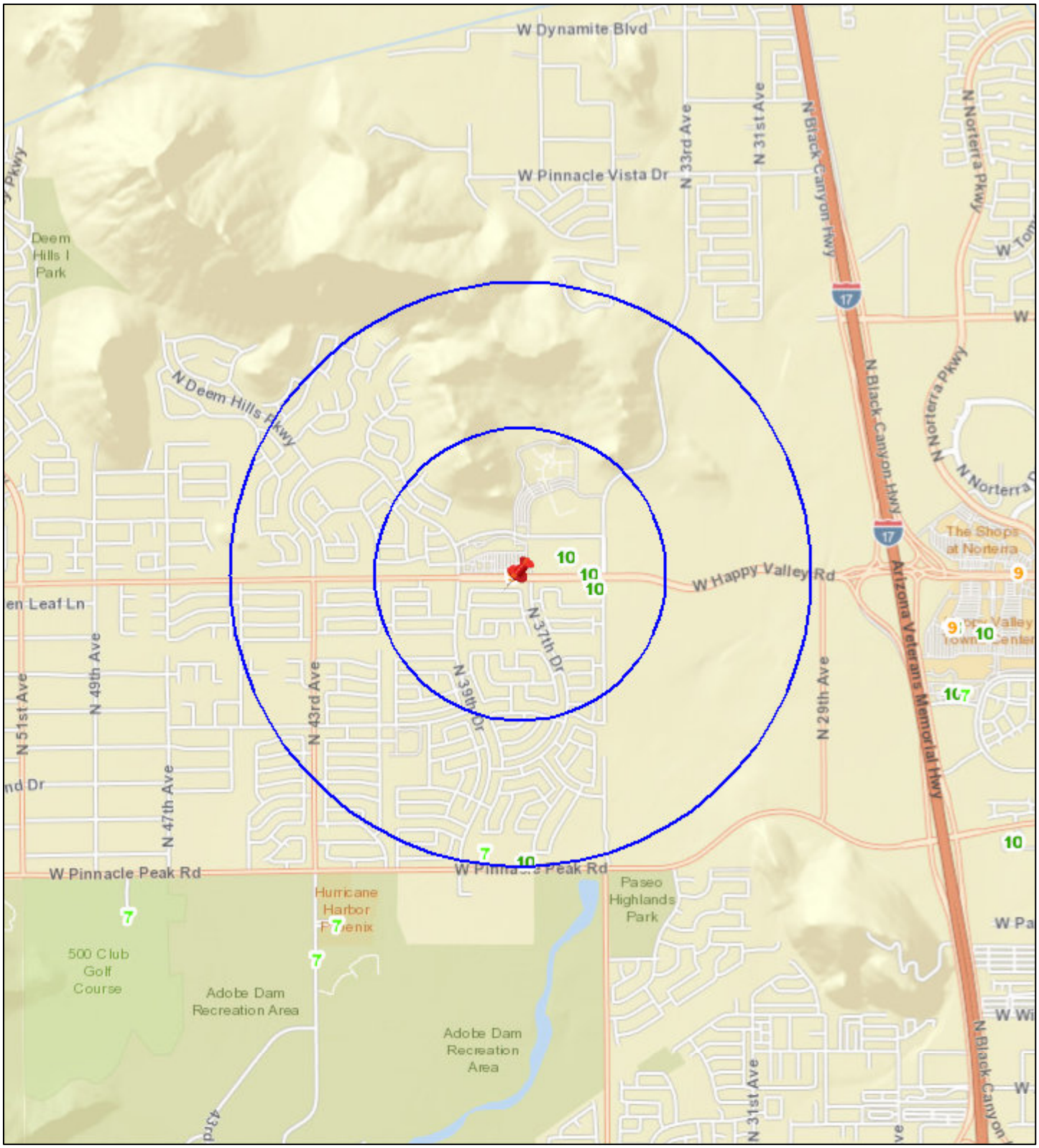
Description	Average	1/2 Mile Average
Parcels w/Violations	54	4
Total Violations	93	12

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6116001	1665	93 %	8 %	1 %
6116002	1573	73 %	3 %	1 %
6118001	2638	90 %	0 %	7 %
6118002	1930	94 %	0 %	3 %
6118003	1791	62 %	7 %	10 %
6118004	1407	85 %	8 %	10 %
6119001	1639	93 %	5 %	0 %
Average		61 %	13 %	19 %

Liquor License Map: FIRST WATCH RESTAURANT #214

3780 W HAPPY VALLEY RD



N

Date: 6/13/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *32

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Tacos Chisco

Request for a liquor license. Arizona State License Application 196588.

Summary

Applicant
Erika Siqueiros, Agent

License Type
Series 12 - Restaurant

Location
18425 N. 51st Ave., Ste. G
Zoning Classification: C-1
Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sales of alcoholic beverages as an accessory to a restaurant.

The 60-day limit for processing this application is July 19, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We will obtain Bar Certifications and Manager Certification for the establishment. We will run the business according federal, State and local laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It is to take the reasonable steps to protect the safety of a customer entering and leaving the premises as state by the rules and regulations of Arizona."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews.

Attachments
Liquor License Data - Tacos Chisco
Liquor License Map - Tacos Chisco

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 32 ON THE JULY 1, 2022 FORMAL AGENDA – TACOS CHISCO**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: TACOS CHISCO

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Liquor Store	9	2	0
Beer and Wine Store	10	5	0
Restaurant	12	14	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	5.65	5.94
Violent Crimes	5.03	1.64	1.80

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

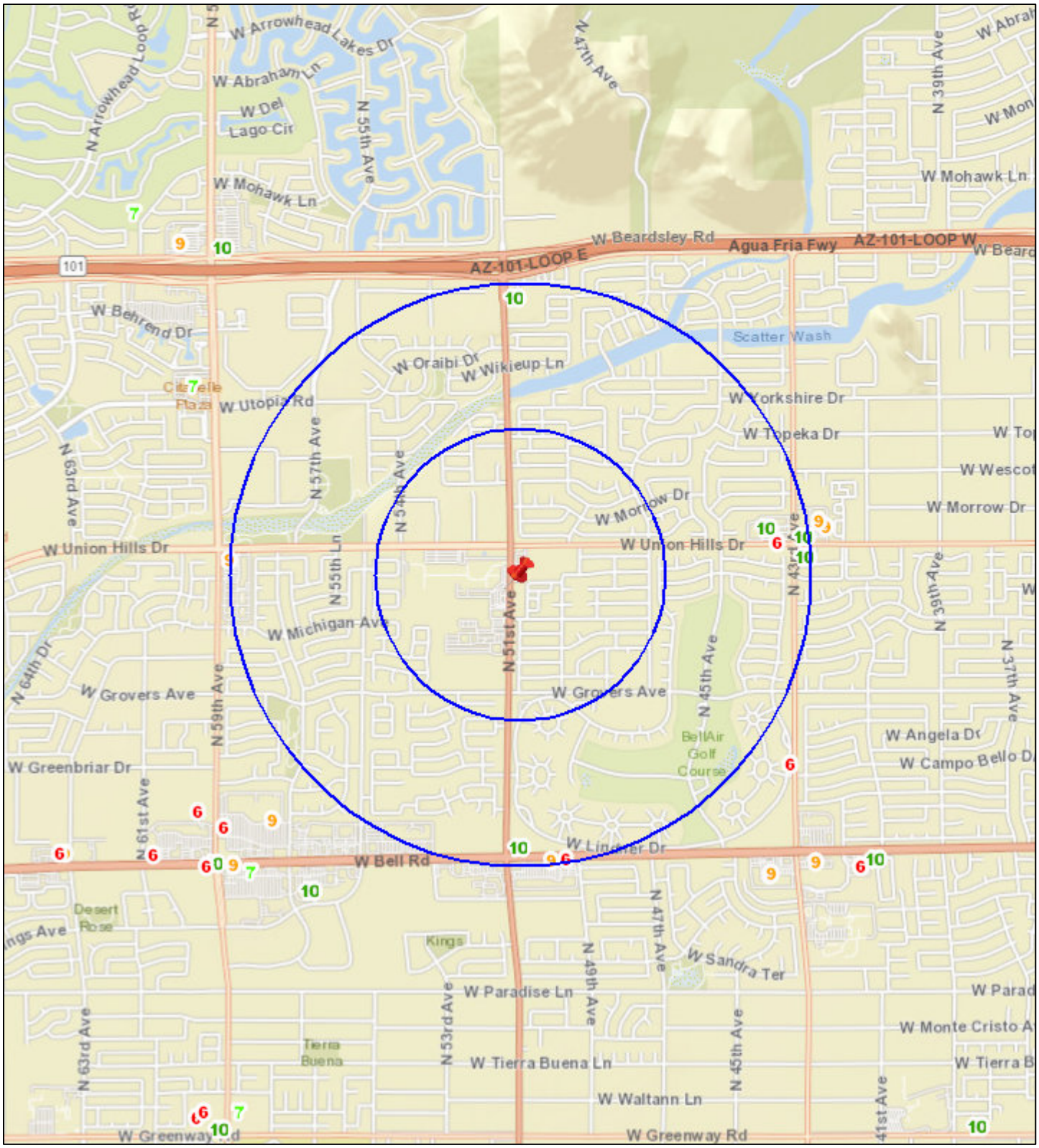
Description	Average	1/2 Mile Average
Parcels w/Violations	54	72
Total Violations	93	131

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6160001	924	86 %	7 %	7 %
6161002	1279	89 %	0 %	4 %
6162001	1405	82 %	17 %	3 %
6162002	1726	84 %	10 %	4 %
6180001	2499	85 %	2 %	12 %
6181001	1795	84 %	3 %	7 %
6181002	1569	92 %	0 %	6 %
6181003	1271	93 %	6 %	0 %
Average		61 %	13 %	19 %

Liquor License Map: TACOS CHISCO

18425 N 51ST AVE



N

Date: 5/24/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *33

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - M3V The Nail Bar

Request for a liquor license. Arizona State License Application 07070635.

Summary

Applicant
Martha Guzman De Guerrero, Agent

License Type
Series 7 - Beer and Wine Bar

Location
5450 E. High St., Ste. 109
Zoning Classification: C-2
Council District: 2

This request is for an ownership transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have never been convicted of any felony or misdemeanor, I am commited to upholding the highest standars for busnisess, I am trained in the techniques of legal and responsible alcohol service and sales as well my manager and staff"

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"M3V is a successful local salon. We have built an amazing reputation for one unique experience of enjoying your nail service while having your drink as well. We look forward to continuing our concept of Nails, coffee and wine."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - M3V The Nail Bar
Liquor License Map - M3V The Nail Bar

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 33 ON THE JULY 1, 2022 FORMAL AGENDA – M3V THE NAIL BAR**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: M3V THE NAIL BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	3
Beer and Wine Bar	7	4	3
Liquor Store	9	3	0
Beer and Wine Store	10	4	1
Restaurant	12	30	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	7.37	8.59
Violent Crimes	10.06	0.66	0.84

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

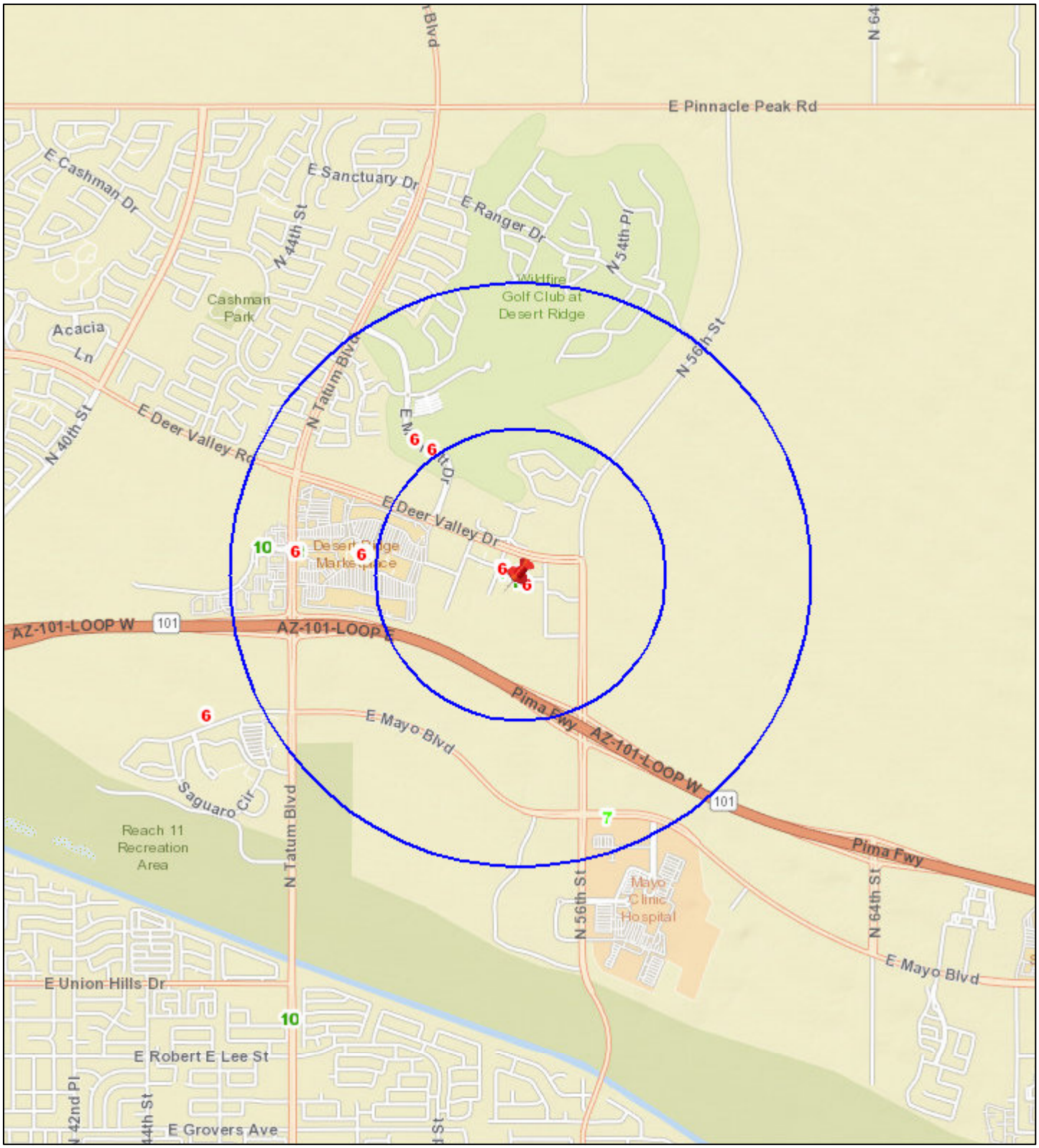
Description	Average	1/2 Mile Average
Parcels w/Violations	53	1
Total Violations	93	1

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152001	1993	8 %	29 %	12 %
6152002	2127	70 %	10 %	4 %
Average		61 %	13 %	19 %

Liquor License Map: M3V THE NAIL BAR

5450 E HIGH ST



N

Date: 6/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *34

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - SR Ozzy's Bar & Grill

Request for a liquor license. Arizona State License Application 197953.

Summary

Applicant
Jissel Morales, Agent

License Type
Series 12 - Restaurant

Location
19401 N. Cave Creek Road, #15-17
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business has plans to open in August 2022.

The 60-day limit for processing this application is Aug. 15, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The owner's of SR Ozzy's Bar & Grill are committed to upholding the highest standards for it's business practices and employees. They have been trained in all techniques of legal and responsibility and have taken the Title 4 liquor law training course. They will operate the business on a day to day basis. As owners of the business they will oversee all employees and will provide a safe experience for staff and patrons."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The owner's of SR Ozzy's Bar & Grill wish to provide the public will full restaurant service with alcohol sales at the request of patrons. In addition SR Ozzy's Bar & Grill will responsibly adhere to all State, City and, County rules and regulations."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - SR Ozzy's Bar & Grill
Liquor License Map - SR Ozzy's Bar & Grill

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 34 ON THE JULY 1, 2022 FORMAL AGENDA – SR OZZY'S BAR & GRILL**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: SR OZZY'S BAR & GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Liquor Store	9	4	1
Beer and Wine Store	10	7	4
Restaurant	12	3	1
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	18.39	28.45
Violent Crimes	10.06	1.96	3.18

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

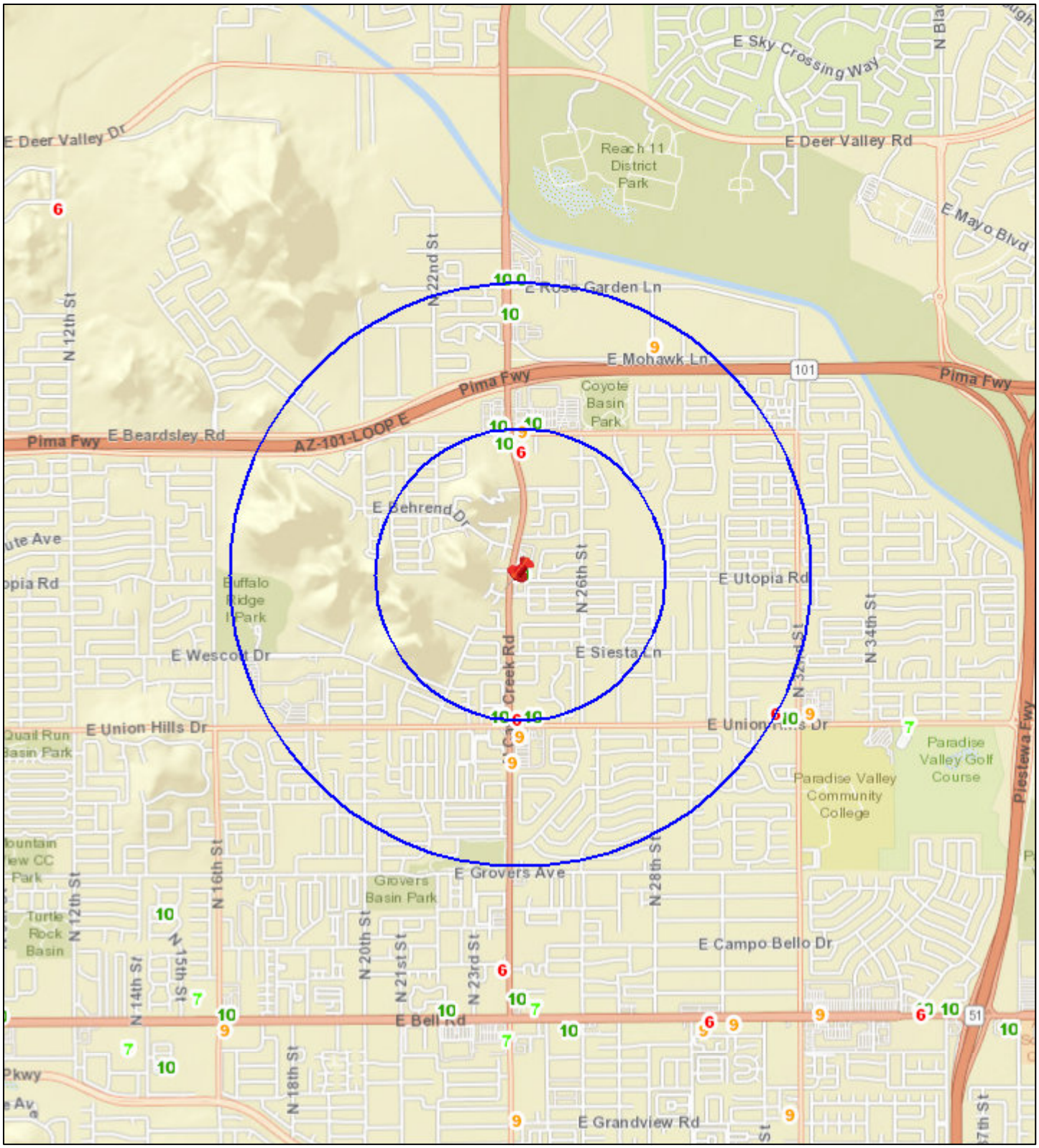
Description	Average	1/2 Mile Average
Parcels w/Violations	53	83
Total Violations	93	132

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6169001	1123	80 %	10 %	5 %
6169002	1495	62 %	4 %	17 %
6169003	1399	22 %	11 %	4 %
6170001	1028	73 %	21 %	3 %
6170003	1050	72 %	0 %	35 %
6170004	1193	51 %	22 %	15 %
6170005	817	83 %	14 %	18 %
Average		61 %	13 %	19 %

Liquor License Map: SR OZZY'S BAR & GRILL

19401 N CAVE CREEK RD



N

Date: 6/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *35

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Smoke Zone Beer & Wine

Request for a liquor license. Arizona State License Application 010070004279.

Summary

Applicant
Martel Delly, Agent

License Type
Series 10 - Beer and Wine Store

Location
18403 N. 19th Ave.
Zoning Classification: C-2
Council District: 3

This request is for an acquisition of control of an existing liquor license for a beer and wine store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is July 9, 2022.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have owned this location since 2019. I have had no violations of any kind. I have also been thru basic and manage liquor training. I am upgrading my license to a Series 9 to offer more variety to my neighbors who have requested it.”

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 35 ON THE JULY 1, 2022 FORMAL AGENDA – SMOKE ZONE BEER & WINE**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *36

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Torchy's Tacos

Request for a liquor license. Arizona State License Application 196736.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
10625 N. Tatum Blvd., Ste. 125A
Zoning Classification: C-1, C-2, and C-2 SP
Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption as an accessory to a restaurant. This business has plans to open in August 2022.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Torchy's Tacos (Series 12)
1935 E. Camelback Road, #C-130, Phoenix
Calls for police service: 12
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"With over 100 locations across the United States, Torchy's Tacos is opening its second location in Arizona. Torchy's Tacos is a casual family-friendly neighborhood restaurant featuring a variety of tacos made with fresh ingredients. Applicant would like to offer alcoholic beverages to guests 21 and over as an incident to the dishes served."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Torchy's Tacos
Liquor License Map - Torchy's Tacos

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 36 ON THE JULY 1, 2022 FORMAL AGENDA – TORCHY'S TACOS**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: TORCHY'S TACOS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	1	1
Beer and Wine Bar	7	2	2
Liquor Store	9	2	1
Beer and Wine Store	10	5	4
Hotel	11	1	0
Restaurant	12	11	8

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	99.81	241.82
Violent Crimes	10.06	9.04	17.40

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

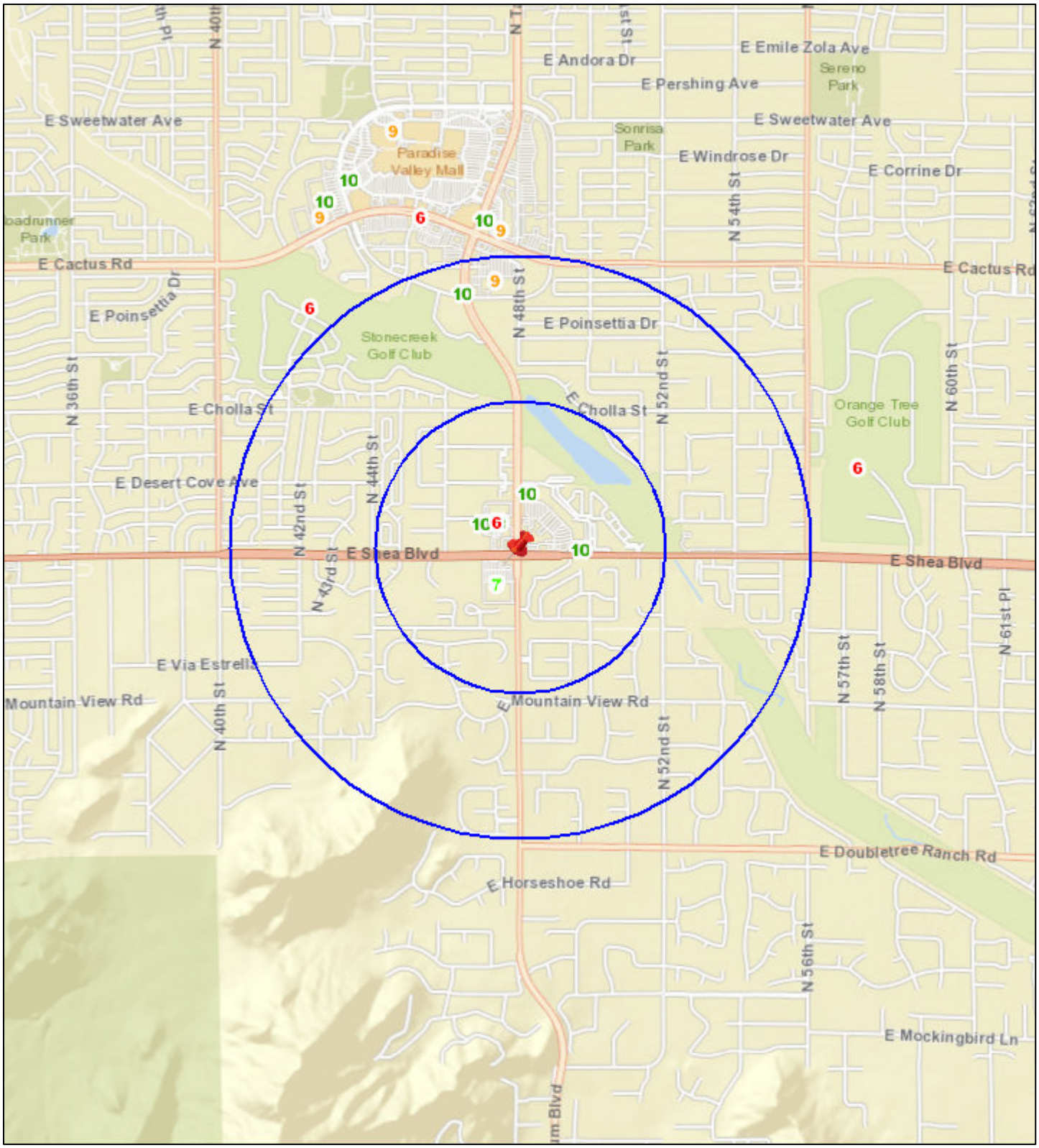
Description	Average	1/2 Mile Average
Parcels w/Violations	54	16
Total Violations	94	21

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032081	1605	97 %	10 %	12 %
1032083	885	93 %	10 %	0 %
1032092	970	69 %	24 %	27 %
1032093	1766	93 %	17 %	2 %
1032094	1796	71 %	20 %	9 %
1050032	1980	98 %	12 %	10 %
1051012	1805	94 %	8 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: TORCHY'S TACOS

10625 N TATUM BLVD



N

Date: 6/3/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *37

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - El Chullo Restaurant

Request for a liquor license. Arizona State License Application 197358.

Summary

Applicant
Jose Manuel Ramirez Sanchez, Agent

License Type
Series 12 - Restaurant

Location
4414 N. 7th Ave.
Zoning Classification: C-2 SAUMSO
Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 25, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

El Chullo Peruvian Restaurant and Bar (Series 12)
2605 N. 7th St., Phoenix
Calls for police service: 3
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters were received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We have the qualified personnel that has experience handling liquor, from bartending, behind the counter, to restaurant services. We are citizens with no criminal backgrounds or have had any kind of encounter with the law. We support and enforce the city, state and federal laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This is our second restaurant with a new concept in the city of Phoenix. It's our plan and desire to display Peru's National spirit "Pisco". We have the vision of creating a fun and welcoming atmosphere with the addition of great cultural interaction. We think it will be a great opportunity for the citizen of the city of Phoenix and ourselves to expand our horizons to experience something new."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - El Chullo Restaurant
Liquor License Map - El Chullo Restaurant

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 37 ON THE JULY 1, 2022 FORMAL AGENDA – EL CHULLO RESTAURANT**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: EL CHULLO RESTAURANT

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	13	7
Beer and Wine Bar	7	10	0
Liquor Store	9	5	0
Beer and Wine Store	10	10	5
Hotel	11	1	0
Restaurant	12	35	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	49.60	45.22
Violent Crimes	5.03	18.07	16.34

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

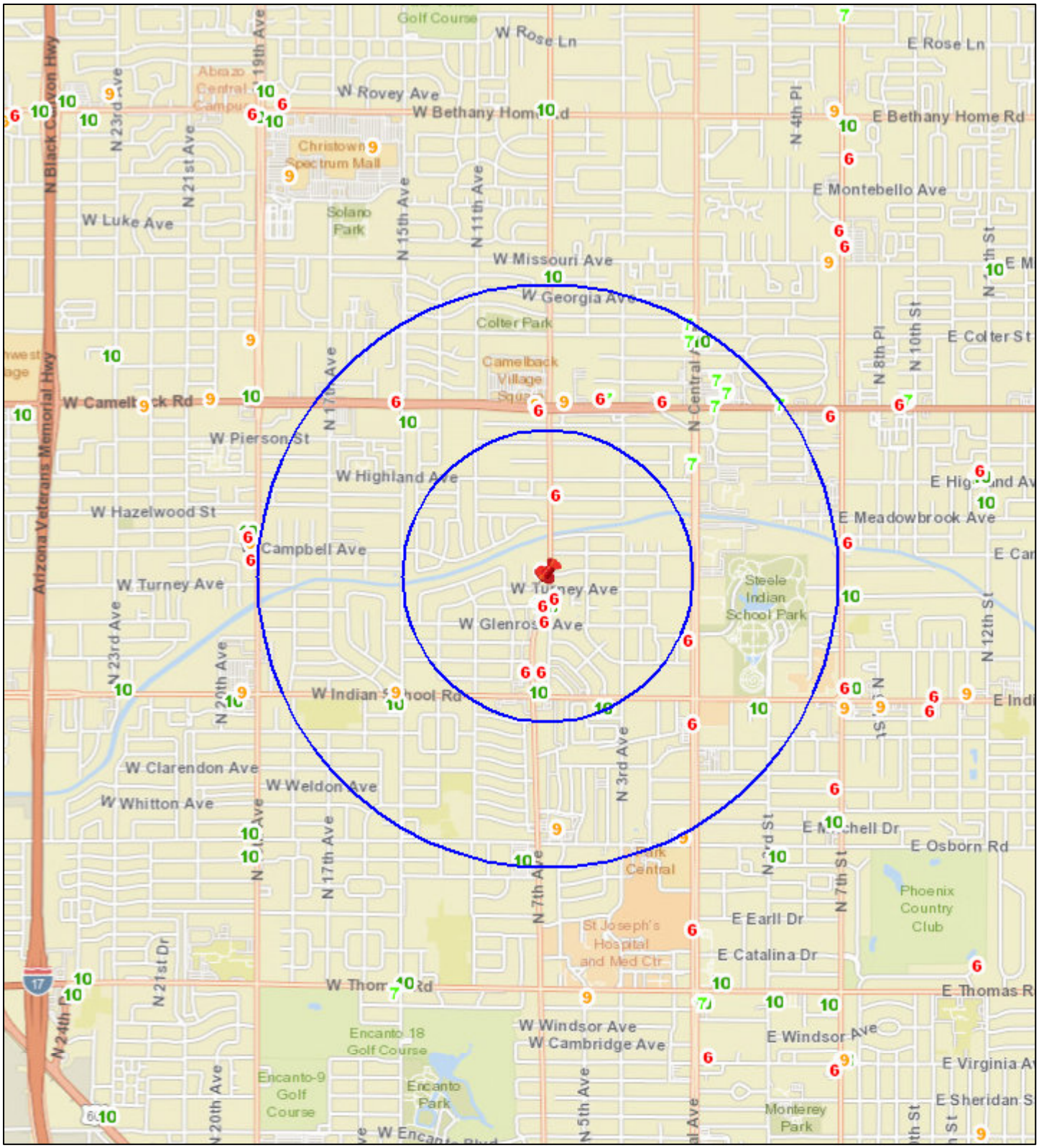
Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations		

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1088021	1456	23 %	32 %	31 %
1089011	988	36 %	15 %	30 %
1089012	1297	31 %	23 %	54 %
1089022	1250	42 %	26 %	22 %
1089023	1072	28 %	3 %	47 %
1089024	1278	46 %	9 %	21 %
1104001	1724	53 %	6 %	33 %
1105011	551	49 %	20 %	14 %
1105012	1249	13 %	23 %	11 %
1171001	2126	10 %	15 %	10 %
1171002	703	57 %	27 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: EL CHULLO RESTAURANT

4414 N 7TH AVE



N

Date: 5/31/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *38

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Kaisen

Request for a liquor license. Arizona State License Application 196427.

Summary

Applicant
Yosuke Takahashi, Agent

License Type
Series 12 - Restaurant

Location
507 W. Thomas Road
Zoning Classification: C-1
Council District: 4

This request is for a new liquor license for a liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 23, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have had a lot of bussiness. in my life, and I have never gotten into troble or broken any laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We believe we can serve good Japanese comfort food and strongly believe that having alcohol menu is a great compliment to the food menu."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews.

Attachments
Liquor License Data - Kaisen
Liquor License Map - Kaisen

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 38 ON THE JULY 1, 2022 FORMAL AGENDA – KAISEN**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: KAISEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Government	5	2	0
Bar	6	5	2
Beer and Wine Bar	7	4	1
Liquor Store	9	4	1
Beer and Wine Store	10	11	2
Hotel	11	2	1
Restaurant	12	23	12
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	432.80	834.28
Violent Crimes	10.06	74.52	144.16

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

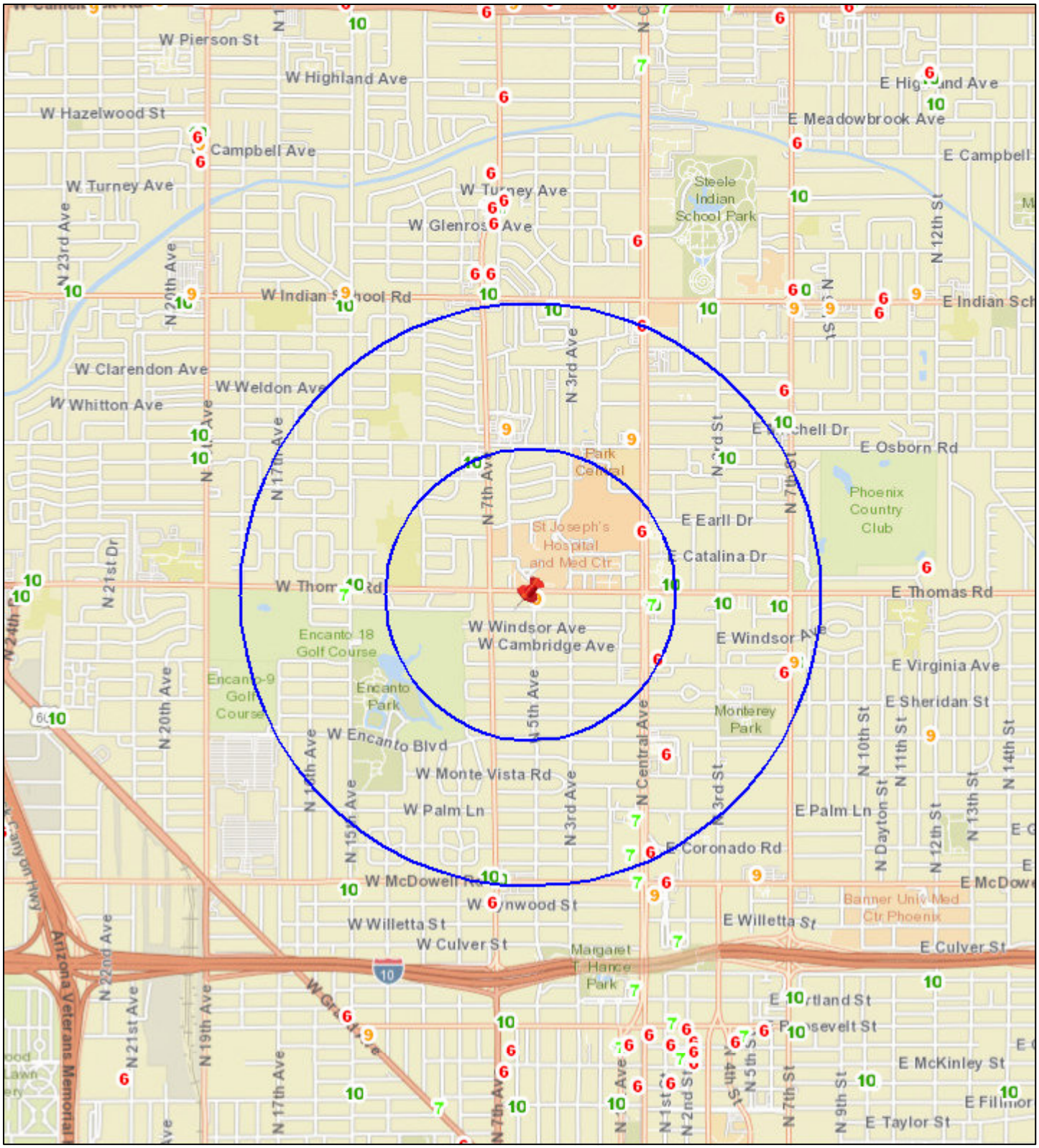
Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations		

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1104002	778	35 %	16 %	12 %
1105013	824	16 %	17 %	40 %
1105022	1216	28 %	19 %	23 %
1118001	742	44 %	28 %	5 %
1118002	1030	67 %	9 %	17 %
1118003	996	65 %	15 %	4 %
1119001	678	96 %	8 %	4 %
Average		61 %	13 %	19 %

Liquor License Map: KAISEN

507 W THOMAS RD



N

Date: 5/24/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *39

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Monsoon Market

Request for a liquor license. Arizona State License Application 010070017006S.

Summary

Applicant
Michela Ricci, Agent

License Type
Series 10S - Addition of Sampling Privileges for a Beer and Wine Store

Location
3508 N. 7th St., Ste. 140
Zoning Classification: C-1
Council District: 4

This request is for the addition of Sampling Privileges to an existing liquor license for a beer and wine store. This location is currently licensed for a Series 10 - Beer and Wine Store.

The 60-day limit for processing this application is July 12, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor License and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Monsoon Market (Series 10)
3508 N. 7th St., Ste. 140, Phoenix
Calls for police service: 13
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have owned my first small business The Early Bird PHX Coffee, for over 4 years and have maintained 100% compliance with all city departments, and state departments including required permitting and routine inspections. In previous roles throughout my career I have worked with multiple local, beloved breweries in Phoenix and have experience with the inventory management, regulations and the admin work required to maintain a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Monsoon Market will be a neighborhood market, within walking distance of multiple established neighborhoods and will provide access to not only local beer and natural wine but also fresh, local food items and pantry staples along with retail home items for any occasion. Monsoon will provide a neighborhood market in an area where grocery markets are solemn and not easily accessible by food or surrounding neighborhoods."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews.

Attachments
Liquor License Data - Monsoon Market
Liquor License Map - Monsoon Market

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 39 ON THE JULY 1, 2022 FORMAL AGENDA – MONSOON MARKET**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: MONSOON MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	12	2
Beer and Wine Bar	7	1	0
Liquor Store	9	6	2
Beer and Wine Store	10	13	6
Hotel	11	2	0
Restaurant	12	23	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	46.70	67.30
Violent Crimes	5.03	15.97	18.15

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

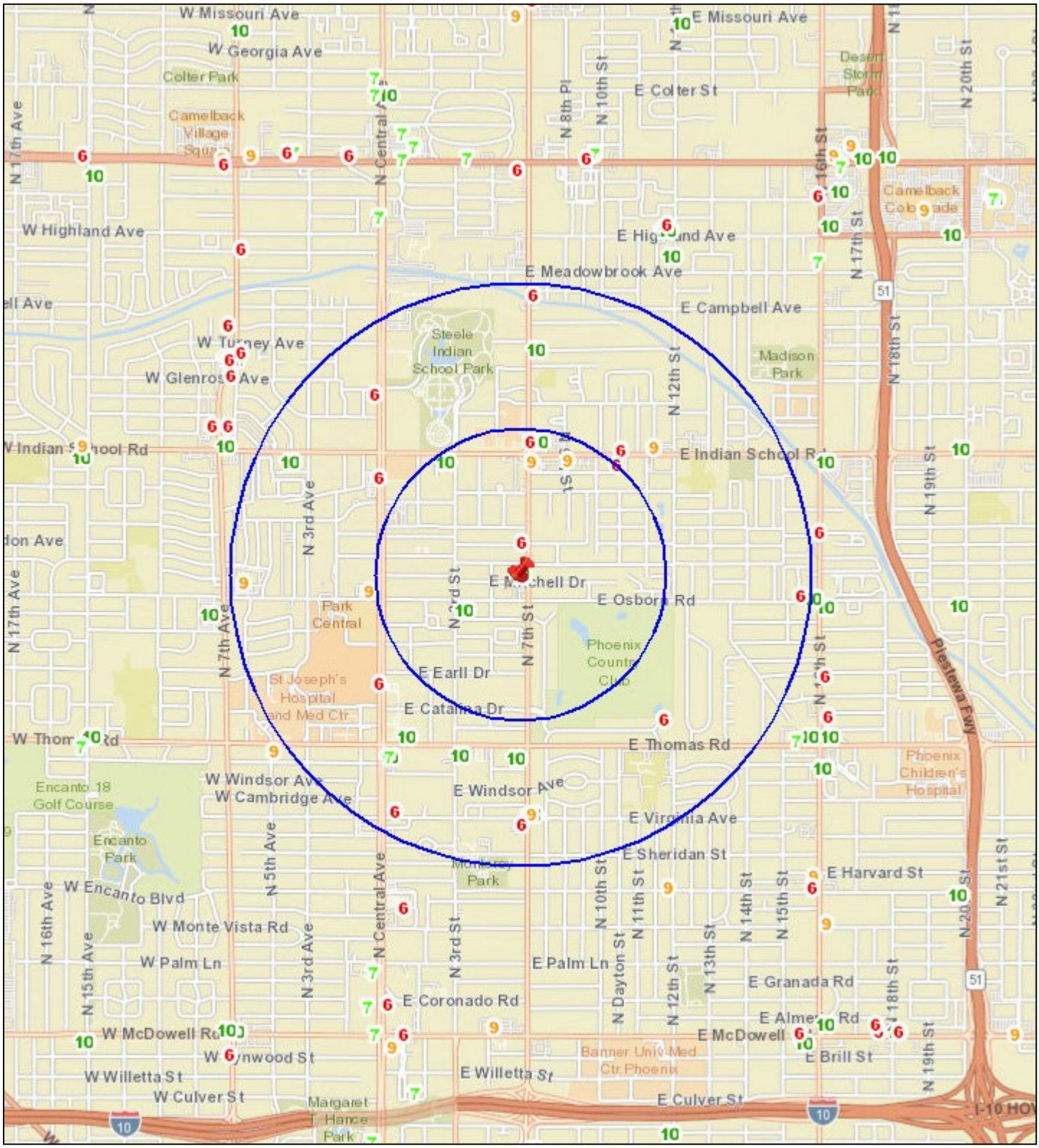
Description	Average	1/2 Mile Average
Parcels w/Violations	54	107
Total Violations	93	191

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1086012	1402	58 %	36 %	46 %
1105011	551	49 %	20 %	14 %
1105013	824	16 %	17 %	40 %
1105021	1057	13 %	34 %	30 %
1105022	1216	28 %	19 %	23 %
1106001	1027	29 %	17 %	34 %
1106003	801	27 %	29 %	49 %
1106004	1456	47 %	27 %	3 %
1171001	2126	10 %	15 %	10 %
Average		61 %	13 %	19 %

Liquor License Map: MONSOON MARKET

3508 N 7TH ST



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Date: 5/26/2022

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *40

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Nomada Provisions

Request for a liquor license. Arizona State License Application 197489.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
3410 N. 24th St.
Zoning Classification: C-2
Council District: 4

This request is for a new liquor license for a restaurant. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store liquor license.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Nomada Provisions (Series 10)
3410 N. 24th St., Phoenix
Calls for police service: None
Liquor license violations: None

Nonna Urban Eatery (Series 12)
7240 E. Main St., C-100, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff are trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Nomada Provisions will expand its market to include a restaurant headed by Chef Gian Franco Brugaletta. The menu will feature simple, nutritious dishes prepared with the finest ingredients, using traditional and creative techniques to bring out unique and delicious flavors. Applicant would like to offer alcoholic beverages to guests 21 and over as an incident to the dishes served."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Nomada Provisions
Liquor License Map - Nomada Provisions

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 40 ON THE JULY 1, 2022 FORMAL AGENDA – NOMADA PROVISIONS**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: NOMADA PROVISIONS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	6	1
Beer and Wine Bar	7	4	2
Liquor Store	9	5	3
Beer and Wine Store	10	11	1
Restaurant	12	16	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	13.64	0.95
Violent Crimes	10.06	3.60	1.38

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

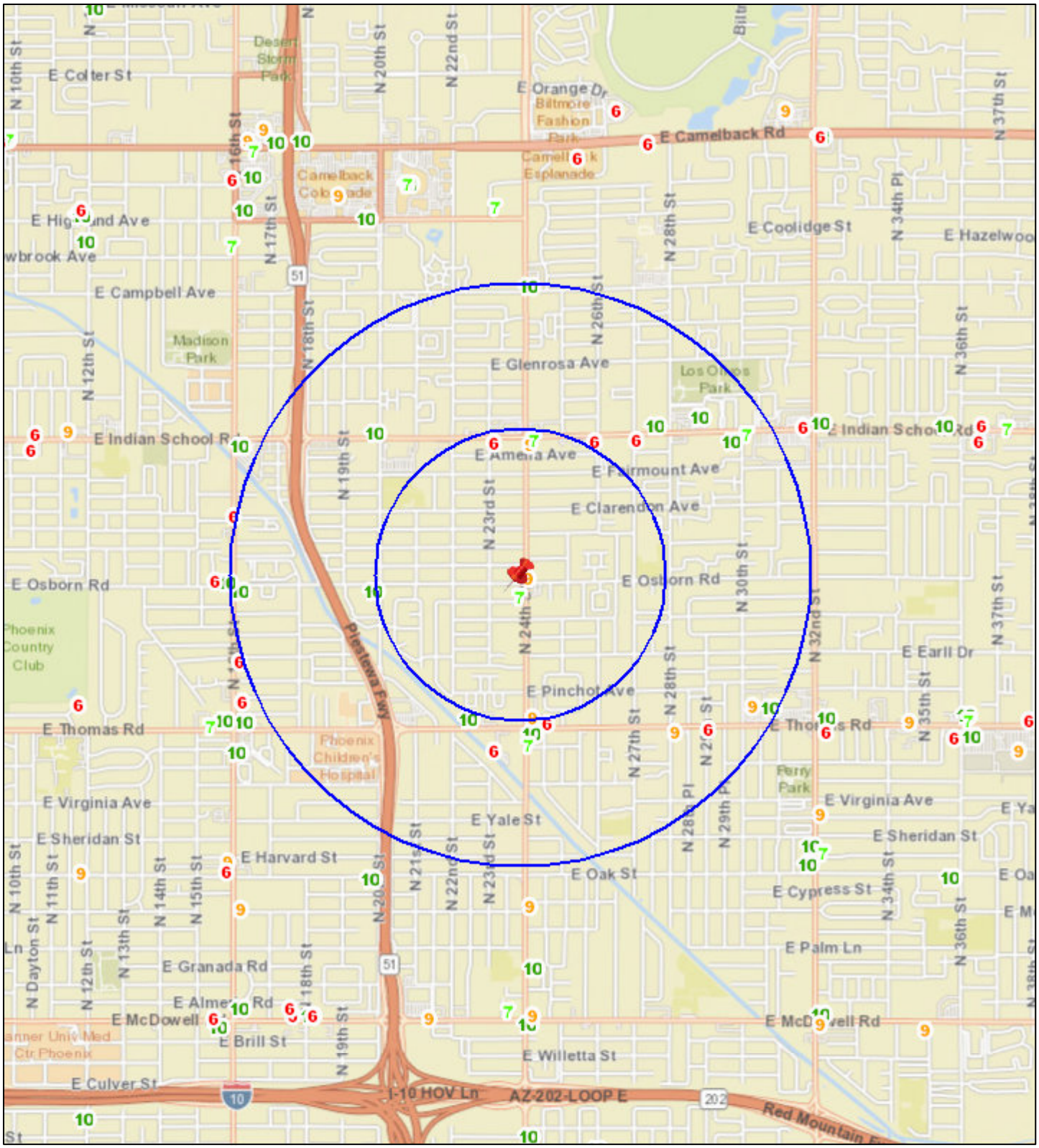
Description	Average	1/2 Mile Average
Parcels w/Violations	54	90
Total Violations	94	160

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1084003	1071	34 %	8 %	40 %
1085021	743	50 %	29 %	20 %
1107012	1519	40 %	19 %	29 %
1107021	1972	58 %	0 %	30 %
1107022	2172	32 %	20 %	32 %
1108011	1736	56 %	27 %	40 %
1108022	1168	33 %	16 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: NOMADA PROVISIONS

3410 N 24TH ST



N

Date: 6/3/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *41

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - West Hut

Request for a liquor license. Arizona State License Application 196430.

Summary

Applicant
Ernest Nyarko, Agent

License Type
Series 12 - Restaurant

Location
3110 N. Central Ave., Ste. 183
Zoning Classification: WU T6:HWR MT
Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption as an accessory to a restaurant.

The 60-day limit for processing this application is Aug. 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have the capability, reliability and qualifications to hold a liquor license because: I have been in the restaurant industry for the past 6 years and have maintained good standing in regards with safety and responsibility. I am also capable, qualified and reliable to manage the sales of alcoholic beverages in a restaurant setting within the rules and regulations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Contribution to net employment gain (especially of local residents). Generation of additional tax revenue. Enhanced and/or increased public utilization of space. Contribution to the long-term economic development goals of the community. Positive (cultural) entertainment."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - West Hut
Liquor License Map - West Hut

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 41 ON THE JULY 1, 2022 FORMAL AGENDA – WEST HUT**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: WEST HUT

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	2
Beer and Wine Bar	7	2	1
Liquor Store	9	5	2
Beer and Wine Store	10	14	4
Hotel	11	2	1
Restaurant	12	31	13
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	577.14	1251.48
Violent Crimes	10.06	107.05	206.05

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

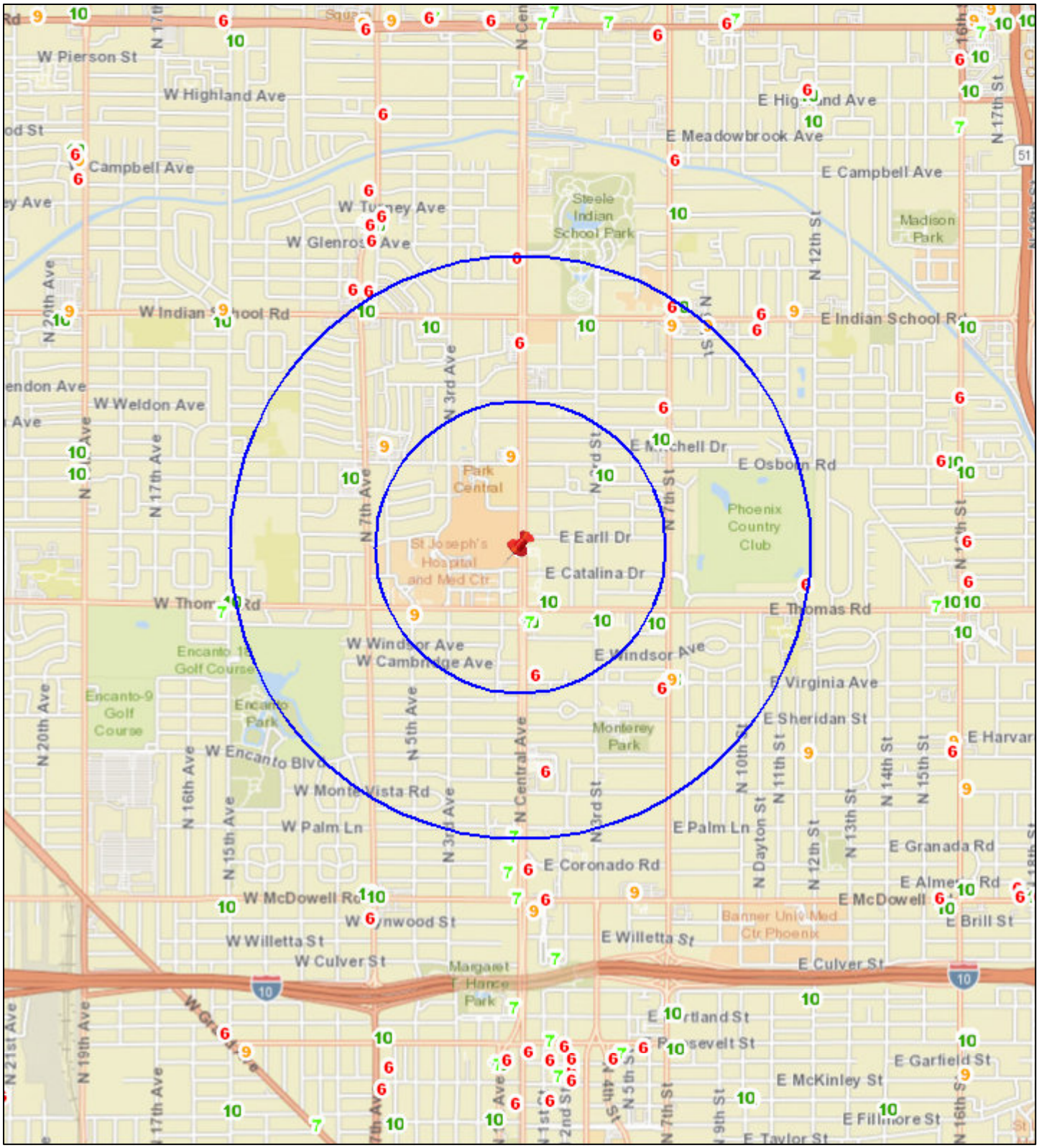
Description	Average	1/2 Mile Average
Parcels w/Violations	54	60
Total Violations	94	93

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105011	551	49 %	20 %	14 %
1105012	1249	13 %	23 %	11 %
1105013	824	16 %	17 %	40 %
1105021	1057	13 %	34 %	30 %
1105022	1216	28 %	19 %	23 %
1118001	742	44 %	28 %	5 %
1118003	996	65 %	15 %	4 %
Average		61 %	13 %	19 %

Liquor License Map: WEST HUT

3110 N CENTRAL AVE



Date: 6/8/2022

N

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *42

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - De Mi Pais Market

Request for a liquor license. Arizona State License Application 190477.

Summary

Applicant
Gilda R Schwendener Ralon, Agent

License Type
Series 10 - Beer and Wine Store

Location
8375 N. 7th St. #C
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 10, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Mi Pueblo Market (Series 10)
751 E. Broadway Road, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Comunidad Latina (Series 10)
1616 E. Main St. #128, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

La Guatemalteca (Series 10)
4520 N. 19th Ave., Phoenix
Calls for police service: 7
Liquor license violations: None

Public Opinion
Two letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from local residents. They feel that there are sufficient liquor licenses in the area and do not need any more locations to purchase alcohol from. They believe the issuance of this license will have a negative impact on their neighborhood and do not support issuing it.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have the capability to hold a liquor license because I own various liquor license in Mesa I have two liquor licences one since 2017 with no complaint. In the city of Phoenix I have one also with no complaints. I work hard to make sure all my busniess follow all the laws that involved in having a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This is a conviniance store we especialies in central american products the

neighborhood will benefits from this store to try all central american products and there beers.”

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews.

Attachments
Liquor License Data - De Mi Pais Market
Liquor License Map - De Mi Pais Market

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 42 ON THE JULY 1, 2022 FORMAL AGENDA – DE MI PAIS MARKET**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: DE MI PAIS MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	5	2
Beer and Wine Bar	7	4	1
Liquor Store	9	5	1
Beer and Wine Store	10	10	1
Restaurant	12	12	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	24.36	27.07
Violent Crimes	5.03	8.51	6.58

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

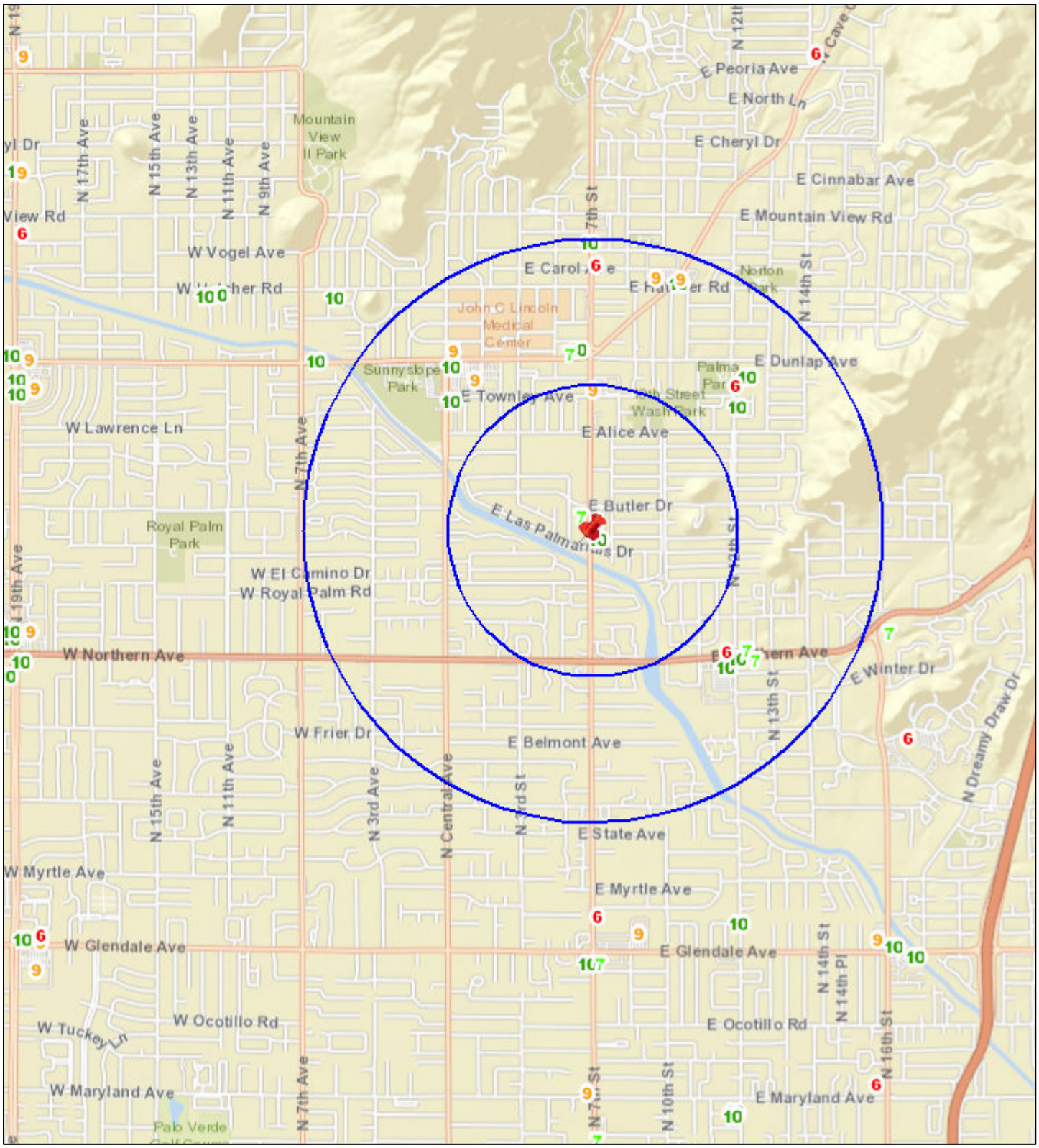
Description	Average	1/2 Mile Average
Parcels w/Violations	53	58
Total Violations	93	98

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1052002	1702	63 %	7 %	23 %
1052003	1140	66 %	15 %	17 %
1052004	2577	44 %	5 %	15 %
1053001	1959	84 %	11 %	9 %
1053002	1704	34 %	25 %	42 %
1062002	1751	97 %	6 %	1 %
1063003	1910	50 %	11 %	42 %
Average		61 %	13 %	19 %

Liquor License Map: DE MI PAIS MARKET

8375 N 7TH ST



N

Date: 5/12/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *43

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Hopdoddy Burger Bar

Request for a liquor license. Arizona State License Application 1207A392.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
2033 E. Camelback Road, Ste. A13
Zoning Classification: C-2
Council District: 6

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is July 26, 2022.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Hopdoddy Burger Bar (Series 12)
11055 N. Scottsdale Road, Scottsdale

Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff are be trained in the techniques of legal and responsible alcohol sales."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 43 ON THE JULY 1, 2022 FORMAL AGENDA – HOPDODDY BURGER BAR**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *44

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Tacos Calafia

Request for a liquor license. Arizona State License Application 196402.

Summary

Applicant
Zindy Torres, Agent

License Type
Series 12 - Restaurant

Location
4909 E. Chandler Blvd., Ste. 511
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Tacos Calafia (Series 12)
8258 W. Thunderbird Road, #206, Peoria
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Tacos Calafia (Series 12)
17239 N. Litchfield Road, #68, Surprise
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Tacos Calafia (Series 12)
9897 W. McDowell Road, #755, Tolleson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I'm in compliance with requisites neccesary to use a liquor license in my restaurant business."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This restaurant will supply the community with a succesful restaurant offering authentic mexican food."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Tacos Calafia
Liquor License Map - Tacos Calafia

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 44 ON THE JULY 1, 2022 FORMAL AGENDA – TACOS CALAFIA**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: TACOS CALAFIA

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	2	0
Liquor Store	9	4	1
Beer and Wine Store	10	10	3
Hotel	11	1	1
Restaurant	12	23	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	56.23	112.20
Violent Crimes	10.06	8.59	15.81

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

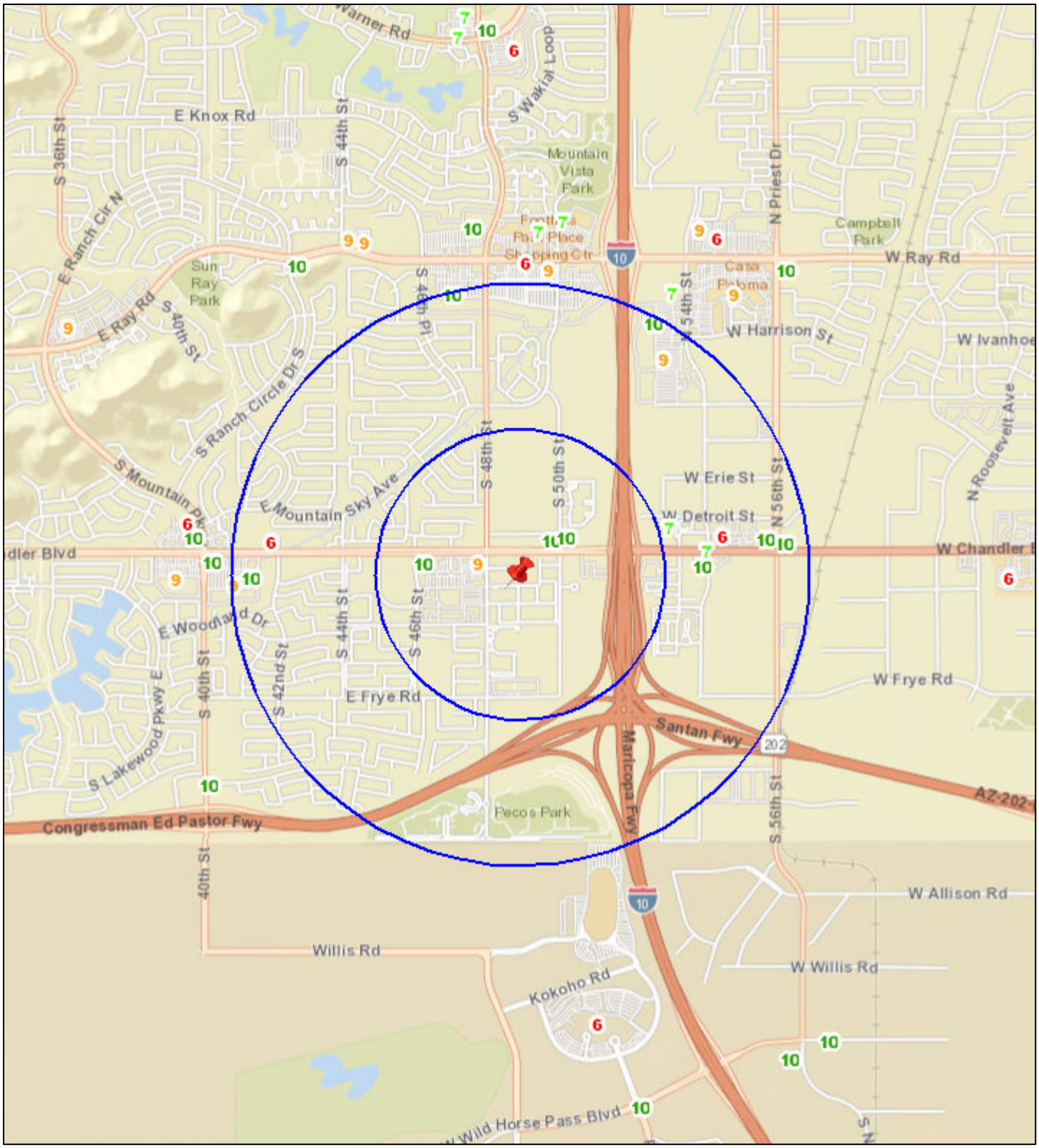
Description	Average	1/2 Mile Average
Parcels w/Violations	54	4
Total Violations	94	11

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167121	2721	19 %	15 %	9 %
1167123	2451	69 %	5 %	8 %
1167191	1679	87 %	3 %	2 %
1167192	1023	3 %	7 %	22 %
8104002	314	3 %	25 %	12 %
9804001	13	0 %	0 %	82 %
Average		61 %	13 %	19 %

Liquor License Map: TACOS CALAFIA

4909 E CHANDLER BLVD



N

Date: 6/3/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *45

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Pigtails

Request for a liquor license. Arizona State License Application 198446.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 6 - Bar

Location
1 E. Washington St., Ste. 128
Zoning Classification: DTC - Business Core
Council District: 7

This request is for a new liquor license for a bar. This location is currently licensed for liquor sales with a different Series 6-Bar, liquor license.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff are trained in the techniques of legal and responsible alcohol sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Pigtails currently operates with a series 6 liquor license at this location. Applicant has applied for a series 6 lottery license to be moved at a later date. Only one license will be activated at the location."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Pigtails
Liquor License Map - Pigtails

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 45 ON THE JULY 1, 2022 FORMAL AGENDA – PIGTAILS**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: PIGTAILS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	1	0
Government	5	9	6
Bar	6	45	28
Beer and Wine Bar	7	13	6
Liquor Store	9	3	2
Beer and Wine Store	10	14	1
Hotel	11	7	5
Restaurant	12	94	46
Club	14	3	0

Crime Data

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

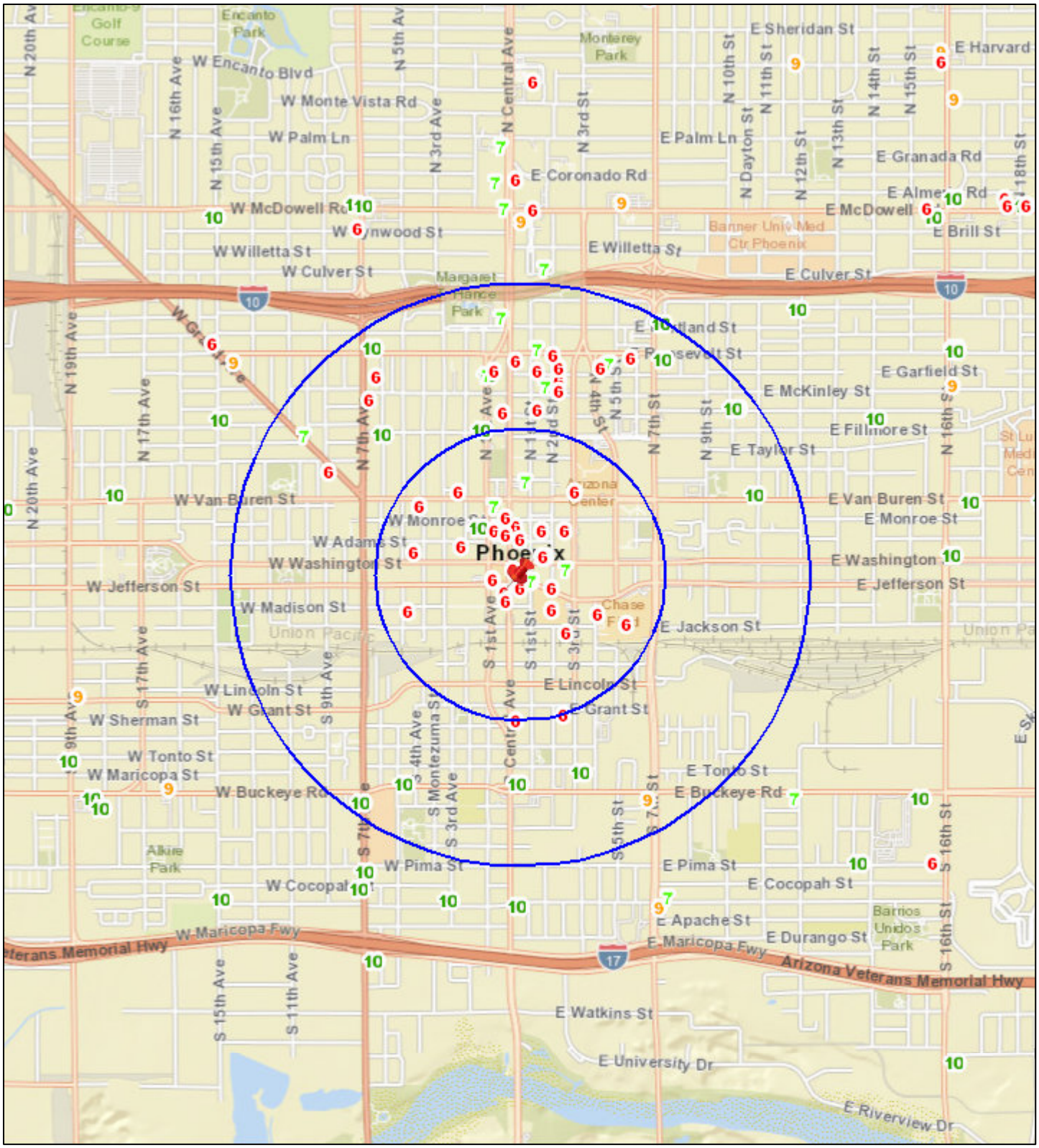
Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations		

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1140001	1831	25 %	20 %	47 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

Liquor License Map: PIGTAILS

1 E WASHINGTON ST



N

Date: 6/7/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *46

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Thundercat Lounge

Request for a liquor license. Arizona State License Application 197008.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 6 - Bar

Location
747 W. Van Buren St.
Zoning Classification: DTC - Van Buren HP
Council District: 7

This request is for a new liquor license for a bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in April 2023.

The 60-day limit for processing this application is Aug. 1, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Thunderbird Lounge (Series 6)
710 W. Montecito Ave.
Calls for police service: 7
Liquor license violations: None

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Thundercat Lounge is an adaptive reuse project of a historic building. Applicant will offer a relaxed, casual '80s-theme style setting to locals and visitors, and would like to offer alcoholic beverages to its guests 21 and over."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Thundercat Lounge
Liquor License Map - Thundercat Lounge

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 46 ON THE JULY 1, 2022 FORMAL AGENDA – THUNDERCAT LOUNGE**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: THUNDERCAT LOUNGE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	2
Government	5	6	0
Bar	6	44	9
Beer and Wine Bar	7	12	2
Liquor Store	9	3	0
Beer and Wine Store	10	8	2
Hotel	11	7	1
Restaurant	12	93	12
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	763.42	639.70
Violent Crimes	10.06	165.92	131.31

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

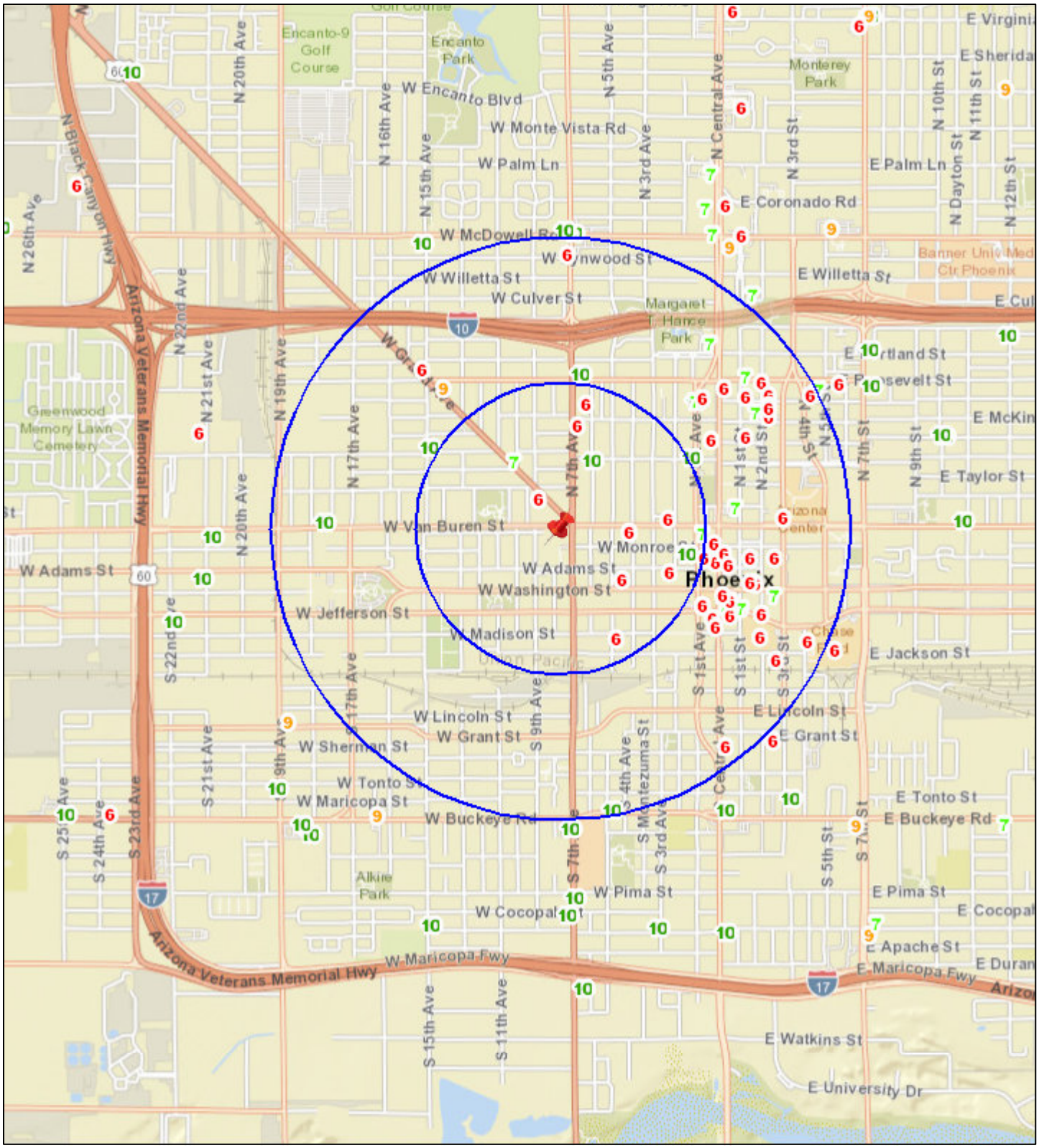
Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations		

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129002	815	37 %	22 %	24 %
1129003	1372	4 %	18 %	40 %
1129004	1325	47 %	24 %	52 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
1143011	1389	22 %	15 %	57 %
1143022	1689	9 %	31 %	48 %
Average		61 %	13 %	19 %

Liquor License Map: THUNDERCAT LOUNGE

747 W VAN BUREN ST



N

Date: 6/3/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *47

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Hampton Inn by Hilton Phoenix Airport North

Request for a liquor license. Arizona State License Application 198700.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 10 - Beer and Wine Store

Location
601 N. 44th St.
Zoning Classification: C-2 MR
Council District: 8

This request is for a new liquor license for a hotel. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Aug. 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
At the time this agenda was finalized, no protest or support letters had been received however the 20-day public comment period had not yet concluded.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for alcohol sales and service. Managers and staff are trained, or will be, in the techniques of legal and responsible sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Hampton Inn by Hilton Phoenix Airport North has been popular business and personal travel destination for many years. Applicant would like to offer alcoholic beverages to its guests 21 and over to those who would like to purchase beer and wine for consumption off premises."

Staff Recommendation
Staff makes no recommendation regarding this application pending the completion of the departmental reviews and the posting process.

Attachments
Liquor License Data - Hampton Inn by Hilton Phoenix Airport North
Liquor License Map - Hampton Inn by Hilton Phoenix Airport North

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: June 29, 2022

From: Denise Archibald
City Clerk

Subject: **REVISED STAFF RECOMMENDATION FOR ITEM 47 ON THE JULY 1, 2022 FORMAL AGENDA – HAMPTON INN BY HILTON PHOENIX AIRPORT NORTH**

This item was originally submitted as a no recommendation pending the completion of the departmental reviews and the posting process. However, staff has changed its recommendation to approval.

APPROVED:

Ginger Spencer

Liquor License Data: HAMPTON INN BY HILTON PHOENIX AIRPORT NORTH

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	3	0
Beer and Wine Bar	7	3	1
Liquor Store	9	5	0
Beer and Wine Store	10	10	4
Hotel	11	7	5
Restaurant	12	2	0
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	53.49	157.53	214.43
Violent Crimes	10.06	38.95	51.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

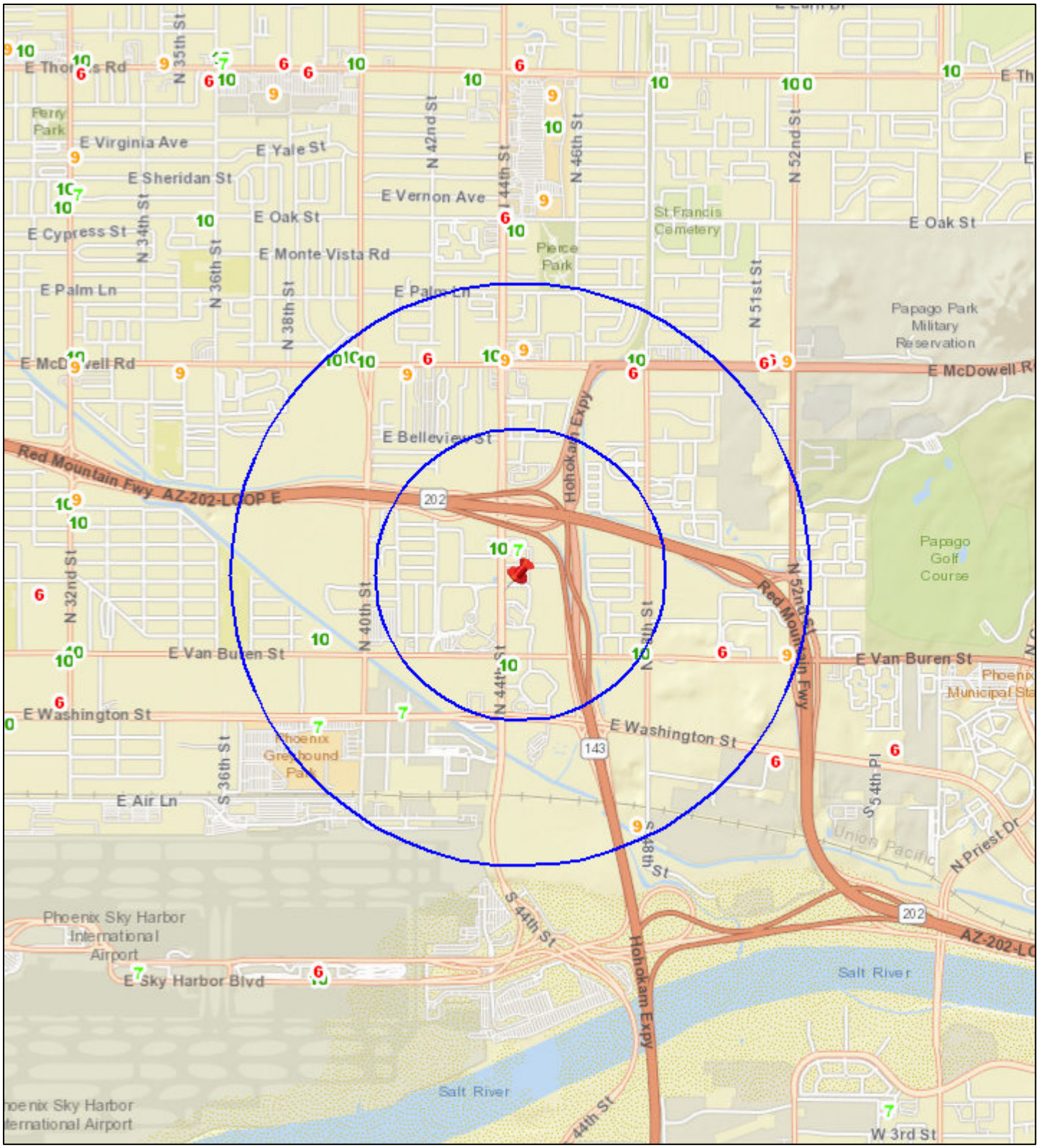
Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations		

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1112021	1913	6 %	18 %	38 %
1112031	1003	0 %	24 %	37 %
1137001	634	0 %	38 %	26 %
1137002	1578	21 %	11 %	59 %
1137003	1101	31 %	18 %	11 %
1137004	2372	7 %	27 %	43 %
1137005	1280	14 %	32 %	52 %
1138011	1007	13 %	30 %	31 %
Average		61 %	13 %	19 %

Liquor License Map: HAMPTON INN BY HILTON PHOENIX AIRPORT NORTH

601 N 44TH ST



N

Date: 6/9/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 48

Liquor License - Aiello's

Request for a liquor license. Arizona State License Application 198196.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
777 E. Thunderbird Road, Ste. 100
Zoning Classification: C-1
Council District: 3

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 18, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We will ensure our employees attend the title 4 liquor law training courses offered by ALIC."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This restaurant has been operational for several years. We would like to continue to offer the area the same great food with adult beverages of their choice."

Staff Recommendation
Staff recommends disapproval of this application due to a Finance Department recommendation for disapproval. Staff also notes that the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Aiello's
Liquor License Map - Aiello's

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: AIELLO'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Beer and Wine Bar	7	1	0
Liquor Store	9	1	1
Beer and Wine Store	10	4	4
Restaurant	12	10	10

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	4.90	13.80
Violent Crimes	5.03	0.76	2.12

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

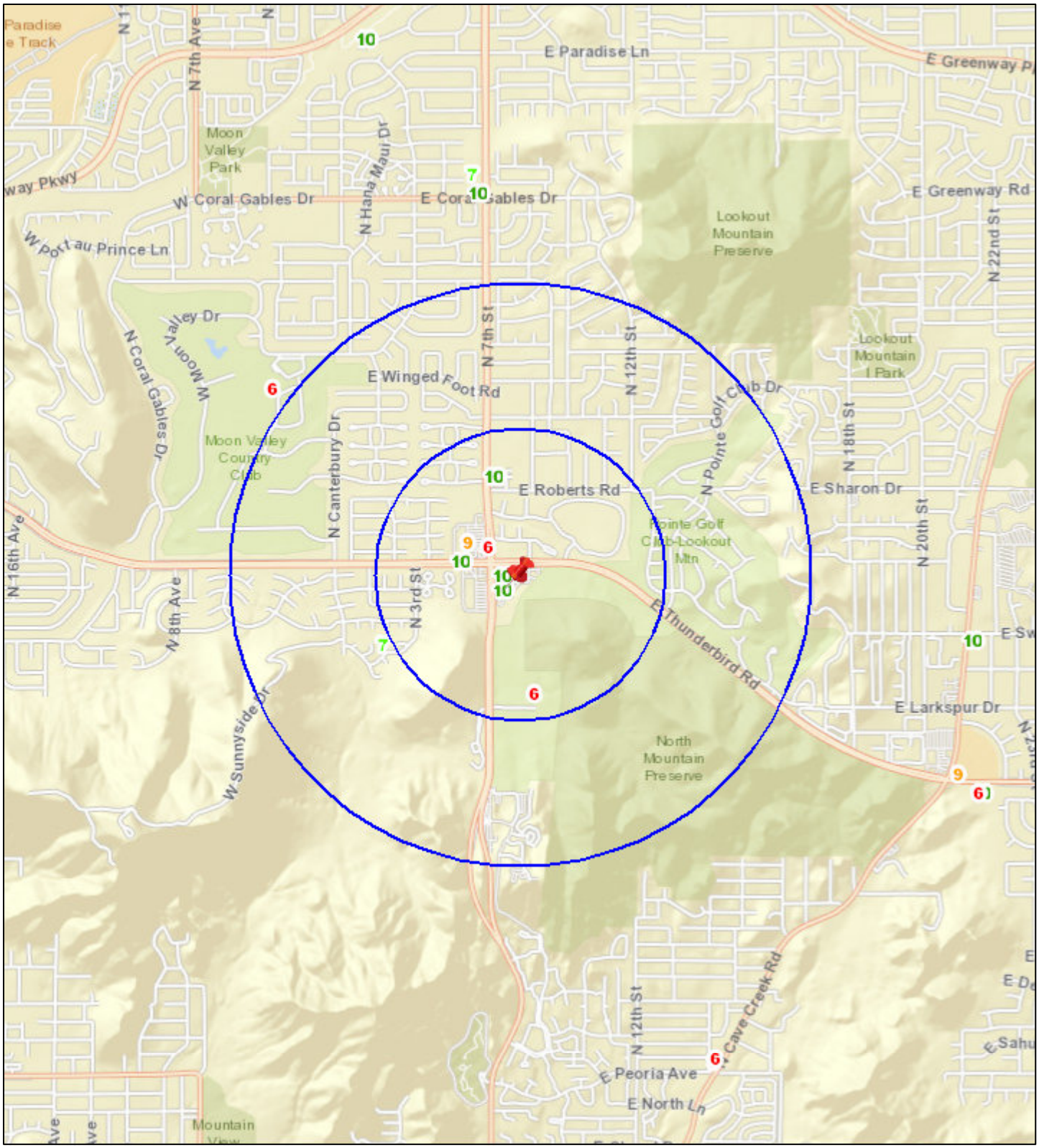
Description	Average	1/2 Mile Average
Parcels w/Violations	53	12
Total Violations	93	17

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036053	797	92 %	20 %	1 %
1036073	896	98 %	4 %	1 %
1036113	2247	95 %	0 %	1 %
1036142	1037	91 %	4 %	2 %
1036151	906	52 %	16 %	12 %
1037012	1871	58 %	17 %	5 %
1037023	1050	23 %	4 %	11 %
Average		61 %	13 %	19 %

Liquor License Map: AIELLO'S

777 E THUNDERBIRD RD



N

Date: 5/20/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

PAYMENT ORDINANCE (Ordinance S-48825) (Items 49-60)

Ordinance S-48825 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

49 **Technology Partners, Inc.**

For $20,942.00 in payment authority to purchase two custom-built, computers for conducting law enforcement investigations for the Police Department. The Internet Crimes Against Children Detail, of the Family Investigations Bureau, requires highly specialized computers configured to run the sophisticated algorithms used by forensic investigative software. Off-the-shelf computer systems do not have the adequate resources or technical capabilities to run this specialized software. The forensic computers are specifically designed for law enforcement needs and will replace computers purchased over six years ago.

50 **Clerk Retail, Inc. doing business as Grocery TV**

For $39,312.00 in payment authority to purchase one year of public information digital advertising services through dynamic digital advertising in supermarkets for the Communications Office. The advertising service offer displays that are motion-activated and run short-form content without audio for customers in grocery checkout aisles. The type of advertising will help reach under-served populations in the community and share relevant information, such as community meetings for COVID-19 resources, budget development, water rates, etc.

51 **Lucas Holdings, LLC doing business as Lucas Color Card**

For $60,000.00 in payment authority for a new contract, entered on or about July 15, 2022, for a term of five years for plastic library cards and key tags for the Library Department. The Library cards and key tags will be used as a form of customer membership identification and give customers privileges to borrow library print materials, access databases, eLibrary resources, public access to computer use, and easier check-out.

52 **Biddle Consulting Group, Inc.**

For $41,223.00 in payment authority for a new contract, entered on or about July 1, 2022, for a term of five years for CritiCall testing software for the Police, Aviation and Fire departments' communication centers. The software is used to test potential applicants multi-tasking, recollection and data collections skills to see if the applicant qualifies to move on to the next step of the hiring process. By working collaboratively, the Police, Aviation and Fire departments have allowed the City to save money by purchasing just one annual license that will be shared with no user limits. Online testing is available allowing an applicant to test from the comfort of their own home both locally or out of state. The Biddle Consulting Group, Inc. is the publisher and sole distributor of the license for the CritiCall software.

53 **QCM Technologies, Inc.**

For $501,500.00 in payment authority to purchase IBM software and support including disaster recovery services for the Information Technology Services Department in support of the Finance Department. The licensing and support renewal is needed for the ongoing licensing and maintenance of the technology infrastructure supporting SAP, for the City's financial and procurement system.

54 **Christy Signs**

For $77,500.00 in payment authority to purchase specialty art services for the Phoenix Office of Arts and Culture Department. The funds will be used to fabricate and refurbish outdoor display cases and shade structures, update lighting, replace clear protective plexiglass, as well as install new art and safety resource information panels of the Melrose Curve Outdoor Public Art Gallery between 7th Avenue and Glenrosa

Avenue. The current artwork was last updated in 2018. Christy Signs is the qualified local vendor that originally fabricated the existing outdoor display cases and other elements.

55 **CCR Furniture Upholstery Cleaners Inc.**

For $25,000.00 in payment authority for a new contract, entered on or about July 1, 2022, for a term of five years, for upholstered and wood furniture cleaning and repair service for the Phoenix Convention Center. The contract will be used on an as-needed basis. The contract includes all labor and materials needed to repair furniture including upholstery and wood surfaces and to clean upholstered surfaces for the Phoenix Convention Center venues.

56 **NABCO Systems LLC**

For $17,354.71 in payment authority to purchase a one-day Arizona Public Safety Bomb Technicians (PSBT) training in the use and maintenance of the State's NABCO Total Containment Vessels (TCV) for up to 20 PSBTs for the Police Department. The course is custom for the State of Arizona designed around the four TCV's in the state. Funding is available in the FY2021 UASI grant.

57 **Motorola Solutions, Inc. doing business as Vigilant Solutions, LLC**

For $9,040.00 in payment authority for the annual subscription renewal for the Law Enforcement Archival and Reporting Network (LEARN) database, for the Homeland Defense Bureau and the Phoenix Police Department. The LEARN database is an online analytic platform that allows license plate data and images to be aggregated and analyzed and provides law enforcement agencies with the ability to manage hotlists, query historical license plate reader data, and use sophisticated analytics for advanced investigations. LEARN is a hosted solution that allows data sharing and interoperability with other law enforcement agencies nationwide. Funds are available in the Police Department's budget.

58 **Public Safety Personnel Retirement System**

For $145,300.00 in annual payment authority to purchase the Fiscal Year 2022-23 employer cost of the Firefighter and Peace Officer Cancer Insurance Policy Program for the Police Department.

59 **Settlement of Claim(s) Guerra v. City of Phoenix**

To make payment of up to $32,000.00 in settlement of claim(s) in *Guerra v. City of Phoenix,* 21-0575-001, AU, BI, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement for a bodily injury and property damage claim arising out of a police incident on July 3, 2021.

60 **Settlement of Claim(s) Rivera-Albarado v. City of Phoenix**

To make payment of up to $37,000.00 in settlement of claim(s) in *Rivera-Albarado v. City of Phoenix*, 21-0172-001, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement for a bodily injury claim arising out of a police incident on Aug. 4, 2021.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 61

Public Hearing on Adoption of Property Tax Levy for 2022-23 Fiscal Year

As required by State statute, request the City Council hold a public hearing prior to the adoption of a property tax levy for the City of Phoenix for 2022-23.

Concurrence/Previous Council Action

The proposed 2022-23 property tax levy reflects actions taken by the Council on the budget at the May 17, 2022 Policy meeting, at the June 1, 2022 Formal meeting to adopt the tentative 2022-23 budget, and at the June 15, 2022 Formal meeting to adopt the final 2022-23 budget. At the June 15, 2022 Formal meeting, a public hearing on the proposed primary property tax levy was held in accordance with statutory truth-in-taxation requirements.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 62

Adoption of Property Tax Levy for 2022-23 Fiscal Year (Ordinance S-48853)

An ordinance levying separate amounts to be raised for primary and secondary property tax levies upon each one hundred dollars ($100.00) of the assessed valuation of the property subject to taxation within the City of Phoenix for the fiscal year ending June 30, 2023.

Summary

The ordinance (**Attachment A**) provides for a primary property tax rate resulting in a levy of $201,206,519 (a General Fund revenue source) equating to a rate of $1.2989 per $100 of assessed valuation, including $0.08 for maintenance of parks and playgrounds and $0.2989 for the operation and maintenance of libraries; and an estimated secondary property tax levy of $126,108,420 (used only for debt service) equating to a rate of $0.8141 per $100 of assessed valuation. The total rate of $2.1130 is lower than the total 2021-22 rate of $2.1196.

Concurrence/Previous Council Action

The proposed 2022-23 property tax levy reflects actions taken by the Council on the budget at the May 17, 2022 Policy meeting, at the June 1, 2022 Formal meeting to adopt the tentative 2022-23 budget, and at the June 15, 2022 Formal meeting to adopt the final 2022-23 budget. At the June 15, 2022 Formal meeting, a public hearing on the proposed primary property tax levy was held in accordance with statutory truth-in-taxation requirements.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE S-#####

AN ORDINANCE LEVYING SEPARATE AMOUNTS TO BE RAISED FOR PRIMARY AND SECONDARY PROPERTY TAX LEVIES UPON EACH ONE HUNDRED DOLLARS ($100.00) OF THE ASSESSED VALUATION OF PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF PHOENIX FOR THE FISCAL YEAR ENDING JUNE 30, 2023.

_____

WHEREAS, by the provisions of the City Charter an ordinance levying taxes for the fiscal year 2022-23 is required to be finally adopted not later than the last regular Council meeting in July of said fiscal year, which date complies with State law requirements; and

WHEREAS, the County of Maricopa is now the tax assessing and collecting authority for the City of Phoenix, the City Clerk is hereby directed to transmit a certified copy of this tax levy ordinance to the Assessor and the Board of Supervisors of Maricopa County, Arizona as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. There is hereby levied on each ONE HUNDRED DOLLARS ($100.00) of the limited assessed value of all property, real, personal and possessory interest, within the corporate limits of the City of Phoenix, except such property as may

be by law exempt from taxation, a primary property tax rate equating to $1.2989 which is sufficient to generate a primary property levy of TWO HUNDRED AND ONE MILLION, TWO HUNDRED AND SIX THOUSAND, AND FIVE HUNDRED AND NINETEEN DOLLARS ($201,206,519), an amount within the maximum allowable primary tax levy under the Arizona Constitution. The primary tax levy is allocated into the following amounts or rates for each of the following purposes:

(a) For the purpose of providing funds for the GENERAL MUNICIPAL AND ADMINISTRATIVE EXPENSES of the City, in accordance with Chapter XVIII - Section 8 of the City Charter, a tax rate of $1.00 per ONE HUNDRED DOLLARS ($100.00) of limited assessed valuation of all taxable real, personal and possessory interest property in the City of Phoenix, which includes $0.08 per ONE HUNDRED DOLLARS ($100.00) of such limited assessed valuation for the purpose of providing funds for the OPERATION AND MAINTENANCE OF PARKS AND PLAYGROUNDS, in accordance with Chapter XXIII - Section 2 - Subsection 2 of the City Charter.

(b) For the purpose of providing funds for the OPERATION AND MAINTENANCE OF LIBRARIES, in accordance with Chapter XVIII - Section 11 of the City Charter, a tax rate of $0.2989 per ONE HUNDRED DOLLARS ($100.00) of limited assessed valuation of all taxable real, personal and possessory interest property in the City of Phoenix.

SECTION 2. In addition to the property tax levy for primary purposes set in Section 1 above, there is hereby levied on each ONE HUNDRED DOLLARS ($100.00) of the limited assessed value of all property, real, personal and possessory interest, within the corporate limits of the City of Phoenix, except such property as may

by law be exempt from taxation, a secondary tax rate of $0.8141 for secondary purposes for paying principal of and interest on or redemption charges on general obligation bonds of the City of Phoenix.

SECTION 3. The primary property tax rate as calculated in Section 1 and the secondary tax rate as calculated in Section 2 shall equal a combined tax rate of $2.1130.

SECTION 4. Failure by the County officials of Maricopa County, Arizona to properly return the delinquent list, any irregularity in assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings or invalidate any title conveyed by a tax deed; failure or neglect of any officer or officers to timely perform any of the duties assigned to him or to them shall not invalidate any proceedings or any deed or sale pursuant thereto; the questioned validity of assessment or levy of taxes or of the judgment of sale by which collection of the same may be enforced shall not affect the lien of the City upon such property for the delinquent taxes unpaid thereon; overcharge as to part of the taxes or of costs shall not invalidate any proceedings for the collection of taxes or the foreclosure of the lien therefore or a sale of the property under such foreclosures; and all acts of officers de facto shall be valid as if performed by officers de jure.

DRAFT

PASSED by the Council of the City of Phoenix on this 1st day of July, 2022.

_____

M A Y O R

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

DRAFT

PHOENIX, ARIZONA
2022-23 LEGAL LIMIT
PROPERTY TAX LEVY FOR PRIMARY PURPOSES
A.R.S. § 42-17051, Subsection A

1.	Maximum allowable levy for the prior year	$ 193,314,260
2.	The above figure increased by two percent (2%)	197,180,545
3.	Current Assessed Value of last year's property	15,180,933,028
4.	A. "3" divided by 100	151,809,330
	B. Maximum Allowable Tax Rate equals - "2" divided by "4A" ($197,180,545 ÷ $151,809,330)	1.2989
5.	Estimated Current Assessed Value	15,490,531,934
6.	A. Current Assessed Value divided by 100	154,905,319
	B. Levy equals - "4B" multiplied by "6A" ($1.2989 X $154,905,319)	201,206,519
	Estimated over collections of the 2021-22 primary property tax levy will reduce this estimate as follows:	
7.	A. Estimated over collections of 2021-22 primary levy	-0-
	B. Maximum Allowable Levy Limit for 2022-23	$ 201,206,519
8.	Adjusted Allowable Levy Limit and Tax Rate:	
	A. Allowable Levy Limit for 2022-23	$ 201,206,519
	B. Accepted Torts	-0-
	C. Adjusted Allowable Levy Limit	$ 201,206,519
	D. Adjusted Allowable Tax Rate - "8C" divided by "6A" ($201,206,519 ÷ $154,905,319)	1.2989
2022-23 Primary Levy		**$ 201,206,519**
2022-23 Primary Tax Rate		**1.2989**

DRAFT

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 63

Request for City Council to Call to Meet in Executive Session on Specific Dates through December 2022

Request for the City Council to call meetings for the purpose of holding an Executive Session pursuant to Arizona Revised Statutes, section 38-431.03.A, on the following dates at Noon in the Central Conference Room, 12th Floor of Phoenix City Hall, 200 W. Washington St., Phoenix, Arizona.

- Sept. 13
- Sept. 27
- Oct. 18
- Nov. 15
- Dec. 6

Public Outreach
The Notice and Agenda for these Executive Sessions will be posted no later than 24 hours before each scheduled meeting.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 64

Acceptance of Easements for Access, Drainage and Storm Drainage Purposes (Ordinance S-48839)

Request for the City Council to accept easements for access, drainage and storm drainage purposes; further ordering the ordinance recorded.

Summary

Accepting the property interest below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: BVFD North Phoenix Owner, LLC, its successor and assigns
Purpose: Access
Location: 3939 W. Arroyo Norte Drive
File: FN 220041
Council District: 1

Easement (b)
Applicant: BVFD North Phoenix Owner, LLC, its successor and assigns
Purpose: Drainage
Location: 3939 W. Arroyo Norte Drive
File: FN 220041
Council District: 1

Easement (c)
Applicant: BVFD North Phoenix Owner, LLC, its successor and assigns
Purpose: Storm Drainage
Location: 3939 W. Arroyo Norte Drive
File: FN 220041
Council District: 1

Responsible Department

This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 65

Acceptance and Dedication of Easements and Deeds for Sidewalk, Public Utility and Roadway Purposes (Ordinance S-48840)

Request for the City Council to accept and dedicate easements and deeds for sidewalk, public utility and roadway purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: MSH Investments, its successor and assigns
Purpose: Sidewalk
Location: 635 W. Glenrosa Ave.
File: FN 220045
Council District: 4

Easement (b)
Applicant: Phoenix Native on Camelback, LP, its successor and assigns
Purpose: Sidewalk
Location: 3928 W. Camelback Road
File: FN 220043
Council District: 5

Easement (c)
Applicant: Holly Joy Mueller, its successor and assigns
Purpose: Sidewalk
Location: 4337 E. Calle Feliz
File: FN 220044
Council District: 6

Easement (d)
Applicant: Donald Van Hofwegen and Ingrid Van Hofwegen, its successor and assigns
Purpose: Public Utility

Location: 9801 W. Broadway Road
File: FN 220029
Council District: 7

Deed (e)
Applicant: Donald Van Hofwegen and Ingrid Van Hofwegen, its successor and assigns
Purpose: Roadway
Location: 9801 W. Broadway Road
File: FN 220029
Council District: 7

Easement (f)
Applicant: PHX Buckeye Partners, LLC; HP Buckeye, LLC, its successor and assigns
Purpose: Sidewalk
Location: 3836 W. Buckeye Road
File: FN 220035
Council District: 7

Deed (g)
Applicant: SWAG PHX, LLC, its successor and assigns
Purpose: Roadway
Location: 2804 E. Broadway Road
File: FN 220039
Council District: 8

Deed (h)
Applicant: Diocesan Council for The Society of St. Vincent de Paul Diocese Phoenix, its successor and assigns
Purpose: Roadway
Location: 320 W. Watkins St.
File: FN 220046
Council District: 8

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 66

Custodial Services Fire Department - Requirements Contract RFP 22-038 - Request for Award (Ordinance S-48832)

Request to authorize the City Manager, or his designee, to enter into a contract with Bio Janitorial Services, Inc., to provide custodial services for the Fire Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $2,750,000.

Summary

This contract will provide custodial services to maintain 21 facilities in a clean and hygienic state to promote the health and safety of employees and members of the public. Custodial services support the City Manager's strategic plan to provide public safety workers with facilities necessary to professionally meet City and regional public safety needs and best serve residents.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Thirteen vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Method of Approach (0-400 points)
Qualifications and Experience (0-300 points)
Capacity (0-200 points)
Pricing (0-100 points)

After reaching consensus, the evaluation committee recommends award to the following vendor(s):

Bio Janitorial Services, Inc. - 808 points

Contract Term

The contract will begin on or about Aug. 1, 2022, for a two-year term with three one-

year options to extend.

Financial Impact
The aggregate contract value will not exceed $2,750,000. Funding is available in the Fire Department's operating budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 67

Industrial and Medical Gases- COOP 22-084- Request for Award (Ordinance S-48835)

Request to authorize the City Manager, or his designee, to enter into a contract with Matheson Tri-Gas, Inc. to provide industrial and medical gases for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $909,995.

Summary
This contract provides all City departments the ability to purchase a variety of gases such as oxygen, acetylene, argon, hydrogen and carbon dioxide tanks. These gases and tanks are used for medical emergencies and welding purposes. The following contract is necessary to respond immediately to any welding or medical emergencies throughout the City of Phoenix.

Procurement Information
In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. Use of this cooperative contract provides a broad range of industrial and medical gases which are key to maintaining operations citywide.

Contract Term
The contract will begin on or about August 1, 2022 for a 5-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $909,995 for the 5-year aggregate term.

Funding is available in various department budgets.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 68

Auditing and Consulting Services - Requirements Contract - MCC 180241 D - Amendment (Ordinance S-48836)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 150640 with Heinfeld, Meech, & Co, P.C. to authorize the Finance Department use of the contract. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $120,000.

Summary
This contract is one of several cooperative contracts previously adopted for use by the City Auditor Department for auditing and consulting services. This request will add the Finance Department as an authorized user of the contract to provide the Financial Accounting and Reporting Division external expertise for auditing financial statements for Healthcare Benefits Trust, Long Term Disability Trust (LTD), and Risk Management Trusts as required by the respective Boards and in accordance with accounting principles generally accepted in the United States.

Contract Term
The contract term remains unchanged, ending on May 31, 2024.

Financial Impact
Upon approval of $120,000 in additional funds, the revised aggregate value of the contracts will not exceed $2,474,700. Funds are available in the Finance Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
•Auditing and Consulting Services for Regional Wireless Cooperative, Contract 150641, Ordinance S-47892, Aug. 25, 2021
•Auditing and Consulting Services for Regional Wireless Cooperative, Contract 150641, Ordinance S-47336, March 3, 2021
•Auditing and Consulting Services for Regional Wireless Cooperative, Contract 150641, Ordinance S-45691, June 5, 2019

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 69

Records Management System Contract - COOP 22-079 Request for Award (Ordinance S-48841)

Request to authorize the City Manager, or his designee, to enter into a contract with ImageTrend, Inc. to provide a Records Management System (RMS) for the Phoenix Fire Department (PFD). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $4.9 million.

Summary

This contract will provide a records management system that will serve as the main data repository for reporting while providing an integrated system with Computer Aided Dispatch (CAD) for the PFD. The system will address operational and strategic objectives to modernize and digitize PFD by replacing multiple systems used for Fire records management with a single enterprise solution that will provide high availability to PFD members. System features will include management of Fire incident reports for operations and investigations, Fire prevention false alarms, personnel exposures and follow the standards set forth by the National Fire Incident Reporting System (NFIRS).

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based on a special circumstance with alternative competition. The Town of Gilbert currently owns a cooperative agreement for a Records Management System offered by ImageTrend, Inc. which is available for use by the City and complies with all City procurement requirements for competition. The contract is compliant with cost, system architecture, interoperability and integration scalability, functionality and reporting requirements. Due to concerns regarding budget and timeline constraints, the determination was made to enter into the cooperative agreement established by the Town of Gilbert and ImageTrend, Inc.

Contract Term

The contract will begin on or about July 1, 2022, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value for will not exceed $4.9 million for the five-year aggregate term.

Funding is available in the Fire Department's Capital Improvement Program budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 70

Authorization to Enter into a License for Short-Term Parking at 39 W. Cypress St. (Ordinance S-48844)

Request to authorize the City Manager, or his designee, to enter into a short-term license with MBC Properties No. 1 LLC, its successors and/or assigns, for parking at 39 W. Cypress St. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

Additional parking is needed for approximately three weeks for maintenance and repair work at the City's Family Advocacy Center parking garage located on Central Avenue. Half of the garage will be closed during this time to replace the pads and caulking between the lower and upper levels, and the city-owned overflow parking is too small to accommodate the parking needs.

The short-term license for 30 non-designated parking spaces will be for a three-week period and may be extended on a week-to-week basis, as needed, not to exceed six-months. The license fee is $900, plus applicable taxes, for the three-week term, and will be prorated at $300 per week for each additional week, if extended. The fee for this license will be paid from reserves set aside for maintenance and capital improvements within the property management operating expense account, managed by Plaza Companies. The license fee is within the range of market rates as determined by the Real Estate Division.

Contract Term

The term is three weeks and may be extended on a week-to-week basis, as needed, not to exceed six-months.

Financial Impact

Funding for this license is available in the property management operating expense account managed by Plaza Companies.

Location

39 W. Cypress St.
Council District: 4

Responsible Department

This item is submitted by City Manager Jeffrey Barton, Deputy City Manager, Gina Montes and the Human Services and Finance departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 71

Software Value-Added Reseller Services - State of Arizona Cooperative Contract - Amendment (Ordinance S-48848)

Request to authorize the City Manager, or his designee, to execute amendments to contracts 144228 with CDW Government LLC and 151721 with SHI International Corporation to extend the contract term. Further request to authorize the City Controller to disburse all funds related to this item. Further request an exemption to the indemnification and/or limitation of liability provisions of Phoenix City Code Section 42-18. The additional expenditures will not exceed $18 million.

Summary
These contracts provide software, volume licenses and enterprise licenses for all City departments. The largest and most critical software solutions purchased under these contracts are for email, the internet and intranet, software for servers and other IT infrastructure, database software and critical security tools for protecting, monitoring, and responding to threats to the City's network or data. This amendment will allow staff additional time to complete the solicitation process.

Contract Term
Upon approval the contract will be extended through Aug. 30, 2023.

Financial Impact
Upon approval of $18 million in additional funds, the revised aggregate value of the contract will not exceed $104,327,330. Funds are available in various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Software Value-Added Reseller Services, Contracts 144228 and 141721, Ordinance S-47903 on Aug. 25, 2021
• Software Value-Added Reseller Services, Contracts 144228 and 141721, Ordinance S-46331 on Feb. 19, 2020
• Software Value-Added Reseller Services, Contracts 144228 and 141721, Ordinance S-43077 on Dec. 14, 2016

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 72

Procurement Consultant for Website Modernization Project Contract - QVL 22-127- Request for Award (Ordinance S-48852)

Request to authorize the City Manager, or his designee, to enter into an agreement with Slalom, Inc. to provide procurement consultation services for the procurement of a solution for the Phoenix.gov Modernization project. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $183,000. Further request an exception to the limitation of liability provisions of Phoenix City Code section 42-18.

Summary

The City of Phoenix plans to issue a solicitation to develop and implement a new public-facing website. Due to the importance of the City's website in providing residents and businesses with information and services, and the short time frame desired for the website modernization, consultative information technology procurement services are requested to assist in the procurement process. The contractor will collaborate with the City to develop a Request for Proposal (RFP) document, and will participate in the RFP evaluation process and contract negotiations.

The requested exception to Phoenix City Code section 42-18 is low risk and necessary to adopt limitation of liability provisions that otherwise would be prohibited.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

The consultant was selected through a competitive process in accordance with City of Phoenix Administrative Regulation 3.10 utilizing the Information Technology Professional Services Qualified Vendors List.

One vendor submitted a proposal and was deemed responsive and responsible. An evaluation committee of City staff evaluated the offer based on the following criteria with a maximum possible point total of 1000:

Experience and Qualifications 0-375 points;
Method of Approach 0-350 points; and
Price 0-275 points.

After reaching consensus, the evaluation committee recommends award to the following vendor:

Slalom, Inc., - 781

Contract Term
The contract will begin on or about Aug. 1, 2022, for a one-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $183,000. Funding is available in the Information Technology Services Department's budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Inger Erickson, and the Finance and Information Technology Services departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 73

Reflectorized Sign Sheeting Materials Contract - Coop 22-100 Request for Award (Ordinance S-48864)

Request to authorize the City Manager, or his designee, to enter into a contract with 3M Company to provide reflectorized sign sheeting materials for the Street Transportation and Aviation Departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,462,500.

Summary
The contract will provide the needed materials to fabricate and maintain signs for use within City rights-of-way, as well as the signage at Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, and Phoenix Goodyear Airport for wayfinding for passengers and visitors. The signage materials include various width rolls, colors, and types of sign sheeting materials, films, and inks that are compliant with American Society of Testing Materials 4956 Type I, Type IV or Type XI.

Procurement Information
In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based on the following: Special Circumstances Alternative Competition. Adopting the State of Arizona Contract CTR058136 provides the quality and capacity of signage materials required by the City in a timely manner.

Contract Term
The contract will begin on or about July 15, 2022 with a five-year term.

Financial Impact
The contract amount will not exceed $1,462,500.

Funding is available in the Street Transportation and Aviation Departments' Operating budgets.

Location
4035 W. Glenrosa Ave.
2515 E. Buckeye Rd.

Council Districts: 5 and 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Aviation departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 74

Network and Telephony Equipment and Services Contract - COOP 23-004 Request for Award (Ordinance S-48869)

Request to authorize the City Manager, or his designee, to enter into contracts with Advanced Network Management Inc., dba ANM, Custom Storage Inc., dba cStor, Hye Tech Network & Security Solutions, LLC, Insight Public Sector, Inc., Global Market Innovators, Inc., Presidio Networked Solutions LLC, World Wide Technology Inc., Enterprise Networks Solutions Inc., and Sentinel Technologies, Inc. to provide network and telephony equipment and services for Citywide use. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42 -18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $40 million.

Summary
This contract will provide a wide variety of network and telephony related equipment such as routers, servers, switches, and controllers along with maintenance, training, and services. The equipment is designed and defined by applicable industry standards, for transporting/receiving data (data, voice, and multimedia) between connection points, destinations or endpoints.

Procurement Information
In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: **Special Circumstances Alternative Competition**. The Finance Department, Procurement Division with the support of the Information Technology Services Department have researched various local and nationwide cooperative contracts. The State of Arizona cooperative contracts best align with the City of Phoenix's terms and conditions and technology network needs.

Contract Term
The contract will begin on or about July 1, 2022, for a 5-year term with no options to extend.

Financial Impact
The aggregate contract value for will not exceed $40 million for the 5-year aggregate term.

Funding is available in the various department's budgets.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 75

Grass Seed Contract - RFQu 22-075 Request for Award (Ordinance S-48875)

Request to authorize the City Manager, or his designee, to enter in a contract with Wilbur-Elis Holdings II, Inc dba Wilbur-Ellis Company LLC to provide rye grass seed for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of this contract will not exceed $550,000.

Summary
This contract will provide rye grass seed which is used to over seed sports fields and high-profile park areas with winter grass. This provides high esthetic value, as well as increased playability for large, athletic tournaments that provide economic impact to the City.

Procurement Information
A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

One Offeror submitted qualifications and was deemed to be responsive and responsible. An evaluation committee of City staff evaluated this offer based on the following minimum qualifications:

5 years of experience and expertise.
Capability to provide the estimated quantities needed.

After reaching consensus, the evaluation committee recommends award to the following Offeror:

Wilbur-Elis Holdings II, Inc dba Wilbur-Ellis Company LLC Company

Contract Term
The contract will begin on or about July 15, 2022, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $550,000. Funding is available in the Parks and Recreation Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 76

Public Safety Radio Network Contract - EXC 22-132 Request for Award (Ordinance S-48882)

Request to authorize the City Manager, or his designee, to enter into a contract with Testforce USA, Inc. to provide a radio interference detection system for the Police Department. Further request authorization for the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $132,765.

Summary

The Police Department requires the acquisition, delivery, and installation of a radio interference detection system for the Regional Wireless Cooperative (RWC) network, a mission critical public safety radio network, and/or other public safety radio systems. These receivers are subject to interference either generated maliciously or from other sources. Interference with the communication signals puts first responders and the public at risk of not having functional radio communications for police, fire, and emergency dispatch centers. The radio frequency detection receivers for the system are to be located and maintained at multiple RWC sites. Additionally, the City requires maintenance, training, and software support for the system and its components for one year.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based upon the following reason: Special Circumstances Without Competition. Testforce is the only company that distributes the monitoring solution for city and county governments within the State of Arizona.

Contract Term

The contract will begin on or about Aug. 1, 2022, as a one-time purchase.

Financial Impact

The aggregate contract value will not exceed $132,765. Funding is available in the Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 77

Commercial Driver's License (CDL) Class A Training and Licensing, EXC HR 22-003 (Ordinance S-48851)

Request to authorize the City Manager, or his designee, to enter into a contract with Southwest Truck Driver Training, Inc. to provide training for City employees that require Commercial Driver's License (CDL) Class A training and licensing for some job classifications. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,200,000.

Summary

This contract will provide additional resources for CDL Class A behind the wheel and theory training to employees for City departments which require this license as part of their job functions. The Human Resources Department, Safety Division has an overall mission to ensure that all City employees receive the required training needed to be successful in completing their daily work duties and reduce workplace injuries. The Safety Division has been providing CDL Training and Licensing services in-house. In February 2022, the US Department of Transportation, Federal Motor Carrier Safety Administration (FMCSA) made a federal regulatory change to Entry-Level Driver Training (ELDT) requirements for CDL applicants. ELDT is now a federally standardized program that is required prior to taking the skills and knowledge test for a Commercial Driver’s License (CDL). The new required program is significantly longer than the previous program provided by the Human Resources Safety Division and additional resources are needed through this contract to ensure timely delivery of the training to new employees that require a CDL. Departments that use this service include Water Services, Street Transportation, Public Works, Parks & Recreation and Aviation.

Procurement Information

In accordance with AR 3.10, normal competition was waived as a result of an approved Determination citing Southwest Truck Driver Training as a Special Circumstances - Without Competition. Southwest Truck Driver Training, Inc. is registered as a training provider on the FMCSA's Training Provider Registry and has been conducting CDL training in Arizona for over 20 years.

Contract Term
The contract will begin on or about July 1, 2022 for a five year period.

Financial Impact
The aggregate contract value will not exceed $1,200,000. Funds are available in the various departments' operating budgets.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 78

Employee Medical Health Plans, Contract Extensions (Ordinance S-48862)

Request to authorize the City Manager, or his designee, to execute amendments to contract 151578 with Blue Cross Blue Shield of Arizona Inc. ("BCBSAZ") and contract 151607 and amendment no. 1 thereto with Banner Health and Aetna Health Insurance Company ("Banner/Aetna") and its assignee, Banner Employer Services, LLC ("Banner Employer") the operator of the near site clinic to extend the terms of those agreements for an additional year, effective Jan. 1, 2024 through Dec. 31, 2024. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $8,500,000.

Summary
These contracts need a one-year extension to allow the Human Resources Department to work with a consultant to develop the scope of work and evaluation criteria, conduct a formal solicitation for the medical health plans, complete transition of health plans including all programming in eCHRIS, and prepare employee communications and open enrollment. Approval of the contract extensions will result in uninterrupted health benefits to city employees and their dependents.

Procurement Information
The contracts were originally procured through a competitive Request for Proposal (RFP) process in 2018, in accordance with City policy.

Contract Term
Upon approval the contracts will be extended through Dec. 31, 2024.

Financial Impact
Upon approval of $8,500,000 in additional funds, the revised aggregate value of the contract will not exceed $41,000,000. Employee contributions account for approximately 20 percent of these funds. The costs for these services are paid by the Health Care Benefits Trust Fund.

Concurrence/Previous Council Action
The initial contracts were approved by City Council on Aug. 29, 2018 (Ordinance S-44951).

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 79

Employee Back-up Care, Tutoring and Discounted Services, EXC HR 22-004 (Ordinance S-48886)

Request to authorize the City Manager, or his designee, to enter into a contract with Care.com, Inc. to provide eligible City employees with back-up care, tutoring and discounted services. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,000,000.

Summary

This contract is needed to provide a broad range of services and additional resources to full-time City employees and their family members. This includes extending benefits to adults and children for which the employee provides primary care. The use of these services will provide employees flexibility and additional resources for unplanned and emergency events when regular routine services fall through during work hours or work related travel. The contract will also provide discounted services by providing a membership for Care.com for each City employee.

Back-up care services include child care (in-home and out-of-home), senior caregivers, caregivers for special needs children and adults, tutors and distance learning facilitators, etc. Discounted services include City employee discounts to child care, senior care services, fitness and wellness, etc.

Procurement Information

In accordance with AR 3.10, normal competition was waived as a result of an approved Determination Memo citing the unique service provided by Care.com, Inc. Care.com, Inc. has been providing employee back-up care services since 2006. Services are offered throughout the United States and locally to both private and public agencies.

Contract Term

The contract will begin on or about July 1, 2022 for a five year period.

Financial Impact

The aggregate contract will not exceed $1,000,000. Funds are available in the Human Resources Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 80

Amend Personnel Rule 15, Parental Leave (Ordinance S-48888)

Request City Council approval of amendments to City of Phoenix Personnel Rule 15 (**Attachment A**). This action establishes final rules and adopts changes to update the City's Personnel Rules.

Summary

The proposed amendments to Personnel Rule 15 reflect an additional leave benefit for City of Phoenix employees: Paid Parental Leave. The proposed amendments to Personnel Rules 15c2(D) and 15j include this new paid leave benefit type, which provides eligible employees up to 480 hours of City-paid leave for the birth, adoption, or foster care placement of a child during a 12-month period. This new leave benefit will be available to eligible employees on Oct. 1, 2022.

This change is intended to allow the City to (1) maintain its competitive edge to recruit and retain a highly skilled and productive workforce and (2) provide working parents and caregivers greater flexibility in balancing their work and family commitments.

Public Outreach

A public meeting was conducted by the Human Resources Department on June 8, 2022, to formally solicit comments on the proposed amendments.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.

Attachment A

PURPOSE – The proposed amendments to Personnel Rule 15 reflect an additional leave benefit for City of Phoenix employees. The proposed amendments to Personnel Rule 15c2(D) and the addition of 15j include the new paid leave benefit type, Parental Leave, providing eligible employees up to 480 hours of paid City leave for the birth, adoption, or foster care placement of a child during a 12-month period.

New language to be included in the Personnel Rules is identified in all capital letters. Deletions are indicated by strikethrough. For convenience all amendments, including formatting changes, are highlighted in yellow.

Proposed language accomplishes the following:

Establishes Parental Leave

Personnel Rule 15c2(D) is modified to read:

15c2. Qualifications for Sick Leave

Sick leave shall only be allowed when:

* * *

D. Parental Leave. The employee qualifies for leave for the birth, adoption or placement of a child under the Family and Medical Leave Act (FMLA). The employee may use vacation or sick leave for any qualified FMLA absence IF THE EMPLOYEE'S PAID PARENTAL LEAVE BENEFIT IS EXHAUSTED. REFER TO THE PAID PARENTAL LEAVE PROVISIONS UNDER RULE 15J (EFFECTIVE OCTOBER 1, 2022).

Personnel Rule 15 is amended by adding the following:

15j. PAID PARENTAL LEAVE

15j1. ELIGIBILITY AND ENTITLEMENT:

EFFECTIVE OCTOBER 1, 2022, AN EMPLOYEE MAY BE ALLOWED UP TO 480 HOURS OF CITY-PAID LEAVE UPON THE BIRTH, ADOPTION, OR FOSTER CARE PLACEMENT OF A CHILD. TO BE ELIGIBLE FOR PAID PARENTAL LEAVE, AN EMPLOYEE MUST MEET THE FAMILY AND MEDICAL LEAVE ACT (FMLA) ELIGIBILITY REQUIREMENTS. AN EMPLOYEE MUST HAVE BEEN EMPLOYED BY THE CITY FOR AT LEAST 12 MONTHS AND HAVE PERFORMED AT LEAST 1,250 HOURS OF WORK DURING THE 12-MONTH PERIOD IMMEDIATELY PRECEDING THE COMMENCEMENT OF THE LEAVE. PAID PARENTAL LEAVE WILL RUN CONCURRENTLY WITH AN EMPLOYEE'S FMLA ENTITLEMENT. EMPLOYEES WHO HAVE EXHAUSTED THEIR FMLA ENTITLEMENT FOR REASONS OTHER THAN THE BIRTH, ADOPTION, OR FOSTER CARE PLACEMENT OF A CHILD MAY BE ALLOWED UP TO 480 HOURS OF PAID PARENTAL LEAVE. PAID PARENTAL LEAVE DOES NOT EXTEND FMLA LEAVE PROTECTIONS AND ENTITLEMENT HOURS. WHEN BOTH PARENTS ARE CITY EMPLOYEES, EACH EMPLOYEE MAY BE ALLOWED UP TO 480 HOURS OF PAID PARENTAL LEAVE. A MAXIMUM OF 480 HOURS OF PAID PARENTAL LEAVE IS AVAILABLE ONLY ONCE DURING A CONSECUTIVE 12-MONTH PERIOD. THE 12-MONTH PERIOD BEGINS UPON THE DATE OF THE BIRTH, ADOPTION, OR FOSTER CARE PLACEMENT OF A CHILD.

15j2- USAGE:

ELIGIBLE EMPLOYEES MAY USE UP TO 480 HOURS OF PAID PARENTAL LEAVE DURING THE 12-MONTH PERIOD BEGINNING ON THE DATE OF THE BIRTH, ADOPTION, OR FOSTER CARE PLACEMENT OF A CHILD. PAID PARENTAL LEAVE MUST BE SCHEDULED IN ADVANCE AND BE TAKEN CONTINUOUSLY OR IN INCREMENTS OF AT LEAST ONE FULL DAY AT A TIME. PAID PARENTAL LEAVE WILL BE SUBSTITUTED FOR OTHER LEAVE TYPES FOR UP TO 480 HOURS DURING THE 12-MONTH PERIOD BEGINNING ON THE DATE OF THE BIRTH, ADOPTION, OR FOSTER CARE PLACEMENT OF A CHILD.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 81

Public Communications Equipment and Parts - Requirements Contract (Ordinance S-48828)

Request to authorize the City Manager, or his designee, to enter into an agreement with Tessco Incorporated, and OGMIS Group, Inc. to purchase public communication equipment and parts for the Information Technology Services Department and in support of other City departments. The aggregate contract value will not exceed $1 million. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

Public communications equipment and parts are needed to support the City's radio communications for Police, Fire, and other various departments who use public communication equipment. These contracts would also provide the necessary equipment to maintain the Regional Wireless Cooperative Public Safety Radio System. Failure to maintain equipment and parts for portable and mobile radios would create a loss of productivity and liability in not meeting public safety requirements. These agreements will also support replacement of leased telecommunication lines that will either be discontinued by the vendor or would be charged at a higher cost to the City for operations and maintenance.

Procurement Information

An Invitation for Bid, ITS IFB 22-004, was conducted in accordance with City of Phoenix Administrative Regulation 3.10.

The bid notification was sent to 426 suppliers and was publicly posted and available for download from the City's website. Six offers were received by the Procurement Officer on May 25, 2022, and were evaluated on discount percentages, responsiveness to specifications, and responsibility to provide the requested goods and/or services. Multiple awards are recommended to ensure the overall lowest cost to City.

The Chief Information Officer recommends that the offers from Tessco Incorporated, and OGMIS Group, Incorporated be accepted as the lowest priced, responsive and responsible offers. Multiple awards are recommended to ensure the overall lowest cost

to the City.

Contract Term
The five-year contract will begin on or about July 1, 2022.

Financial Impact
The aggregate contract value will not exceed $1 million and funds are available in the Information Technology Services Department's budget.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Information Technology Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 82

Professional Services for Network Support - Amendments (Ordinance S-48877)

Request to authorize the City Manager, or his designee, to extend the term of the contracts with Integrity Network Solutions, LLC 145945; Intraedge, Inc. 145943; Kollasoft, Inc. 145944; and Scott Business Group, LLC 145942, to continue to provide professional information technology (IT) network support services on an as-needed basis, for the Information Technology Services Department (ITS). No additional funds are being requested; any remaining funds authorized by previous City Council action will be applied to the extended contract term. Further request to authorize the City Controller to disburse all funds related to this item.

Summary
These agreements form part of the Professional Services for Network Support Services Qualified Vendor List (QVL). The contractors provide ad-hoc professional services related to networking (e.g. Network Technicians, Network Engineers, and Senior Network Engineers) and provides flexibility in allowing the City to select technicians with skill sets and experience specific to the IT project being undertaken. The number and complexity of citywide IT projects can vary over time and the City will utilize contract technicians to ensure expenses only occur as needed and provide the specific and unique expertise to ensure projects are successful.

Contract Term
The term of these agreements will be extended through June 30, 2023. This request will allow the City additional time to solicit and establish new contracts for these services and to obtain City Council authorization.

Financial Impact
There is no financial impact to the City as a result of this request. The contracts' aggregate value remains at $5 million.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Information Technology Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 83

Intergovernmental Agreement with Maricopa County Sheriff's Office (Ordinance S-48887)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Maricopa County Sheriff's Office (MCSO) for investigations that would be conducted by the Phoenix Police Department (PPD), but where there is a conflict with the PPD conducting the investigation. The amount of the agreement is not to exceed $250,000. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item.

Summary
MCSO agreed to act as an investigative body on the City's behalf in a case where PPD has a conflict. MCSO now finds that due to shortages in staffing they need to hire an outside investigator to assist with the investigation. The City agrees to pay the invoices for the outside investigator hired by MCSO, after MCSO reviews and approves the charges for the investigation. MCSO will hire and supervise the investigator to maintain the separation from Phoenix, as required for the assignment of the conflict.

Contract Term
The agreement term is one year, July 1, 2022 through June 30, 2023.

Financial Impact
Funds are available in the Law Department budget for legal services.

Location
The location is Citywide.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 84

Authorization to Enter into Contracts for Document Review Legal Services (Ordinance S-48892)

Request to authorize the City Manager, through the City Attorney, or his designee, to enter into contracts with Business Intelligence Associates, Inc. dba BIA and QuisLex, Inc. to provide document review legal services for the Law Department on an as-needed basis as determined by the City Attorney. Further request an exemption to the indemnification and/or limitation of liability provisions of Phoenix City Code section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $350,000 over the three-year contract term.

Summary

These contracts will provide document review legal services to assist the Law Department with high-volume document review projects, especially related to the Department of Justice investigation, that involve analysis and sorting of legally privileged and/or confidential information. These services are critical to allow the Law Department to timely and efficiently comply with document requests while ensuring that privileged, confidential, and otherwise protected information is properly identified and secured.

Procurement Information

The City Code authorizes the City Attorney to enter into agreements to provide legal services for the City of Phoenix. Legal services, including the services sought here, are exempted from the competitive procurement requirements of the City Code. However, the Law Department still sought quotes from multiple prospective contractors and selected Business Intelligence Associates, Inc. and QuisLex, Inc. as the only responsive contractors.

Contract Term

The contract will begin on or about July 1, 2022, for a three-year term with no options to extend.

Financial Impact

Funds are available in various department budgets, including Law Department and the

Self-Insurance Fund. The individual contracts and related project-specific engagements will set forth the specific fees for each service. Payments will be made from affected funding sources, primarily the Self-Insurance Fund, or the general fund on an individual project or assignment basis. Total expenditures over the life of the contracts will not exceed $350,000.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 85

Gila River Indian Community Gaming Grants (Ordinance S-48829)

Request to authorize the City Manager, or his designee, to apply, accept, and, if awarded, enter into related agreements for up to $4,880,618.34 in new funding from the Gila River Indian Community (GRIC) under the 2022 funding cycle. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds as directed by GRIC in connection with these grants.

Summary

If awarded, these monies would be applied, as directed by GRIC, towards the following:

City Applications

- Community and Economic Development: $152,577 (over three years) for the Mobile Career Unit, which will fund software and licenses for the public's use while on board the Mobile Career Unit.
- Office of Sustainability: $200,000 (over two years) for the Electric Vehicle Outreach and Education Program, which will provide public education to improve attitudes about and increase usage of electric vehicles.
- Phoenix Fire Department: $76,189.42 for the Special Events Emergency Response Apparatus, which will enhance emergency medical response capabilities within the footprint of special events with limited vehicle access due to crowd congestion or space restriction.

Non-Profit Applications

- A Stepping Stone Foundation: $100,000 (over two years) for the Literacy Elevates Arizona Families (LEAF) program, which will help fund two-generation education (preschool, parent and adult education) with home visiting.
- Amanda Hope Rainbow Angels: $25,000 for the Moms Mentoring Program, which will provide mentoring for moms whose children are battling cancer and other life-threatening diseases.
- Arizona Educational Foundation: $25,000 for the Our World: Educators for Indigenous Students program, which will provide free training for Phoenix-area schools in how to better serve Indigenous students and their families.

- Arizona Humane Society: $100,000 for the Saving Animals from Large-Scale Hoarding Cases program, which will provide medical treatment to animals removed from hazardous and unsafe large-scale hoarding cases and maintain a fleet of animal ambulances used to transport the animals to the Second Chance Animal Trauma Hospital. Funding will help Emergency Animal Medical Technicians continue to support Phoenix Law Enforcement and provide lifesaving medical care to animals rescued from inhumane conditions.
- Arizona Pet Project: $45,000 for the Bonded Family Project, which will remove barriers to care and create pet-health equity among families in need.
- Arizona Science Center: $50,000 for STEM Learning Programs for Low-Income Children, which will provide free focused field trips and Science on Wheels STEM learning programs for 3,700 low-income children from Title 1 schools in the 2022-2023 school year.
- Arizona Sustainability Alliance: $206,148 (over three years) for the Sow It Forward: Vertical Garden Program, which will support the continued growth of the Sow It Forward program and help expand into new school districts across the state.
- Assistance League of Phoenix: $50,000 for the Operation School Bell Wardrobes for Children in Poverty program, which will help expand to meet a growing need. Operation School Bell provides new school wardrobes, including a hygiene kit and new book, to very low-income grade K-8 children attending Phoenix Metro Area high-poverty, Title 1 schools.
- Aunt Rita's Foundation: $15,000 (over two years) for the HIVAZ Connect program, which will support HIVAZ Connect, Aunt Rita's statewide information and referral program, which provides HIV negative and positive individuals with information to prevent HIV transmission, and connects people living with HIV to treatment, assistance with housing, medications, etc.
- Ballet Arizona: $30,000 (over three years) for the Ballet Arizona's DanceAZ School Residency Program, which will support the DanceAZ School Residency Program, helping them partner with five Title 1 elementary schools in Maricopa County to provide under-served youth with a consistent, high-quality arts education.
- Banner Health Foundation: $400,000 (over two years) for the Substance Use Telehealth for Arizona Rural Communities program, which will expand Banner Health's evidence-based, multidisciplinary substance use disorder treatment model to rural communities through a combination of in-person and telegraph integrated care.
- Big Brothers Big Sisters of Central Arizona: $50,000 for the West Phoenix Site-Based and Community-Based Mentoring program, which will provide mentoring to at-risk youth in West Phoenix.
- Central Arizona Shelter Services: $225,000 (over three years) for the Project Haven for Seniors Experiencing Homelessness program, which will support homeless

shelter and wrap-around services for seniors in Phoenix, Arizona.

- Children's Museum of Phoenix: $270,000 (over three years) for the Children's Museum of Phoenix's Free First Friday Nights program, which will open the museum to the public for ten free nights and serving over 25,000 people per year and to establish the IDEA Fellows Program by providing two paid fellowships for individuals facing barriers and promoting diverse perspectives in their field.
- Chrysalis Veterans Services, Inc.: $300,000 (over three years) for the Improving Economic Security by Strengthening the Veteran's Job Readiness program, which provides funding to assist veterans to ensure their economic security, and can consistently meet their essential needs in a sustainable manner and with dignity. The program provides funding to assist with the material needs of the veteran so they can be job ready.
- Civitan Foundation, Inc.: $75,884 for the Civitan MIDTOWN - Economic Mobility and Transportation program, which will provide economic development opportunities for special needs Arizonans through the new Civitan MIDTOWN property on Thomas Road and 16th Street, which will provide job skills training, social enterprise employment, economic stimulus through goods sold, and provide no-cost transportation for special needs Arizonans to attend job opportunities and regular employment.
- Creighton Community Foundation: $74,110.92 for the Native Foods and Flora Activity Center on the Phoenix Grand Canalscape program, which will assist in the creation of the Native Foods and Flora Activity Center for food and environmental education.
- Duet: Partners in Health and Aging: $30,000 for the Improving the Health and Wellness of Vulnerable Seniors program, which will help Duet provide a variety of services (grocery shopping assistance, transport to medical appointments, etc.) through its caring volunteers that meet the basic and other needs of homebound seniors so they can remain in their homes and out of assistive living for as long as possible.
- Educare Arizona: $50,000 for the Child Development Associate Certificate: A Two-Generation Anti-Poverty Program, which will enable low-income individuals, primarily mothers, to begin new careers while improving early childhood education for thousands of young children in Arizona.
- Elevate Phoenix: $30,000 for the Improving At-Risk Youths' Academic Success and Futures program, which will improve the academic success, life skills, literacy skills, well-being, and future outcomes of low-income, at-risk urban youth.
- Foundation for Senior Living (FSL): $15,000 for the FSL Nutrition Program for Under-Resourced Aging Adults program, which will support FSL's efforts to reduce food insecurity among under-resourced aging adults, 60+ years of age and older.
- Fresh Start Women's Foundation: $50,000 for The Impact Program: Helping

Women Achieve Self-Sufficiency program, which will empower women to achieve self-sufficiency through an evidence-informed, holistic approach that focuses on job -readiness, career training (including entrepreneurship, for those interested), and employment in well-paying careers.

- Furnishing Dignity: $100,000 for the Essential Home Furnishings Program Expansion, which will provide whole home furnishings to low-income children, adults and families as they successfully exit shelter and transition to permanent housing. Funding will consolidate storage units into one large warehouse space with loading dock, and purchase a second gently used moving truck and program supplies to support significant increases in donated home furnishings and demand for services.
- Girl Scouts-Arizona Cactus-Pine Council: $15,000 for the Girl Scout Program, which will support Girl Scout programming that promotes academic achievement, mental wellness, and overall positive life outcomes for girls in Maricopa County.
- Greater Phoenix Chamber Foundation: $60,000 (over two years) for the ElevateEdAZ program, which will support the strategic education and workforce initiative ElevateEdAZ, which drives cross-sector innovation to identify and solve Arizona's education to employment pathway issues. Funding will help deliver high-quality work-based learning opportunities to students in the Greater Phoenix region and beyond, preparing them to enter high-wage, high-skill, and high-demand careers and graduate with industry-recognized credentials and early postsecondary credit, and garner meaningful work-based learning experiences with business professionals to strengthen and diversify the Greater Phoenix region's workforce.
- Hacienda, Inc.: $50,000 for the Hacienda Americans with Disabilities Act (ADA) Enhancements program, which will rehabilitate a new group home purchase into an ADA compliant group home and convert other group home bathtub bathrooms into floor level showers for its clients/residents who are wheelchair mobile.
- Hacienda, Inc.: $30,000 for the Hacienda Roof Repairs and Renovations project, which will repair areas of the roof where leaks have been identified. Each year the leaks get worse and new leaks appear. The roof affects client areas where some programs are held.
- Hacienda, Inc.: $21,000 for the Hacienda Wheelchair Accessible Minivans project, which funding will support the matching requirement of the Federal Transportation Administration 5310 program to purchase two minivans for their group homes.
- Heard Museum: $25,000 for the Native Veterans Exhibition - "Unconquered: A Legacy of Service", which will fund the creation and implementation of a special exhibition dedicated to American Indian veterans in commemoration of the 10th Anniversary of the Heard Museum's American Indian Veterans Memorial.
- Homeward Bound: $50,000 for the Empowering Today, Building Tomorrow project, which will support families facing or experiencing homelessness in GED completion

and gaining employment/job skills, so they can increase their economic security and stability to break the cycle of poverty and homelessness.

- Hope Community Services: $30,000 for the Trauma Therapy for Low-Income Children and Youth program, which will support Hope Community Services' (HCS) specialized trauma therapy program for low-income children who have experienced extreme, ongoing trauma. HCS' individualized therapies wrap children, and when appropriate, their caregivers, in supportive services to increase their chances of healing, getting back on a normal development path, and preventing long-term trauma-related problems.
- Hushabye Nursery: $15,000 for the Hope for the Tiniest Victims of the opioid crisis program, which will improve health outcomes from the Arizona opioid crisis.
- Life More Abundantly Pregnancy/Family Resource Center: $50,000 for the Decreasing Pregnancy Complications and STD risks in South Phoenix program, which will support the healthcare staffing, supplies, and occupancy costs.
- Live and Learn Program: $20,000 for the Economic Empowerment for Women Program, which offers women living in poverty a path to stability and employment.
- Los Ninos Hospital, Inc. dba Innovative Home Health Nursing Services: $34,131 for the Home Health Technology Services program, which will improve the quality of patient care for home health services by using technology systems that increase efficiency in medical records management, speed, and accuracy.
- Maggie's Place, Inc.: $40,000 for the Stability-4-Families program, which will provide stability services to 250+ moms/children.
- MentorKids USA: $23,000 for the iLEAD My Generation program, which will support an innovative high school mentoring and leadership development program.
- Mission of Mercy: $25,000 for the Access to Health Care for Uninsured Families program, to provide free primary medical care to uninsured families so they can manage acute and chronic illnesses, thereby avoiding preventable hospital visits.
- Native American Connections: $250,000 for the Homeless Youth Services program, which will provide funding for program operations at three Homeless Youth Services sites: (1) HomeBase (emergency shelter); (2) Saguaro Ki (transitional housing) in Central Phoenix, and (3) HomeBase Surprise in West Valley.
- New Life Center: $50,000 for the Emergency Shelter Program, which will protect women and children experiencing homelessness due to domestic abuse.
- NourishPHX: $150,000 (over three years) for the Healthy Eating Program, which will supplement the reclaimed food received from St. Mary's Food Bank with fresh produce, dairy and meats purchased specifically to increase the nutritional value of the boxes distributed.
- OCJ Kids: $30,000 for the Empowering Youth to Succeed in Life After Foster Care program, which will improve the developmental delays, self-esteem, and life skills of children who experienced pre-foster care abuse and help ensure the safety and well

-being of foster teens' babies.

- Phoenix Performing Arts Center dba Herberger Theater Center: $25,000 for the Wolf Trap program, which is a community outreach program in alignment with the mission and guiding principles of the Herberger Theater to make the arts accessible to the whole community and deliver quality arts education to thousands of children.
- Ronald McDonald House Charities of Central and Northern Arizona: $25,000 for the Keeping Families Together Program, which will underwrite 237 nights of rest at Ronald McDonald House Charities of Central and Northern Arizona for families traveling to the Valley to access specialized pediatric medical care for their critically ill or injured child; life-saving medical care not available in their home communities.
- Southern Arizona Association for the Visually Impaired: $50,000 for the Reaching Empowerment through Achievement and Learning Program for Blind Children, which will help Phoenix children who are blind recover from learning loss of the pandemic.
- SOUNDS Academy: $40,000 (over two years) for the Comprehensive Music Program, which will reduce the inequity of music education by providing music experiences and opportunities to under served youth in Phoenix.
- Southwest Autism Research & Resource Center: $180,000 (over two years) for the Parent Training and Community Outreach Program, which will offer an evidence-based training program for families living in rural or remote areas of Arizona who support a child diagnosed with autism spectrum disorder and provide outreach, training, resources, and education to community organizations in rural and remote areas throughout the state.
- Southwest College of Naturopathic Medicine & Health Sciences (SCNM): $120,000 (over three years) for the SCNM Community Health Program, which will support SCNM's Roosevelt Health Center which provides free health care to families in the Roosevelt School District who would otherwise not be able to afford it.
- St. Mary's Food Bank: $100,000 for the St. Mary's Food Bank Skills Center, which will improve the job readiness and economic security of vulnerable, homeless, and formerly incarcerated people by training and helping place them into food industry or warehouse jobs.
- Stand for Children Leadership Center: $30,000 (over three years) for the Every Child Reads program, which will provide resources and training to increase literacy habits in the home.
- Support My Club: $25,000 for the Support My Club program, which will re-engage students in high school through clubs, teams, and extracurricular activities.
- Swift Youth Foundation: $15,000 for the Swift Youth Enrichment Program, which will help expand Swift Youth Foundation (SYF), Youth Enrichment Program by 10 percent in the 2022-2023 school year. The program, which includes after-school/Saturday programming and an annual Carnival, is part of the SYF's

continuum of programming for low-income, high-risk youth.

- TechForce Foundation: $50,000 for the Women Techs Rock program, which will promote diversity and inclusion in the transportation technician industry by engaging women to pursue technician careers with outreach and scholarships.
- The Opportunity Tree: $25,000 for the Youth Transition Program-Self Sufficiency for Youth with Intellectual and Developmental Disabilities program, which will provide employment training for youth with Intellectual and Developmental Disabilities.
- The Phoenix Symphony: $77,578 for the Symphony for All program, which will promote music education to students in low-income schools.
- The Reveille Foundation: $50,000 (over two years) for the Success Coach program, which will provide wraparound services for former and current military personnel and their families to ensure their basic housing, employment, and medical needs are met.
- The Zion Institute: $150,000 for The Well: An Integrated Health Service Center, which will support the expansion of The Well, an integrated human service campus that will meet the needs of over 5,000 vulnerable City of Phoenix residents per year.
- Upward for Children and Families: $30,000 for the Lifting Children Upward Inclusive Early Care and Education program, which will provide inclusive early care and education to children with and without disabilities, helping to fill a tremendous service gap as 30 percent of childcare centers remain closed in the aftermath of the pandemic.
- Valley of the Sun United Way: $100,000 for the MC2026/General Support program, which will activate solutions for every child, individual, and family in Maricopa County.
- Valleywise Health Foundation: $75,000 for the Valleywise Health High-Risk Perinatal Program, which will strengthen families and the community by improving the health and safety of vulnerable women and children by ensuring that pregnant women, those set to deliver, and newborn babies receive optimal resources to realize exceptional health outcomes.

The gaming compact entered into the State of Arizona and various tribes calls for 12 percent of gaming revenue to be contributed to cities, towns and counties for government services that benefit the general public including public safety, mitigation of impacts of gaming and promotion of commerce, and economic development. The Gila River Indian Community will notify the City, by resolution, of the Tribal Council, if it desires to convey to the city a portion of its annual 12 percent local revenue-sharing contribution.

Financial Impact

There is no budgetary impact to the City of Phoenix and no general-purpose funds are

required. Entities that receive gaming grants are responsible for the management of those funds.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 86

Fiscal Year 2022-23 Legal Representation Services Contracts (Ordinance S-48865)

Request to authorize the City Manager, or his designee, to enter into agreements with legal services providers to provide representation services to indigent defendants in Phoenix Municipal Court for Fiscal Year 2022-23. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreements will not exceed $3.649 million.

Summary

The Public Defender's Office, through its contract holders, provides legal representation services to indigent individuals charged with criminal offenses in Phoenix Municipal Court. These services are provided in Phoenix Municipal Court courtrooms, and 365 days a year at Maricopa County's Intake, Transfer and Release (ITR) facility.

Procurement Information

On June 1, 2022 the City of Phoenix Public Defender Review Committee met to review resumes and applications of attorneys and legal support service providers for provision of legal defense services in Phoenix Municipal Court. The review process included applications from current contract holders as well as individuals seeking to obtain a contract for the first time. The Committee approved a list of those who meet the minimum qualification requirements and who would be eligible for consideration for a contract. The approved list contains more names than available contracts due to the necessity of having attorneys available should an unexpected opening occur during the course of the contract year. This procedure facilitates continuity in providing legal services and minimizes delay in processing and resolution of cases.

Contract Term

Contract period is one year, starting July 1, 2022 and ending June 30, 2023.

Financial Impact

These assignments will have a financial impact of up to $3.649 million.

Funding is available in the Public Defender's Office operating budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Defender’s Office.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 87

Intergovernmental Agreement between Maricopa County and City Prosecutor's Office for Use of Maricopa County Phone Services (Ordinance S-48893)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with Maricopa County's Office of Enterprise Technology Department and the City of Phoenix Law Department, City Prosecutor's Office for use of Maricopa County phone services at the shared Intake, Transfer and Release facility at 2670 W. 28th Drive, Phoenix, Arizona. The estimated cost will not exceed $15,000 for the term of this Agreement. Funding is available in the Law Department Prosecutor's Office Technology Enhancement budget. Authorize the City Controller to disburse funds.

Summary
The IGA establishes responsibilities and costs for the parties regarding use of the County phone services at the shared County Intake, Transfer and Release facility at 2670 W. 28th Drive, in Phoenix. Arizona Revised Statute, section 11-952 authorizes the County and City, as public agencies, to enter into IGAs for joint cooperative action and agreement for the operation and use of shared services. The City Council previously approved an IGA for these services and that agreement expires on June 30, 2022.

Contract Term
The IGA will be for a term of three years beginning July 1, 2022 and terminate on June 30, 2025. The agreement provides for extensions in increments of one year, upon agreement of the parties.

Financial Impact
The estimated cost will not exceed $15,000 for the term of this Agreement. Funding is available in the Law Department Prosecutor's Office Technology Enhancement budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 88

Intergovernmental Agreement between Maricopa County and City Public Defender's Office for Use of Maricopa County Phone Services (Ordinance S-48894)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with Maricopa County's Office of Enterprise Technology Department and the City of Phoenix Public Defender's Office for use of Maricopa County phone services at the shared Intake, Transfer and Release facility at 2670 W. 28th Drive, Phoenix, Arizona. The estimated cost will not exceed $15,000 for the term of this agreement. Funding is available in the Public Defender's Telephone/Telecommunications budget. Further request that the City Controller be authorized to disburse funds for the purposes of this ordinance.

Summary
The IGA establishes responsibilities and costs for the parties regarding use of County phone services at the shared County Intake, Transfer and Release facility in Phoenix. Arizona Revised Statutes, section 11-952 authorizes the County and City, as public agencies, to enter into IGAs for joint cooperative action and agreement for the operation and use of shared services. The City Council previously approved an IGA for these services and that agreement expires on June 30, 2022.

Contract Term
The IGA will be for a term of three years beginning July 1, 2022 and terminate on June 30, 2025. The Agreement provides for extensions in increments of one year, upon agreement of the parties.

Financial Impact
The estimated cost will not exceed $15,000. Funding is available in the Public Defender's Telephone/Telecommunications budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Public Defender's Office.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *89

ITEM CORRECTED (SEE ATTACHED MEMO) ARPA Phoenix Resilient Food System Programs Second Tranche - Amendments for Continuing Programs (Ordinance S-48884)

Request to authorize the City Manager, or his designee, to execute amendments to Agreements: 154941 with Local First Arizona Foundation; 155024 with Local Initiatives Support Corporation; 155310 with TigerMountain Foundation; 155311 with Central Arizona Land Trust; 155313 with NxT Horizon, LLC; 155314 with Lehr Innovations, LLC; and 155362 with Thrive Consultancy, Inc., to provide additional funding and extend the contract period to continue the programs established in year one of the Phoenix Resilient Food System category. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available through the City's allocation of American Rescue Plan Act (ARPA) funding and is in the Phoenix Resilient Food System category of the ARPA Strategic Plan approved by the Mayor and Council. There is no impact to the General Fund. The additional aggregate expenditures included in these amendments will not exceed $3,960,650.

Summary

In response to the COVID-19 pandemic, the Office of Environmental Programs (OEP) developed a food assistance plan to address the food needs of vulnerable populations and communities impacted by COVID-19. The plan provides: 1) access to healthy foods for impacted populations; 2) infrastructure assistance regarding transportation and delivery with a focus on home delivery; 3) support for food banks, food pantries and community food support agencies; 4) support for increased local food production; and 5) business and employment opportunities throughout the food system spectrum.

Continuing Programs

The following continuing programs will provide economic and business opportunities and training, empower residents to grow healthy food in their own backyards to improve health, promote physical activity, and decrease food insecurity and hunger, and preserve urban farmland in Phoenix.

Economic Development and Innovation

Feed Phoenix Program - Local First Arizona Foundation

Local First Arizona Foundation (LFAF) will continue to provide administrative and

financial support through issuance of city-wide grants to local farmers, restaurants, catering, including event venues with catering services, community-supported agriculture, food hubs, and mobile markets, demonstrating capacity for food distribution services to vulnerable populations impacted by COVID-19.

Worker Cooperative Sustainable Food System Business Incubator and Training Program - Thrive Consultancy Inc.
Thrive Consultancy Inc. (Thrive) will continue to provide training on sustainable cooperative food entrepreneurship, including operational, legal, financial, and marketing practices for a cooperative food business. The scope of services includes workshops, and three 10-week training courses, including one in Spanish. Thrive will serve as a subrecipient and will continue to administer, manage, and develop the program

Equity and Inclusion
Funds to Feed Phoenix Program - LISC Phoenix
Local Initiatives Support Corporation (LISC) will continue to provide administrative and financial support through issuance of grants to organizations city-wide, including grassroots, community, nonprofits, health, social service providers and public schools demonstrating capacity and need for food distribution services to vulnerable populations impacted by COVID-19.

Local Food Consumption/Production
Phoenix Backyard Garden Program - Lehr, Nxt, TigerMountain
Lehr Innovations LLC (Lehr), NxT Horizon LLC (NxT), and TigerMountain Foundation (TMF) will continue to install backyard gardens using aquaponics, growing produce and protein (fish and shrimp), and raised beds. These systems will be installed for up to an additional 180 residents living in the following planning areas: Alhambra, Central City, Estrella, Laveen, Maryvale and South Mountain.

- Lehr will provide installation of up to 56 LEHR Gardens (raised bed system), including all materials, supplies, equipment, and labor and will provide on call training, maintenance, and repair services for 12 months.
- NxT will provide installation of up to 56 Aquaponics Victory Gardens, including all materials, supplies, equipment and labor, 10 hours of education per system plus on call training, maintenance, and repair services for 12 months.
- TMF will provide up to 66 Tiger Eye Gardens (raised bed system), including all materials, supplies, equipment, and labor, on call training, maintenance, and repair services for 12 months.

Farmland Preservation Program - Central Arizona Land Trust
Central Arizona Land Trust (CALT) will continue to administer and manage the program to conserve urban farmland within the boundaries of the City through conservation easements. CALT will conduct outreach for the program, manage contractors providing services to support placement of a conservation easement on qualified properties, and award grant funding to eligible entities for placement of conservation easements on qualified properties.

Procurement Information
Services may be procured, as needed, in accordance with Administrative Regulation 3.10 to implement and administer programs intended to prevent, prepare for, and respond to the COVID-19 pandemic.

Contract Term
The contract term will be extended as follows:

- LFAF from Aug. 30, 2022 to Jan. 31, 2023;
- LISC from Dec. 31, 2022 to Jan. 31, 2024;
- TMF from April 30, 2023 to May 31, 2024;
- CALT from Oct. 31, 2022 to June 30, 2023;
- NxT from April 30, 2023 to May 31, 2024;
- Lehr from April 30, 2023 to May 31, 2024; and
- Thrive from Oct. 31, 2022 to Dec. 31, 2023.

All agreements may be extended based on available funding, which extensions may be executed by the City Manager, or his designee.

Financial Impact
There is no impact to the General Fund. Funding is available through the City's allocation of ARPA funding and is in the Phoenix Resilient Food System category of the ARPA Strategic Plan approved by Mayor and Council.

The funding breakdown is as follows:

- LFAF - The initial authorization for Agreement 154941 was for $2.7 million. A previous amendment increased the authorization for the agreement by $65,000. This amendment will increase the authorization by an additional $300,000, for a new total not-to-exceed agreement value of $3,065,000.
- LISC - The initial authorization for Agreement 155024 was for $1.95 million. A previous amendment increased the authorization for the agreement by $115,000. This amendment will increase the authorization by an additional $500,000, for a

new total not-to-exceed agreement value of $2,565,000.

- TMF - The initial authorization for Agreement 155310 was for $138,000. A previous amendment increased the authorization for the agreement by $30,300. This amendment will increase the authorization by an additional $330,000, for a new total not-to-exceed agreement value of $498,300.
- CALT - The initial authorization for Agreement 155311 was for $1 million. This amendment will increase the authorization for the agreement by an additional $2 million, for a new total not-to-exceed agreement value of $3 million.
- NxT - The initial authorization for Agreement 155313 was for $145,000. Previous amendments increased the authorization for the agreement by $58,505. This amendment will increase the authorization by an additional $352,000, for a new total not-to-exceed agreement value of $555,505.
- Lehr - The initial authorization for Agreement 155314 was for $118,000. A previous amendment increased the authorization for the agreement by $4,500. This amendment will increase the authorization for the agreement by an additional $228,650, for a new total not-to-exceed agreement value of $351,150.
- Thrive - The initial authorization for Agreement 155362 was for $200,000. This amendment will increase the authorization by an additional $250,000, for a new total not-to-exceed agreement value of $450,000.

Concurrence/Previous Council Action

The City Council approved:

- The ARPA Strategic Plan on June 8, 2021;
- Agreements 154941 and 155024 (Ordinance S-47812) on July 1, 2021;
- Agreements 155310, 155311, 15313, 155314 and 155362 (Ordinance S-47932) on Sept. 8, 2021;
- Agreement 155313 - Amendment (Ordinance S-48211) on Dec. 15, 2021;
- Agreement 155310 - Amendment (Ordinance S-48388) on March 2, 2022;
- Agreements 154941 and 155024 - Amendments (Ordinance S-48543) on April 20, 2022; and
- ARPA Phoenix Resilient Food System allocation for the second tranche on June 7, 2022.

Responsible Department

This item is submitted by Karen Peters and the Office of Environmental Programs.

City of Phoenix

To: Karen Peters
Deputy City Manager

Date: June 28, 2022

From: Nancy Allen
Environmental Programs Administrator

Subject: REVISED ITEM 89 – ARPA PHOENIX RESILIENT FOOD SYSTEMS PROGRAMS SECOND TRANCHE AMENDMENTS FOR CONTINUING PROGRAMS

This memo revises Item 89 to correct the dollar amount of the requested increase to $517,500 to Agreement 155024 with Local Initiatives Support Corporation for a new total not-to-exceed agreement value of $2,582,500. The increase of $17,500 will be distributed in an amount of $5,000 to CPLC Food/Healthy Snacks Summer Program and $12,500 to Homeward Bound from Councilman DiCiccio. The funds are being allocated from District 6 from the Council Districts Plans/Initiatives category of the ARPA Phoenix Resilient Food System Programs.

Karen Peters

Karen Peters, Deputy City Manager

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 90

Operating Funds for Phoenix Starfish Place (Ordinance S-48880)

Request to authorize the City Manager, or his designee, to enter into any agreements as necessary and make payments to Phoenix Starfish Place Corporation in an amount up to $1.2 million over a period of three years to finance ongoing operating expenses. Further request to authorize the City Controller to disburse all funds related to this item.

Summary
Phoenix Starfish Place Corporation is organized and operated exclusively as an instrumentality of the City of Phoenix, dedicated to the healing and empowerment of victims of human trafficking by providing safe housing, case management and supportive services to its residents. Federal funds are not available to support the community's operations and capital improvement needs to make the property true transitional housing.

Procurement Information
In accordance with A.R. 3.10 a Sole Source Determination due to Unique Nature of the Supplier was fully approved.

Contract Term
The term of any agreement(s) will end no later than June 30, 2025.

Financial Impact
The estimated annual expenditure is approximately $400,000 annually for a total of $1.2 million over the three years.

Location
Council District: 3

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Housing Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 91

Authorization to Accept and Disburse Area Agency on Aging, Region One, Funding for Home Delivered Meal Program (Ordinance S-48842)

Request to authorize the City Manager, or his designee, to accept additional Home Delivered Meals funding from the Area Agency on Aging, Region One, Inc. (AAA) in the amount of $2,410,000. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

In spring 2019, the City of Phoenix was awarded a five-year grant from the Area Agency on Aging, Region One, which began July 1, 2019, and ends June 30, 2024. Funds provided to the City of Phoenix through AAA are used to fund the City's Home Delivered Meals (HDM) program. The HDM program assists with increasing the nutrient intake of seniors, homebound, and disabled adults at nutrition risk to allow them to remain independent in their homes.

Contract Term

The initial term of the contract under the five-year grant began July 1, 2019, through June 30, 2020, with four one-year options to extend. AAA requires the City to reapply for funding and enter into a new contract for each year authorized under the grant.

The term of this contract is for the extension of the fourth-year option which begins July 1, 2022, through June 30, 2023. The approval and execution of this amendment is the fourth year within the five-year grant.

Financial Impact

The contract total shall not exceed $2,410,000 for the term beginning July 1, 2022, through June 30, 2023. There is a 10 percent match requirement for this term totaling $241,000.

Concurrence/Previous Council Action

Ordinance S-45521 was adopted on April 3, 2019, authorizing the Human Services Department (HSD) to apply for, accept funding from, and enter into an initial contract with AAA for an amount up to $2,082,325 annually and authorizing the City Treasurer and City Controller to accept and disburse these funds.

Ordinance S-47112 was adopted on Nov. 18, 2020, authorizing HSD to accept an additional $2,843,045 in funding from AAA for fiscal year (FY) 2020-21 and authorizing the City Treasurer and City Controller to accept and disburse these funds.

Ordinance S-47312 was adopted on Feb. 17, 2021, authorizing HSD to accept an additional $500,000 in funding from AAA for FY 2020-21 and authorizing the City Treasurer and City Controller to accept and disburse these funds.

Ordinance S-47799 was adopted on July 1, 2021, authorizing HSD to accept an additional $5,425,370 in funding from AAA for FY 2021-22 and authorizing the City Treasurer and City Controller to accept and disburse these funds.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 92

Client Services Portal System Integration (Ordinance S-48878)

Request to authorize the City Manager, or his designee, to enter into an agreement with VisionLink, Inc. to provide a customer service portal system integration for the Human Services Department case management system in an amount not to exceed $626,747 for a five-year period, with two five-year options to extend at the discretion of the City Manager, or his designee. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding for this system is available through the City's allocation of the American Rescue Plan Act (ARPA) funding received from the federal government and is under the City Operations category, as well as additional funding within the Human Services Department's Fiscal Year 2026-27 budget.

Summary

The Human Services Department coordinates services for individuals and families who are unable to meet their basic needs. Programs are funded by various federal, state and city grants and are designed to provide a comprehensive array of services to individuals meeting program eligibility requirements. The client services portal is a cloud-based source system where residents can apply for emergency rental and utility assistance on behalf of themselves and/or household members. The system manages financial assistance requests, client questionnaires, supporting documentation, and communication with caseworkers.

Procurement Information

On Jan. 12, 2022, RFP-22-CSSD-54 was issued in accordance with Administrative Regulation 3.10 for Competitive Sealed Proposals. Eight offers were received on Feb. 21, 2022. Seven offers were determined to be responsive and responsible to the solicitation requirements. One offer was found non-responsive and removed from award consideration.

A Best and Final Offer (BAFO) invitation was issued to all eligible vendors informing them of the project budget and requesting their best overall cost. One offer was deemed non-responsible due to an over budget response to the BAFO and was removed from award consideration.

The six remaining offers were scored on the following criteria with an overall available point value of 1,000.

Criteria and Possible Points:

- Requirements Implemented on a Robust, Source and Managed Platform - 400 possible points;
- Proven Methodology - 200 possible points;
- Organization Experience and Capacity - 200 possible points; and
- Overall Cost - 200 possible points.

The scores were as follows:

- Autocene, Inc. - 575 points;
- DLT Solutions - 257 points;
- Empyra, Inc. - 435 points;
- Intellectx, Inc. - 482 points;
- Kinetech Cloud, Inc. - 480 points; and
- VisionLink, Inc. - 529 points

It is the consensus of the evaluation panel to recommend a contract award to VisionLink, Inc.

Contract Term
The contract term shall begin on or about Aug. 1, 2022, and will end on June 30, 2027, with two five-year options to extend, which may be exercised at the discretion of the City Manager or designee.

Financial Impact
Expenditures shall not exceed $626,747 over the life of the contract. Funding for this system is available through the City's allocation of the American Rescue Plan Act (ARPA) funding received from the federal government and is under the City Operations category. The final six months of the contract will be paid using a different funding within the Human Services Department's FY 2026-27 budget.

Concurrence/Previous Council Action
This item is a part of the City's ARPA Strategic Plan, City Operations category, which was approved at the City's Policy Council meeting held on June 8, 2021.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 93

Contract with Community Bridges Inc. for American Rescue Plan Act Homeless Services (Ordinance S-48895)

Request to authorize the City Manager, or his designee, to enter into an agreement with Community Bridges Inc. (CBI) to lease and operate approximately 120 hotel rooms as bridge shelter for homeless and at-risk persons and to provide related supportive services in an amount not to exceed $8.1 million. The term the agreement will begin on or about Aug. 1, 2022, and end on or before Dec. 31, 2024. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available through the City's allocation of American Rescue Plan Act (ARPA) funding received from the federal government and is under the City's Affordable Housing and Homelessness category of the strategic plan.

Summary
CBI will partner with the City of Phoenix, Human Services Department, Homeless Services Division to provide bridge housing and supportive services to individuals experiencing homelessness. Temporary lodging will be provided to individuals experiencing homelessness as a service provider moves individuals to either housing or appropriate services with the end goal of ending their homelessness. Supportive services will be provided to support long term success in retaining housing.

Contract Term
The term of each contract will begin on or about Aug. 1, 2022, and end on or before Dec. 31, 2024.

Financial Impact
There is no impact to the General Fund. Funding is available through the City's allocation of ARPA funding and is under the City's Affordable Housing and Homelessness category of the strategic plan.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 94

Online Access Electronic Books - RFA 17-072 - Amendment (Ordinance S-48830)

Request to authorize the City Manager, or his designee, to execute amendment to contract 144194 with Skillsoft Corporation to extend the contract term and add funds for the purchase of Online Access Electronic Books for the Library department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $54,500.

Summary

The contract provides the Library Department the ability to purchase unlimited, simultaneous access to over 25,000 eBooks. The eBooks focus on topics related to business, professional development, human resources, information technology, as well as thousands of books, research reports, book summaries and best practices. In addition, the contract provides access to the Leadership Channel Online, an Integrated solution featuring over 4,500 videos. The Phoenix Public Library is the only public library in Maricopa County to offer these resources. This amendment will allow staff additional time to complete a new procurement.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval the contract will be extended through Aug. 30, 2023.

Financial Impact

Upon approval of $54,500 in additional funds, the revised total value of the contract will not exceed $327,867. Funds are available in the Library Department’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Online Access Electronic Books Contract 144194 (Ordinance S-43087) on December 14, 2016;
• Online Access Electronic Books Contract 144194 (Ordinance S-47792) on July 1, 2021

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Library Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 95

Library eCard Patron Online Verification and Services- RFA 16-140- Amendment (Ordinance S-48855)

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 143062 with Quipu Group, LLC. for the purchase of Library eCard Patron Online Verification and Services of residency verification, name matching, and on-going support and transaction fees for the City's Library Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $12,000.

Summary
This contractor provides the City of Phoenix Library eCard service as a secure and authenticated way for new card members to apply for a library card. This contract is necessary as it also allows the Library Department to extend the functionality of the service to renew cards once they expire to existing card members. This service will assist to reduce staff time from performing this task significantly and will further allow staff members to positively impact the department in other areas of need.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term
The contract term remains unchanged, ending on June 30, 2023.

Financial Impact
Upon approval of $12,000 in additional funds, the revised total value of the contract will not exceed $105,150. Funds are available in the Library Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
•Library eCard Patron Online Verification and Services Contract 143062 Ordinance S-42693 on June 22, 2016.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Library Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 96

Online Language Learning Resources - RFP 16- 217-Amendment (Ordinance S-48872)

Request to authorize the City Manager, or his designee, to execute amendment to Contract 143582 with Pronunciator LLC to extend contract term. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $19,500.

Summary

This contract provides Phoenix Public Library access to the eLibrary collection 24 hours-a-day, seven days-a-week. Within this collection, the Vendor provides access to its web-based language learning resources with 164 languages taught in 146 home languages and an average of 10,000 instructional phrases per language. This include both ESL and ASL. In addition to the courses, it also offers feature films with integrated drills and quizzes, with over 6 million hours of downloadable audio lessons, major label music with lyrics; City video tours; and a downloadable app for use on mobile devices by Library customers.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval of this item, the contract will be extended through Aug. 31, 2023.

Financial Impact

Upon approval of $19,500 in additional funds, the revised total value of the contract will not exceed $145,250. Funds are available in the Library Department’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Online Language Learning Resource Contract 143582 (Ordinance S-42803) on Aug. 31, 2016;
• Online Language Learning Resource Contract 143582 (Ordinance S-47864) on Aug. 25, 2021

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Library Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 97

Clean Public Facility and School Improvement and Upgrades Program Award Recommendation (Ordinance S-48871)

Request to authorize the City Manager, or his designee, to use Coronavirus Aid, Relief, and Economic Security Act Community Development Block Grant (CDBG-CV) and Community Development Block Grant (CDBG) funding to enter into an agreement with Washington Elementary School District for an amount not to exceed $4.5 million, and to take all necessary actions and execute all documents and agreements required by the U.S. Department of Housing and Urban Development (HUD). Further request to authorize the City Treasurer to accept and the City Controller to disburse all funds related to this item.

Summary

The City of Phoenix received two rounds of CDBG-CV funding to help Phoenix residents, businesses, and neighborhoods prevent, prepare for, and respond to the COVID-19 pandemic. Since May 2020, the City Council has authorized the Neighborhood Services Department (NSD) to implement multiple programs by allocating the CDBG-CV funds towards support services and shelters for people experiencing homelessness, COVID-19 relief grant awards to microenterprise businesses, assistance to local non-profit organizations, and funding Owner Occupied Rehabilitation shelter-in-place services.

In December 2021, City Council approved allocating $2,307,685 in CDBG-CV funds to an open application process to fund COVID-19 facility improvements and upgrades. Eligible projects include facilities open to the public and serving low- and moderate-income individuals or families. Nonprofit organizations, schools or other public agencies were all considered eligible applicants.

NSD issued the COVID-19 Clean Public Facility and School Improvement and Upgrade Notice of Funding Opportunity (NSD-NOFO-22-005) on March 8 seeking applications from public facilities and schools with proposed projects that address the effects of the COVID-19 pandemic and mitigate the future spread of COVID-19 and other infectious diseases. Projects such as heating, ventilation, air conditioning (HVAC) systems, antimicrobial surfaces, and touchless fixtures for the purposes to reduce airborne transmission risks to prevent, prepare for, and respond to the COVID-

19 pandemic were eligible proposals.

NSD staff reviewed applications for eligibility prior to being forwarded to the evaluation panel. The panel, which was comprised of City staff from multiple departments with facility project and grant funding expertise, evaluated applications (based on project description and need, feasibility and timeliness, and project budget) and came to a consensus on project ranking and award.

The evaluation panel convened on May 25, 2022, and scored the following application as the highest of the three eligible and responsive submittals:

- Washington Elementary School District's HVAC system replacement and water filling station installations project - $4.5 million.

This project includes improvements at four district schools: Palo Verde Middle School, Ocotillo Elementary School, Roadrunner Elementary School, and Washington Elementary School.

NSD will exhaust the entire $2,307,685 of CDBG-CV funding allocation for this program and fund the remaining balance of the project with available prior and current year CDBG entitlement allocations.

Contract Term
The term for the Washington Elementary School District contract will begin on or about Aug. 1, 2022, and end on or about Sept. 30, 2023.

Financial Impact
This program is funded by HUD through the CARES Act and the Community Development Block Grant. There is no impact to the General Fund.

Concurrence/Previous Council Action
On May 6, 2020, City Council authorized a Substantial Amendment to the 2015-20 Consolidated Plan's 2019-20 Annual Action Plan to include the first release of allocations and waivers authorized by the CARES Act.

On Jan. 21, 2021, the Land Use and Livability Subcommittee recommended City Council approval of broad allocations of ESG-CV2 allocations to prevent, prepare for, and respond to the COVID-19 pandemic, focusing on individuals and families who are experiencing homelessness or receiving homeless assistance, and to support homelessness prevention activities to mitigate the impacts of COVID-19.

On Feb. 17, 2021, the City Council authorized a Substantial Amendment to the 2015-20 Consolidated Plan's 2019-20 Annual Action Plan to include the second release of allocations and waivers authorized by the CARES Act.

On Nov. 3, 2021, the Community and Cultural Investment Subcommittee recommended approval of the CARES Act Community Development Block Grant Reallocation by a 4 to 0 vote.

On Dec. 1, 2021, the City Council authorized an Amendment to the 2015-20 Consolidated Plan's 2019-20 Annual Action Plan to include the CDBG-CV reallocation and waivers authorized by the CARES Act.

Public Outreach
As part of the CARES Act, HUD approved an expedited public outreach process to allow flexibility to institute more streamlined requirements to address immediate needs relative to COVID-19. The HUD abbreviated process includes the following:

- The reduction of a 30-day public comment period and the implementation of a public comment period of no less than five days in an effort to expedite the Consolidated Plan Substantial Amendment process and allow the City to respond as quickly as possible to the immediate needs in the community; and
- The elimination of the in-person public hearings and the implementation of virtual public hearings when: National and/or local health authorities recommend social distancing and limiting public gatherings for public health reasons; and virtual hearings provide reasonable notification and access for citizens in accordance with Phoenix certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

Location
Washington Elementary School District:

- Palo Verde Middle School, 7502 N. 39th Ave.
- Ocotillo Elementary School, 3225 W. Ocotillo Road
- Roadrunner Elementary School, 7702 N. 39th Ave.
- Washington Elementary School, 8033 N. 27th Ave.

Council Districts: 4 and 5

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 98

Fiscal Year 2022-23 Community Arts Support Grant Allocations (Ordinance S-48860)

Request to authorize the City Manager, or his designee, to execute all necessary agreements between the Phoenix Office of Arts and Culture (POAC) and approved applicants for Fiscal Year (FY) 2022-23 General Support Program and Project Support Program grants in an aggregate amount of $1,281,946. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

POAC has administered the Community Arts Grants Program. The program includes four tiers of core operating support grants called General Support Program (GSP) grants, and Project Support Program (PSP) grants for artistic and cultural projects that engage Phoenix residents.

To be eligible for GSP, an organization must be a registered non-profit arts or cultural organization with a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code/small arts or cultural LLC (non-single member) and must provide an arts or cultural service to Phoenix residents within CIty of Phoenix boundaries. For PSP grants, an applicant can be a non-profit organization with a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, small arts or cultural LLC (non-single member, public school, neighborhood group, or other arts collective/group using a nonprofit fiscal sponsor. This policy allows POAC to broaden the reach of the grant program to small, emerging arts and cultural organizations and, through the fiscal agent partnership, establish relationships between large and small organizations in the hope that traditional partnering opportunities and resources sharing may develop.

All grant applications for the Community Arts Grants Program were due to POAC on April 4, 2022. By the deadline, 110 were received, and exactly 100 applications were eligible for support and were reviewed by community panels made up of laypersons, artists, arts professionals, and educators to ensure a through and unbiased review.

Through the agency's equity strategy, POAC ensures outreach to all areas of the city and targets applicants from all disciplines, budget sizes, underrepresented populations, and City Council districts. We are happy to report there was a 11 percent

increase in applications from FY 2022 to FY 2023.

Funding allocations totaling $1,231,900 are requested for 98 applicants funded through the GSP and PSP grant categories (**Attachment A**). This total is made up of $1,150,300 in General Fund support and $81,600 in funding from remaining Nonprofit Arts and Cultural Stabilization Grants funds paid by the American Rescue Plan Act (ARPA). In addition, POAC will launch a second PSP cycle to artists and arts and culture organizations to present programming at city-run facilities to ensure greater equitable geographic distribution of grant funding. This second PSP round will have a budget of $50,046 making an aggregate amount of $1,281,946.

General Support Program (GSP) grants strengthen the community's access to arts and culture programming. The program provides core operating support to arts and cultural organizations of all sizes that have a primary mission to create, produce, or provide arts and cultural programming to enhance the quality of lives for Phoenix residents. GSP grant allocations are determined by the ranking an applicant received during the panel review of the following criteria:
1. Artistic/Cultural Value
2. Community Significance
3. Financial and Leadership Capacity

General Support Program Tiers and Allocations breakdown:

In GSP Level I, organizations must have a prior year income of at least $2.5 million. Thirteen organizations are recommended for funding totaling $445,000, with each receiving grant awards between $24,000 and $45,000.

In GSP Level II, organizations must have a prior year income between $400,000 and $2,499,999. There are 20 organizations recommended for funding totaling $312,250, with each receiving grant awards between $7,000 and $20,000.

In GSP Level III organizations must have a prior year income between $100,000 and $399,999. There are 20 organizations recommended for funding totaling $243,000, with each receiving grant awards between $5,000 and $14,000.

In GSP Level IV organizations must have a prior year income between $5,000 and $99,999. There are 20 organizations recommended for funding totaling $152,000, with each receiving grant awards between $3,000 and $10,000.

Project Support Program (PSP) grants promote and encourage the breadth of arts and cultural programming in our community by supporting projects both large and

small throughout the City of Phoenix.

The program supports guest artist fees/expenses, production fees, and marketing expenses for in-person, socially distanced, and/or virtual projects that engage Phoenix residents, including but not limited to, arts workshops, popup performances, and collaborations with artists. PSP applicants are eligible to receive an amount up to $3,000 to fund their proposed project. Allocations are determined by the ranking an applicant received during the panel review of the following criteria:

1. Artistic/Cultural Value
2. Community Significance
3. Logistics and Accessibility

Twenty-four organizations are recommended for PSP funding totaling $68,440.

Concurrence/Previous Council Action
The Phoenix Arts and Culture Commission reviewed and approved the FY 2022-23 Community Arts Grants Program allocation recommendations at its meeting on June 14, 2022.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Phoenix Office of Arts and Culture.

ATTACHMENT A

Phoenix Office of Arts and Culture Community Arts Grants FY23 Funding Recommendations

Category	Grantee	Amount
General Support I	Arizona Opera Company	$35,000
General Support I	Arizona Science Center	$31,000
General Support I	Arizona Theatre Company	$31,000
General Support I	Ballet Arizona	$45,000
General Support I	Childrens Museum of Phoenix	$28,000
General Support I	Desert Botanical Garden	$40,000
General Support I	Free Arts for Abused Children of Arizona	$35,000
General Support I	Heard Museum	$35,000
General Support I	Musical Instrument Museum	$35,000
General Support I	Phoenix Art Museum	$40,000
General Support I	Phoenix Symphony	$35,000
General Support I	Phoenix Theatre	$41,000
General Support I	Arizona Center for Nature Conservation (Phoenix Zoo)	$24,000
General Support II	Act One	$18,750
General Support II	Arizona Jewish Historical Society	$18,000
General Support II	Black Theatre Troupe	$15,000
General Support II	CALA Alliance	$14,500
General Support II	Childsplay	$15,500
General Support II	Cihuapactli Collective	$15,500
General Support II	Phoenix Performing Arts Center (Herberger Theater Center)	$14,500
General Support II	Irish Cultural and Learning Foundation	$7,000
General Support II	Japanese Friendship Garden of Phoenix	$14,000
General Support II	Jazz in Arizona	$14,000
General Support II	Musical Theatre of Anthem	$16,000
General Support II	Phoenix Boys Choir	$18,750
General Support II	Central Arts Alliance (Phoenix Center for the Arts)	$17,250
General Support II	Phoenix Chamber Music Society	$14,000
General Support II	Phoenix Childrens Chorus	$19,250
General Support II	Phoenix Conservatory of Music	$15,500
General Support II	Rosies House a Music Academy for Children	$20,000
General Support II	Shemer Art Center and Museum Association Inc Shemer	$15,000
General Support II	Valley Youth Theatre	$14,000
General Support II	Xico	$16,750
General Support III	Almost Famous Theatre Company	$10,000
General Support III	Cultural Coalition	$12,750
General Support III	Great Arizona Puppet Theater	$12,750
General Support III	Harmony Project Phoenix	$12,750
General Support III	Heritage Square Foundation	$12,750
General Support III	Kids In Focus	$12,750
General Support III	Orpheus Male Chorus of Phoenix	$12,000
General Support III	Palabras Bilingual Bookstore	$5,000
General Support III	Phoenix Film Foundation	$12,250
General Support III	Phoenix Girls Chorus	$13,000
General Support III	Phoenix Youth Symphony Orchestras	$11,750

ATTACHMENT A

Phoenix Office of Arts and Culture Community Arts Grants FY23 Funding Recommendations

General Support III	Phonetic Spit	$14,000
General Support III	Red Rocks Music Festival	$12,500
General Support III	Reframe Youth Arts Center	$13,500
General Support III	Rising Youth Theatre	$12,750
General Support III	Roosevelt Row Community Development Corporation	$11,000
General Support III	Sounds Academy	$13,250
General Support III	Spotlight Youth Theatre	$11,250
General Support III	The Phoenix Chorale	$13,000
General Support III	Young Arts Arizona	$14,000
General Support IV	Advocates for Latino Arts & Culture Consortium	$5,000
General Support IV	Alwun House Foundation	$6,500
General Support IV	Arizona Aikido	$5,500
General Support IV	Arizona Masterworks Chorale	$7,750
General Support IV	Desert Overture Live Cultural Entertainment	$6,500
General Support IV	Downtown Chamber Series	$9,500
General Support IV	Grassrootz Bookstore	$9,500
General Support IV	Grey Box Collective	$10,000
General Support IV	Heartsy	$10,000
General Support IV	Helios: a modern renaissance	$3,000
General Support IV	iTheatre Collaborative	$5,500
General Support IV	Musica Nova	$6,750
General Support IV	North Valley Symphony Orchestra Inc	$7,750
General Support IV	Phoenix Institute of Contemporary Art	$8,750
General Support IV	Phoenix Womens Chorus	$6,500
General Support IV	Scorpius Dance Theatre	$6,000
General Support IV	Teatro Bravo	$3,000
General Support IV	Teatro Meshico	$6,500
General Support IV	The Sagrado	$8,750
General Support IV	Wasted Ink Zine Distro	$10,000
General Support IV	Yes and Productions	$9,500
Project Support	African Association of Arizona	$3,000
Project Support	Arab American Festival	$2,850
Project Support	Arizona LGBT+ History Project	$2,550
Project Support	Arizona Matsuri	$2,850
Project Support	Balkan Community Culture and Heritage Organization	$2,850
Project Support	Convergence Ballet Company	$3,000
Project Support	Cultural Arts Coalition Celebrating Global Connections	$3,000
Project Support	Familias Consulting	$2,850
Project Support	FEXAM Media	$2,700
Project Support	Fuerte Art Collective	$2,700
Project Support	Furious Styles Crew	$2,700
Project Support	Genesis Program	$3,000
Project Support	Hatcher Road Business Alliance	$2,550
Project Support	In The Q Records	$3,000
Project Support	Indige Design Collab	$2,850

ATTACHMENT A

Phoenix Office of Arts and Culture Community Arts Grants FY23 Funding Recommendations

Project Support	Latina Dance Project	$2,850
Project Support	Movement Source	$3,000
Project Support	NUEBOX	$2,850
Project Support	Owlsong Productions	$3,000
Project Support	Phoenix Chinese Week	$2,850
Project Support	Phoenix Youth Circus Arts	$3,000
Project Support	Playback Theatre of Arizona	$3,000
Project Support	Skyes the Limit Foundation	$2,850
Project Support	The Sacred G's	$2,550
TOTAL		**$1,231,900**

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 99

Artist Design Contract for Perry Park Public Art Project (Ordinance S-48890)

Request to authorize the City Manager, or his designee, to enter into a contract with Arizona artist Lisa Bernal Brethour, or her City-approved designee, for an amount not to exceed $65,000 to design public art for the Perry Park Public Art Project located at 2700 N. 32nd Street in Phoenix. Under this contract, the artist will also oversee the construction of public enhancements at the site. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year 2022-27 Public Art Plan includes a project to work with the community, Parks and Recreation and Water Services departments to commission an artist to work with the community and the Parks Department to enhance the design of the improvements at Perry Park.

On May 25, 2022, a four-person artist selection panel reviewed a pool of 45 applicants who had responded to the project's Request for Qualifications. Ms. Brethour was recommended based on her quality of past work, her demonstrated ability to involve the community in meaningful ways, and her potential to create a site-specific concept for this community.

The selection panel included Danielle Poveromo, City of Phoenix Parks Northeast Division Deputy Director; Wendy Raisenen, Scottsdale Public Art Curator of Collections and Exhibitions; Ryan Lay, Professional Skateboarder and Executive Director at Skate After School; Kelly Pajek, Public Art Director, 4Culture Seattle.

Financial Impact

The Perry Park Public Art Project is one of 39 projects in the Fiscal Year 2022-27 Public Art Plan that City Council approved on June 15, 2022. The Public Art Plan includes $722,853 for this project. The proposed $65,000 design contract will cover all costs to the artist's work with City staff, Project Engineering and Design Consultants, and the Office of Arts and Culture to produce a complete and buildable design. It will also include any additional work to engage the community during the design phase of the project. The percent-for-art funds for this project come from Water Services departments Capital Improvement Program.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and recommended approval of this item at its June 14, 2022, meeting.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Office of Arts and Culture.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 100

Phoenix Mobile Career Unit Purchase from Farber Specialty Vehicles (Ordinance S-48838)

Request to authorize the City Manager, or his designee, to contract with Farber Specialty Vehicles to purchase a custom Ford Freightliner FSV Coach Style recreational vehicle and maintenance warranty to be used as the Phoenix Mobile Career Unit. Further request to authorize the City Controller to disburse funds related to this item. Funding is available from the Bloomberg Philanthropies Funds awarded to the City by Bloomberg Philanthropies as part of the 2021-22 Global Mayors Challenge. The total value will not exceed $600,000.

Summary

The Global Mayors Challenge is an innovation competition designed to spark innovative, replicable ideas that will help cities confront challenges. In collaboration with job seekers and hiring employees, the City developed the Mobile Career Unit (MCU) initiative to help hiring companies connect with the Phoenix workforce, including those with barriers to employment. Companies in Phoenix have expressed difficulty in identifying and recruiting individuals to fill open positions and individuals seeking employment have expressed difficulty in connecting with employers. The MCU is a mobile unit that can be dispatched anywhere in the City and is available to assist residents facing challenges when seeking employment and to provide them with opportunities to connect with employers in their individual neighborhoods. The MCU will also provide access to employment and supportive services through partnerships with community-serving organizations and programs. The MCU assists Phoenix businesses in connecting with the Phoenix workforce by supporting recruiting efforts. The unit will have individual workstations, including ADA-compliant stations, that can be used by job seekers to create resumes, apply for jobs, and conduct virtual interviews, helping job seekers and employers connect. The MCU will offer multi-lingual support.

Phoenix was one of only 15 winning cities (out of 631 applicant cities from around the world) to receive $1 million to implement our innovative idea.

Procurement Information

In compliance with A.R. 3.10, a Special Circumstances Alternative Competition

Determination was approved to purchase the vehicle from Farber Specialty Vehicles.

Contract Term
If approved, the four-year contract term will begin on or around Aug. 1, 2022.

Financial Impact
The total contract value will not exceed $600,000.

Funding is available through the Bloomberg Philanthropies Grant. The General Fund will not be impacted by this action.

Concurrence/Previous Council Action
The City Council authorized an application for the Bloomberg Philanthropies 2021 Global Mayors Challenge on March 17, 2021.

Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Karen Peters, and the Community and Economic Development Department and the Office of Innovation.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 101

Reemployment Services and Eligibility Assessment (RESEA) Program - Intergovernmental Agreement (IGA) with Arizona Department of Economic Security (Ordinance S-48861)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Economic Security (ADES) through which the City will provide reemployment services to eligible individuals and receive cost reimbursement from ADES. There is no impact to the General Fund as a result of this action. Further request authorization for the City Treasurer to accept funds and the City Controller to disburse funds related to this item.

Summary

ADES has launched the Reemployment Services and Eligibility Assessment (RESEA) Program to partner with Workforce Innovation and Opportunity Act (WIOA) Local Workforce Development Areas (LWDA) to address the individual needs of Unemployment Insurance (UI) claimants to expedite their return to the workforce. On behalf of the Phoenix Business and Workforce Development (PBWD) Board, which oversees the Phoenix LWDA, City Council authorization is requested to contract with ADES to provide reemployment services to Phoenix job seekers and receive cost reimbursement from ADES.

The PBWD Board contracts with the Human Services Department (HSD) for adult workforce development services, which are offered through the City's three ARIZONA@WORK Job Centers. If City Council authorizes this request, the PBWD Board will amend its contract with HSD to include these services, which mirror the services currently offered.

Through the RESEA Program, ADES staff will identify claimants most likely to exhaust their UI benefits and refer them to HSD for workforce development services. RESEA services will be provided to individuals receiving UI benefits to:

- Reduce the UI benefit duration through improved employment outcomes;
- Strengthen UI program integrity and reduce improper UI payments through the detection and prevention of payments to ineligible individuals;
- Promote alignment with the WIOA vision to increase program integration; and

- Establish the RESEA Program and eligibility assessment as an entry point for UI claimants into other workforce programs.

Reemployment services are designed to help UI claimants be more successful in returning to work sooner, earning higher wages, and retaining their new jobs. All services will be provided in a virtual environment utilizing video conferencing software (example: WebEx, Microsoft Teams) or telephone.

Contract Term
Staff is negotiating the term with ADES. The contract term will be a minimum of six months and a maximum of three years beginning on or about July 1, 2022.

Financial Impact
No Impact to the General Fund as WIOA Grants will be utilized and reimbursed by the State. Expenditures are not to exceed $476,193 over the life of the contract.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 102

Marketing Services - ADSPO16-145339 - Amendment (Ordinance S-48866)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 149535 with Riester Sonoran, LLC for the purchase of marketing services for the Community and Economic Development (CED) Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $250,000.

Summary

This contract provides interactive marketing services including website design, advertising and public relations services for the City. Additional funds are required to implement a national communications strategy to maximize exposure from the February 2023 Super Bowl and associated activities in the Phoenix area. Marketing services required include videos, destination web pages, national media stories and outreach, as well as print materials to showcase Phoenix as a vibrant, tech-forward city for executive decision makers and business development. Marketing will showcase the City's leadership on sustainability, semiconductor and advanced manufacturing, bioscience and healthcare, and mobility. These materials will also highlight redevelopment and future development opportunities in areas of the City that may have been traditionally overlooked. These materials will also highlight Phoenix as a livable city with a rich diverse culture, strong higher-education opportunities and an active lifestyle.

Contract Term

The contract term remains unchanged, ending on March 20, 2024.

Financial Impact

Upon approval of $250,000 in additional funds, the revised aggregate value of the contract will not exceed $4,180,960. Funds are available in the CED Department’s budget within the Downtown Community Reinvestment Fund.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Marketing Services Contract 149535 (Ordinance S-45442) on March 20, 2019;
• Marketing Services Contract 149535 (Ordinance S-45967) on Aug. 28, 2019;

• Ordinance S-46605 on May 6, 2020;
• Marketing Services Contract 149535 (Ordinance S-47183) on Dec. 16, 2020;
• Marketing Services Contract 149535 (Ordinance S-47321 on Feb. 17, 2021;
• Marketing Services Contract 149535 (Ordinance S-47708) on June 16, 2021;
• Marketing Services Contract 149535 (Ordinance S-48190) on Dec. 15, 2021.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 103

Community Wireless Network (Digital Divide Cooperative Network) Intergovernmental Agreement - Amendment (Ordinance S-48870)

Request to authorize the City Manager, or his designee, to amend Intergovernmental Agreement (IGA) 154496 with Phoenix Union High School District, its participating public elementary feeder schools and Maricopa County Community Colleges District (the Parties) to add $12 million to continue building the community wireless network, now known as the Digital Education Connection Canopy (DECC) project. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available through the City's allocation of American Rescue Plan Act (ARPA) funding received from the federal government and is under the Citywide Wireless Network Project and Partnership with Phoenix Union program.

Summary

On May 14, 2020, the City Council approved $2 million from the City's allocation of federal Coronavirus Relief Funds (CRF) to broaden Citywide Wi-Fi. Shortly thereafter, a core public and private group came together to discuss long-term solutions for the digital divide in Phoenix. Members of the core group included the City of Phoenix, Phoenix College (PC), Phoenix Union High School District (PUHSD), the Greater Phoenix Economic Council and the Arizona Commerce Authority. This group has been working together since that time.

The digital divide is defined as the economic, education, and social inequalities between those who have computers and online access, and those who do not. As reported at the Oct. 27, 2020 City Council Policy meeting, many areas of the country have little or no access/connection to the internet, including areas in the City of Phoenix and throughout Arizona. Even when there is internet availability, economic barriers prevent many residents from accessing the internet. As the working group presented to the City Council, the gap in the digital divide has become wider and wider during the COVID-19 pandemic. Households with internet connection have the opportunity to continue their children's education at home during times when schools are closed. Coming out of the pandemic, and as schools are opening again, that gap remains. Students with connectivity can continue with a robust hybrid learning program and complete their online homework in their homes, while students without

connectivity struggle with completing work assignments and must go to a public location to access the internet.

On Dec. 16, 2020, the City Council approved the IGA to identify and create digital divide solutions for underserved areas. Since approval of the initial $2 million, the team has successfully installed and conducted testing at several beta-sites within the broader proposed area of service for viability. The beta-test sites included the PC campus, Maryvale High School, the PUHSD offices, and their respective staff and students. Data collected during this process gave the partnership positive feedback and critical data on user experience and overall use of the system. In 2021, the City Council allocated $10 million of the City's first tranche of ARPA funds to expand the DECC beyond the beta-site testing, starting with a four-square mile Proof of Concept (POC) area to connect more than 1,000 students who otherwise would not have reliable internet access at home. This POC area includes the Cartwright Elementary and Alhambra School districts, as well as Phoenix College. This area has students and families, as well as staff, utilizing the DECC for schoolwork and is reporting great success. Utilizing the $10 million ARPA allocation, the DECC installation is now moving into other unserved and underserved areas of Phoenix over the summer.

It is important to note the DECC is not meant as a pandemic solution, but rather a long-term equitable solution for the families of Phoenix. No longer will students in underserved areas have to wait until they can connect at a library, community center or some other WiFi location away from home to do their homework. These students will be able to connect in their homes, without having to leave to find internet connection.

Staff requests to amend the IGA with the Parties to add an additional $12 million in ARPA funds to expand the digital divide throughout the PUHSD service area.

Contract Term
The IGA term began April 1, 2021, and ends June 30, 2025, with one five-year renewal option.

Financial Impact
Total funding for the IGA, as amended, will not exceed $24 million. This includes the initial $2 million allocation of federal CRF, the first ARPA allocation of $10 million, and this second request for ARPA funding in the amount of $12 million. There is no impact to the General Fund as this funding is available through the City's allocation of ARPA funds.

Concurrence/Previous Council Action
The City Council:

- Allocated $2 million from Coronavirus Relief Funds to address the digital divide on May 14, 2020;
- Approved IGA 154496 (Ordinance S-47201) on Dec. 16, 2020;
- Allocated $10 million in ARPA funds to continue building the community wireless network project on June 8, 2021;
- Approved amending IGA 154496 (S-47962) on Sept. 15, 2021;
- Allocated $12 million in ARPA funds to further expand the community wireless network project on June 7, 2022.

Location
Council Districts: 4, 5, 7, and 8

Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson and the Community and Economic Development and Information Technology Services departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 104

Issuance of Multifamily Housing Revenue Bonds (Residences at Falcon Park Project), Series 2022 (Resolution 22047)

Requests City Council approval for the issuance of Multifamily Housing Revenue Bonds (Residences at Falcon Park Project), Series 2022 to be issued in one or more tax-exempt and/or taxable series in an aggregate principal amount not to exceed $25,000,000.

Summary

Request City Council adoption of a resolution granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, AZ., (the "Phoenix IDA") has previously resolved to issue up to $25,000,000 of Multifamily Housing Revenue Bonds (the "Revenue Bonds") for use by Falcon Park, LLC (the "Borrower"), an Arizona limited liability company, to

a) finance and/or refinance, as applicable, all or a portion of the acquisition, construction, improvement, equipping, and/or operation of qualified residential rental housing facility in Phoenix, Arizona, and
b) pay certain costs related to the issuance of the Revenue Bonds.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Bonds at its meeting held on June 16, 2022.

Location

The Project is located at or near 1220 N. 34th Ave. in Phoenix, Arizona.
Council District: 4

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 105

Event Services Contracted Labor - Amendment (Ordinance S-48883)

Request to authorize the City Manager, or his designee, to authorize additional expenditures not to exceed $460,000 under Contract 145577 with Nesco Resource LLC and further request authorization to extend the term of the contract through June 30, 2023 for the continued use of contracted labor supporting the Phoenix Convention Center, Herberger Theater, Orpheum Theater and Symphony Hall. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $460,000.

Summary

Nesco Resource LLC provides temporary labor to support and supplement the work of Event Services section staff. Use of temporary labor allows greater efficiency by scheduling based on event demand and is consistent within the industry. Tasks include: setting and striking chairs, tables and staging, along with general event support, such as cleaning restrooms, pre-function areas and event spaces before, during and after events.

The Phoenix Convention Center Department conducted an Invitation for Bid procurement process in accordance with City of Phoenix Administrative Regulation 3.10. Two vendors were selected for award with a contract start date of July 1, 2022. Since notification of award, 3H Service Systems Inc. has notified the city of their intent to cancel the contract. Multiple vendors are needed to provide the full range of services needed.

The current contract with Nesco Resource LLC expires on June 30, 2022. The extension and additional funds will allow time for a new procurement process to be completed.

Contract Term

Upon approval the contract will be extended through June 30, 2023.

Financial Impact

Upon approval of $460,000 in additional funds, the revised aggregate value of the contract will not exceed $3,260,000. Funds are available in the Phoenix Convention

Center Department’s budget.

Concurrence/Previous Council Action
City Council approved the original contract on April 19, 2017 via Ordinance S-43693.

Location
Phoenix Convention center
100 N. 3rd St.
Phoenix, AZ 85004

Symphony Hall
75 N. 2nd St.
Phoenix, AZ 85004

Herberger Theater
222 E. Monroe St.
Phoenix, AZ 85004

Orpheum Theater
203 W. Adams St.
Phoenix, AZ 85003

Council Districts: 7 and 8

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Phoenix Convention Center Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 106

Amending Chapter 2, Article XXVI, Phoenix City Code, Relating to Phoenix Youth and Education Commission (Ordinance G-6996)

An ordinance amending Phoenix City Code, Chapter 2, Article XXVI (sections 2-280 through 2-823), Phoenix Youth and Education Commission, to incorporate updates on member appointments, quorum requirements, term length, and term limits and to remove the Commission's governance responsibility for the City's educational access channel, which is no longer operational.

Summary

Proposed changes detailed in the draft ordinance **(Attachment A)** include:

- Removing the Commission's governance responsibility for the City's educational access channel, which is no longer operational.
- Providing additional clarification on definitions.
- Updating quorum requirements, member appointments, and term length and limits for clarity and consistency and to facilitate the Commission's timely and effective functioning.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Youth and Education Office.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 107

AARP Foundation Program Agreement for Experience Corps Phoenix Tutoring (Ordinance S-48885)

Request authorization for the City Manager, or his designee, to enter into a program partnership agreement with the AARP Foundation for the Experience Corps Phoenix Tutoring Program and to approve the inclusion of the AARP Foundation as additional insured on the City's self-insurance plan pursuant to Phoenix City Code section 42-20.

Summary

During the pandemic, the percentage of Phoenix students passing the third grade reading assessment declined to 25 percent - the lowest score in seven years. Approximately 13,000 Phoenix third graders are not reading at grade level. The pandemic has led to a “COVID-19 slide” learning loss, further widening the gap between student achievement and grade level standards in literacy and math, particularly in low-income communities.

To address this gap, the city implements AARP Experience Corps, a nationally recognized volunteer tutoring program, that engages older adults to provide one-on-one tutoring interventions in Phoenix schools to improve K-3 student literacy. The program is an approved evidence-based intervention that improves student achievement under the Every Student Succeeds Act (ESSA). The program targets Title 1 Phoenix schools with high percentages of students who are not reading at grade level.

The program is part of Read On Phoenix, an initiative to get local students reading at grade level by 3rd grade. In 2020, the Campaign for Grade-Level Reading (CGLR) recognized the City as a “Bright Spot Community” for mitigating learning loss by closing the digital gap; building educator capacity through professional development in literacy; and expanding evidence-based literacy strategies to meet community needs during the pandemic. The City was also recognized in 2016 and 2017 as a “Pacesetter” community for ensuring academic success through literacy enrichment programs.

Contract Term

The approved program agreement term is July 1, 2022, through June 30, 2024, with

no options to extend.

Financial Impact
There is no financial impact to the city.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Youth and Education Office.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 108

Canine Urban Search & Rescue Services Agreement with Arizona Search Dogs, Inc. (Ordinance S-48827)

Request authorization for the City Manager, or his designee, to enter into a contract with Arizona Search Dogs, Inc. for canine urban search and rescue services. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The contractor, Arizona Search Dogs, Inc., will support the continued development and maintenance of the Canine Search Specialist component of Arizona Task Force One (AZ-TF1), one of twenty-eight Urban Search and Rescue (US&R) task forces funded through the U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA) to maintain a national US&R capability.

Arizona Search Dogs, Inc. will maintain a minimum of six and maximum of twelve certified DHS/FEMA National US&R Response System Canine Search dogs that are paired and certified with an AZ-TF1 handler, for response to emergency and disaster sites with AZ-TF1 within four hours of activation.

Without these canine urban search and rescue certifications, Phoenix Fire would be ineligible to receive various federal grant funds.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived, citing a determination memo - without competition.

Contract Term

This request is for a maximum of five years, with the initial three-year term of the contract from approximately July 1, 2022 through June 30, 2025, and two one-year options through June 30, 2027.

Financial Impact

Per the contract terms, the aggregate five-year cost shall not exceed $260,000. Funds for this service are included in the Fire Department’s AZ-TF1 operating budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 109

Fire Department Health Services Agreement (Ordinance S-48891)

Request authorization for the City Manager, or his designee, to enter into an agreement with Williamson Valley Fire District for the Phoenix Fire Department Health Center to provide health services to firefighters and police officers. These services include physical examinations, immunizations, return to work evaluations, and exposure management. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary
The health services offered by the Phoenix Fire Department Health Center to sworn firefighters and police officers are available in a single location, reducing the amount of time public safety personnel are off-duty to seek multiple health services. In addition, the provision of services to other jurisdictions will not negatively impact City of Phoenix public safety personnel.

Contract Term
The term of the agreement shall commence upon execution and continue for a term of five years.

Financial Impact
The jurisdiction utilizing these services will reimburse the City of Phoenix for all services performed.

Location
The Phoenix Fire Department Health Center is located at 150 S. 12th St.
Council District: 8

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 110

Authorization to Apply for, Accept and enter into an Agreement for FY 2022 Paul Coverdell Forensic Science Improvement Formula Grant Program (Ordinance S-48846)

Request retroactive authorization for the City Manager, or his designee, to allow the Police Department to apply for, accept and enter into an agreement with the Arizona Criminal Justice Commission for the FY 2022 Paul Coverdell Forensic Science Improvement Formula grant program in an amount not to exceed $136,865. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary
The Police Department has applied for these grant funds over the past several years. Funding is used to implement innovative solutions to the backlog issues facing many crime laboratories nationwide. The Police Department's Crime Laboratory has made significant strides in addressing these issues by utilizing these grant funds as part of a comprehensive approach to support and enhance the services provided to the criminal justice community. Funding will be utilized for overtime, related fringe benefits, and supplies to improve the timeliness of forensic science services and to address the backlogs in the analysis of forensic evidence.

The grant application was due on June 20, 2022.

Contract Term
The contract term is two years beginning Oct. 1, 2022.

Financial Impact
No matching funds are required.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 111

FY 2022 Body-Worn Camera Policy and Implementation Program to Support Law Enforcement Agencies Grant (Ordinance S-48856)

Request retroactive authorization for the City manager, or his designee, to allow the Police Department to apply for, accept and enter into an agreement with the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for the FY 2022 Body-Worn Camera Policy and Implementation Program to Support Law Enforcement Agencies Grant. The total funding requested is $1 million. Further request authorization for the City Treasurer to accept, and the City Controller to disburse all funds related to this item.

Summary

The goal of this grant is to support existing digital evidence integration demonstration efforts in law enforcement agencies, prosecution agencies, or in partnerships between such agencies to support digital evidence sharing and integration across two or more agencies. The funding provided under this grant will be used to purchase additional Evidence.com Pro licenses to accommodate additional police department employees. The licensing will provide access to the "Residents" portion of the capture application, which will allow officers in the field and community members to upload digital evidence, as well as other product enhancements. Funds awarded under this grant will be used to purchase equipment and licensing to transform the department to a full, digital evidence management solution.

The grant application was due May 25, 2022. If authorization is denied, the grant application will be rescinded.

Contract Term

Three years beginning Oct. 1, 2022.

Financial Impact

The total funding requested is $1 million. No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 112

Authorization to Amend Ordinance for Downtown Camera Project (Ordinance S-48867)

Request to authorize the City Manager, or his designee, to amend the current Ordinance (S-48123) to replace and redesign the security camera system in the City's downtown core. Authorization of the amendment will add the total cost of the project of $1.6 million to the Ordinance that was approved by City Council at the Dec. 1, 2021 meeting. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Between 2008-2012, the Phoenix Police Department's Homeland Defense Bureau's Threat Mitigation Unit utilized grant funding to begin incrementally building a downtown camera capability within the City's downtown core complex (defined as Jackson Street to the I-10 Freeway, 7th Avenue to 7th Street). Over time, the Homeland Security Grant Program funding was reduced and remains a highly competitive process. The Department of Justice/Federal Emergency Management Agency has also placed an increased emphasis on ensuring a regional benefit of all projects funded. This change in guidance no longer makes it possible for the City of Phoenix to utilize Urban Area Security Initiative (UASI) funding to sustain and grow the downtown camera system.

Of the original 60 cameras installed only about 25 remain in varying states of operational condition. As the City of Phoenix prepares for the upcoming Super Bowl and multiple high-profile activities that will take place in the downtown core, access to a comprehensive camera network is critical to effectively manage public safety and the preservation of our City's critical infrastructure.

The proposed project for Phase I (approved Dec.1, 2021) includes:

- The replacement of approximately 33 Homeland Defense Bureau cameras (approximate cost $200,000).
- Installation of 15 cameras in the downtown core on a wireless transmission system (approximate cost $200,000).
- Adding necessary IT infrastructure, servers and storage (approximate cost $200,000).

The proposed project for Phase II includes:

- Cabling for 10 rooftop sites (approximate cost $250,000).
- Installation of 49 rooftop cameras (approximate cost $90,000).
- Purchase 40 street-level cameras (approximate cost $160,000).
- Purchase cellular backhaul solutions (approximate cost $500,000).

Once Phase II funding is approved, the Homeland Defense Bureau's Threat Mitigation Unit will partner with Public Works and Information Technology Services (ITS) for specific quotes and development of a deployment and installation plan. ITS is aware of this project; however, there is no current impact until the purchasing phase for the requested equipment.

Procurement Information
The items required for this project will be purchased utilizing existing City of Phoenix contract vendors. No competitive process will be required however, amendments to increase contract spending limits may be required in the future with dates to be determined.

Financial Impact
The first phase of this project (approved Dec.1, 2021) is $600,000 and phase II is $1,000,000. The total projected investment costs are estimated to be $1.6 million to complete. Funds are available in the Phoenix Police Department's budget.

Concurrence/Previous Council Action
Phase I funding as well as the conceptual approval of the entire project was approved by City Council at the Dec. 1, 2021 meeting.

Location
Downtown core, Jackson Street to the I-10 Freeway, 7th Avenue to 7th Street.
Council Districts: 7 and 8

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 113

Donation from Phoenix Police Foundation for Victim Center Renovation (Ordinance S-48873)

Request to authorize the City Manager, or his designee, to accept a donation from the Phoenix Police Foundation up to $550,000. Further request authorization for the City Treasurer to accept all funds, and for the City Controller to disburse all funds related to this item.

Summary

The Phoenix Police Department's Family Investigations Bureau (FIB) sees over 2,400 sexual and domestic violence victims every year, the most victims anywhere in the state, yet have one of the oldest facilities in the state. Victims of all races, gender, and age visit the facility, often within hours after encountering severe physical and mental trauma. The FIB also serves vulnerable victims in the LGBTQ+ community, homeless populations, and sex trafficking victims. Trauma-informed care practices have advanced over the years and highlight the need for a safe, comfortable environment for victims to recount the assault to officers and collect forensics related to these traumatic experiences. The FIB needs to continue to lead the state by facilitating an advocacy center that meets the unique and fragile needs of victims of domestic and sexual violence.

The standard practice changes made by the newer advocacy centers have not been incorporated into the Phoenix Family Advocacy Center. Currently, victims do not have a private location and must wait in a public waiting area with high foot traffic. This is not ideal as many victims are experiencing a traumatic event and are attempting to gain a sense of dignity and control of their lives which have just been turned upside down. Victims must also walk past the employee break room, offices, file rooms, and detective cubicles in order to reach the interview rooms. The Phoenix Police Foundation is raising funds to create a new Victims Center within the existing Family Investigations Bureau. This new space will provide a more welcoming environment, with warmer interview rooms and a pass-through entryway into the Forensic Nurse Examination (FNE) rooms, allowing victims to feel more safe and secure. The private rooms will also be the central area from which victims will be walked through the investigative process. The goal is to lead the state in how we serve, protect, and mend victims of sexual and domestic violence with our various partners at the Family Advocacy Center.

In conjunction with the creation of the Victim Center, the Family Investigations Bureau is seeking to reconfigure the workplace for supervisors and detectives. The relocation of the current interview rooms, along with outdated technology and monitoring rooms, will provide a space large enough to accommodate a medium size conference room. The current pandemic has demonstrated the need to have a conferencing room for various remote meetings and trainings. The space would create a room for patrol officers to brief detectives and supervisors on investigations requiring immediate follow -up. Currently, patrol officers brief detectives and supervisors on cases in the employee break room.

The Phoenix Police Foundation is a 501(c)(3) charitable organization. The Foundation is committed to addressing unmet capital needs of the Phoenix Police Department, providing financial assistance in crisis situations, and recognizing those who protect our community.

Financial Impact
The creation of the Victims Center and workspace renovations have been anticipated to cost approximately $550,000. The Phoenix Police Foundation is raising funds pending approval of this donation by the City Council.

Location
2120 N. Central Ave.
Council District: 4

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 114

Amend Agreements with Various School Districts for Funding of School Resource Officers (Ordinance S-48889)

Request to authorize the City Manager, or his designee, to amend the current Ordinance (S-48726) with various school districts for the placement of School Resource Officers (SROs). Authorization of the amendment will add Laveen Elementary and ASU Preparatory Academy to the 2022-23 list of school districts. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary
The Police Department enters into Intergovernmental Agreements with various school districts (at the school district's request) to assist with the cost of SROs deployed in schools. Funding for these SROs is provided through partnerships with the Arizona Department of Education and individual school districts. Through this partnership, school district funds reimburse the City for 75 percent of the SRO's salary, while the remaining 25 percent is paid by the City.

The amended ordinance will add Laveen Elementary and ASU Preparatory Academy to the 2022-23 list of school districts. All other terms will remain unchanged.

Contract Term
The terms of these agreements are one year, with varying start and end dates to coincide with each school's 2022-23 school year.

Financial Impact
Cost to the City is 25 percent match for the SRO salary and fringe benefits.

Concurrence/Previous Council Action
Ordinance S-48726 was approved by the City Council at the June 15, 2022 meeting.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 115

Trunarc Consumables and Service - RFA 18-323-Additional Funds (Ordinance S-48897)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 150081 with Thermo Scientific Portable Analytical Instruments Inc. for the purchase of Trunarc instruments, consumables and annual services for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $17,000.

Summary
The Trunarc handheld narcotics analyzer is essential to detect the presence of dangerous and illegal substances safely and in a timely manner. Trunarc delivers clear, real time results on over 400 substances, while also greatly reducing the exposure of responding law enforcement officers to potentially lethal narcotics. The device's library is regularly updated to include emerging drug threats, thus keeping it relevant despite the ever evolving substances. Additional funds are needed to cover purchases for the remaining life of the contract.

Contract Term
The contract term remains unchanged, ending on May 31, 2024.

Financial Impact
Upon approval of $17,000 in additional funds, the revised aggregate value of the contract will not exceed $550,907. Funds are available in the Police Department’s budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 116

North Gateway Transfer Station, Materials Recovery Facility Fire Suppression System - Amendment to Ordinance S-48330

Request to authorize the City Manager, or his designee, to amend Ordinance S-48330 with Fire Rover LLC, to allow an exception, pursuant to Phoenix City Code section 42-20, to include indemnification and limitation of damages provisions that otherwise would be prohibited by Phoenix City Code section 42-18. No additional funding is requested for this amendment.

Summary
The purpose of this amendment is to provide an exception to Phoenix City Code section 42-18 that is required based on the terms of the contract with Fire Rover LLC to install a fire protection system at the Public Works Department's North Gateway Materials Recovery Facility.

Concurrence/Previous Council Action
The City Council approved Ordinance S-48330 on Feb. 16, 2022.

Location
North Gateway Transfer Station - 30205 N. Black Canyon Highway.
Council District: 2

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 117

One-Time Rental of SR85 Landfill CAT Dozer (Ordinance S-48857)

Request to authorize the City Manager, or his designee, to enter into a contract with Empire Southwest, LLC, for rental of a Caterpillar (CAT) Dozer for the SR85 Landfill. Further request to authorize the City Controller to disburse all funds related to this item. The total value of this contract will not exceed $48,093.

Summary
The Public Works Department is requesting to rent a CAT Dozer for the SR85 Landfill during the downtime of the existing unit while it is being repaired. The dozer will be used to cover refuse as required by the Arizona Department of Environmental Quality (ADEQ).

Procurement Information
In accordance with Administrative Regulation 3.10, normal competition was waived in lieu of a determination memo citing time restriction. Operations need to continue at the landfill while the current unit is down for repair. The below cost will be for a five-month rental.

Empire Southwest, LLC: $48,093

Contract Term
This will be for the one-time rental of a CAT Dozer, starting on or about July 1, 2022.

Financial Impact
This total value of this contract will not exceed $48,093.

Funding is available in the Public Works Department's budget.

Location
SR85 Landfill - 28633 W. Patterson Road, Buckeye, Ariz.
Council District: Out of City

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 118

HVAC Maintenance, Repair and Replacement Contract - Amendment (Ordinance S-48896)

Request to authorize the City Manager, or his designee, to allow additional expenditures to heating, ventilating, air condition (HVAC) maintenance, repair and replacement contracts: 151101 with TD Industries, Inc.; 151102 with United Technologies, Inc.; 151097 with Artic Air Heating & Cooling, Inc.; 151099 with HACI Service, LLC; 151098 with Boyjin Development, LLC; and 151100 with Service Pros Plumbing and Heating & Cooling, Inc. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $1 million.

Summary

The vendors on these contracts provide the City with full HVAC maintenance and repair, duct design, installation, and fabrication services at various City facilities. The Human Services Department is a customer of the Public Works Department for HVAC services at the recently opened Homeless Respite Shelter, located at 2739 E. Washington St. The additional spending capacity for the contracts is needed to provide continued HVAC preventative maintenance repairs and equipment replacement at the shelter. No new funding is being requested for the shelter operations.

Procurement Information

Invitation for Bid (IFB) 20-FMD-009 was conducted in accordance with Administrative Regulation 3.10. The Public Works Department received 12 offers, with six vendors being recommended for award. Six groups were identified in the bid submittal. Groups 1 and 4: full-service maintenance and repairs on commercial and industrial HVAC equipment for multiple departments; Groups 2 and 5: full-service maintenance and repairs on residential HVAC equipment for multiple departments; and Groups 3 and 6: duct design, installation and fabrication for multiple departments. The offers were evaluated based on price, responsiveness to specifications, and responsibility to provide the required goods and services. Six vendors were recommended for award.

Contract Term

These contracts had an initial one-year contract term, with four option years to be exercised in increments of up to one year. The contracts will expire on Oct. 31, 2022.

Financial Impact
The initial authorization for these agreements was for an expenditure not-to-exceed $7,425,000. This request will increase the authorization of the agreement by an additional $1 million, for a new total not-to-exceed agreement value of $8,425,000.

Funding is available in the Public Works Department's budget.

Concurrence/Previous Council Action
The City Council approved agreements 151101, 151102, 151097, 151099, 151098, and 151100 (Ordinance S-46054) on Oct. 2, 2019.

Location
2739 E. Washington St.
Council District: 8

Responsible Department
This item is submitted by Deputy City Managers Gina Montes and Karen Peters and the Human Services and Public Works departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 119

Amend City Code - Section 36-158, Schedule I, Local Speed Limits at 27 Locations (Ordinance G-6997)

Request to amend Phoenix City Code, Section 36-158, Schedule I, Local Speed Limits at 27 locations due to record keeping and local speed limit changes.

Summary

Speed limits are established under Arizona Revised Statutes, section 28-703, which requires an “engineering study and traffic investigation.” The Phoenix City Code and Charter require that all local speed limits on City streets be approved by City Council in the form of an amendment to Phoenix City Code.

The Street Transportation Department (Streets) is recommending 26 record keeping updates and one speed limit change for the 27 locations listed in **Attachment A** and adoption of recommended changes to Phoenix City Code, Section 36-158, Schedule I, Local Speed Limits in **Attachment B**. Streets staff has conducted a comprehensive review of the speed limit ordinance and has noted locations where speed limits posted on City streets do not match the speed limits included in the current ordinance. In addition to these record keeping changes, there are streets or street segments that are being removed from the ordinance as they are either private or no longer part of the City’s street network. As with all recommended speed limit changes, they are based on traffic investigations conducted with the engineering judgment of Streets staff.

Streets actively and regularly reviews posted speed limits and reconciles any discrepancies with the ordinance. Field reviews are typically conducted by Streets Traffic Services Investigations team, but most recently this effort has been supported by the Universal Right-of-Way Inspections team. Field reviews over the last year have been completed for over 700 street segments. In April 2021, findings and corrections from approximately half of the reviews conducted were presented to City Council and adopted. This update includes findings and corrections from the second half of the reviews conducted.

This item was previously recommended for Council approval by the Transportation, Infrastructure, and Planning Subcommittee on April 20, 2022. However, following that action, Streets staff since discovered that the current speed limit ordinance last

approved by City Council on April 21, 2021 (Ordinance G-6839) does not accurately reflect all speed limit ordinance updates previously approved by City Council over the last few years. In response, Streets staff conducted a review and made necessary adjustments to ensure that **Attachment B** includes the 27 current updates, as well as the ordinance updates previously approved by Council in 2020 and 2021.

Concurrence/Previous Council Action

The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item:

- On April 20, 2022, by a vote of 3-0; and
- On June 15, 2022, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

ATTACHMENT A

SUMMARY OF CHANGES IN CITY OF PHOENIX SPEED LIMITS AMENDING SECTION 36-158, SCHEDULE I - LOCAL SPEED LIMITS

Locations to be removed from ordinance not within Phoenix right-of-way

Street Changed	Segment Changed	Reason for Change	Council District
Carefree Highway	6600 West to 4700 West	**Record keeping**. Remove from ordinance. Outside of Phoenix boundary.	N/A
Carefree Highway	4700 West to 3900 West	**Record keeping.** Remove from ordinance. Outside Phoenix boundary.	N/A
Carefree Highway	3900 West to 700 Feet East of 33rd Avenue	**Record keeping**. Remove from ordinance. Outside of Phoenix boundary.	N/A
Grand Avenue	43rd Avenue to 21st Avenue	**Record keeping**. Remove from ordinance. Arizona Department of Transportation roadway.	4, 5 and 7
Grand Avenue	21st Avenue to 19th Avenue	**Record keeping**. Remove from ordinance. Arizona Department of Transportation roadway.	4 and 7
56th Street	Camelback Road to Rockridge Road	**Record keeping.** Remove from ordinance. Private roadway.	6

Prima Facie Speed Limit **25 mph** at all times
Locations to be removed from ordinance

Street Changed	Segment Changed	Reason for Change	Council District
Jefferson Street	4th Street to 7th Street	**Record keeping.** Remove from ordinance to align with the posted speed limit of 25 mph.	8
Piestewa Peak Drive	Lincoln Drive to Phoenix Mountain Preserve Entrance	**Record keeping.** Remove from ordinance to align with the posted speed limit of 25 mph.	6
Virginia Avenue	7th Street to 12th Street	**Record keeping.** Remove from ordinance to align with the posted speed limit of 25 mph.	4
Washington Street	4th Street to 7th Street	**Record keeping.** Remove from ordinance to align with the posted speed limit of 25 mph.	8
3rd Avenue	Van Buren Street to McDowell Road	**Record keeping.** Remove from ordinance to align with the posted speed limit of 25 mph.	7
5th Avenue	Van Buren Street to McDowell Road	**Record keeping**. Remove from ordinance to align with the posted speed limit of 25 mph.	7
7th Avenue	Cinnabar Avenue to Peoria Avenue	**Record keeping.** Remove from ordinance to align with the posted speed limit of 25 mph.	3

Prima Facie Speed Limit **30 mph** at all times

Street Changed	Segment Changed	Reason for Change	Council District
Deer Valley Drive	1,200 Feet West of 35th Avenue to 35th Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 30 mph.	1
Grand Avenue	7th Avenue to 15th Avenue	**Speed limit change.** Lower ordinance speed limit from 35 mph to 30 mph.	7

Prima Facie Speed Limit **35 mph** at all times

Street Changed	Segment Changed	Reason for Change	Council District
15th Avenue	0.25 mile south of Magnolia Street to Bethany Home Rd	**Record keeping.** Change ordinance to align with the posted speed limit of 35 mph.	7
35th Avenue	Happy Valley to 800 Feet north of Hackamore Dr	**Record keeping.** Change ordinance to align with the posted speed limit of 35 mph.	1
Pocono Way	800 feet north of Hackamore Drive to 33rd Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 35 mph.	1
33rd Avenue	Pocono Way to Pinnacle Vista Drive	**Record keeping.** Change ordinance to align with the posted speed limit of 30 mph.	1
Grand Avenue	18th Avenue to 15th Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 30 mph.	4

Prima Facie Speed Limit **40 mph** at all times

Street Changed	Segment Changed	Reason for Change	Council District
Baseline Road	43rd Avenue to 35th Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 40 mph.	7
Carefree Highway	700 feet west of North Valley Parkway to Via Puzzola Drive	**Record keeping.** Change ordinance to align with the posted speed limit of 40 mph.	2

Prima Facie Speed Limit **45 mph** at all times

Street Changed	Segment Changed	Reason for Change	Council District
Baseline Road	55th Avenue to 43rd Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 45 mph.	7
Baseline Road	35th Avenue to 7th Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 45 mph.	7
Carefree Highway	Via Puzzola Drive to 0.5 miles east of Paloma Parkway	**Record keeping.** Change ordinance to align with the posted speed limit of 45 mph.	2
83rd Avenue	Broadway Road to Buckeye Road	**Record keeping.** Change ordinance to align with the posted speed limit of 45 mph.	7

Prima Facie Speed Limit **50 mph** at all times

Street Changed	Segment Changed	Reason for Change	Council District
Carefree Highway	0.5 Miles east of Paloma Parkway to 7th Avenue	**Record keeping.** Change ordinance to align with the posted speed limit of 50 mph.	2

Note: All speed limit changes were recommended based on a traffic study and approved by a Traffic Engineer.

ATTACHMENT B

ARTICLE XII. PENALTY AND SCHEDULES

36-158 Schedule I—Local speed limits.

It is hereby determined upon the basis of an engineering and traffic investigation that the speed limit permitted by state law on the following streets or intersections is greater or less than is reasonable under existing conditions, and it is hereby declared that the maximum speed limits shall be as hereinafter set forth on those streets, parts of streets or intersections herein designated at the times specified when signs are erected giving notice thereof.

The City Traffic Engineer may declare a maximum speed limit that is determined pursuant to this section to be effective at all times or at such times as indicated on the speed limit signs. The City Traffic Engineer may establish lower speed limits for different times of day, different types of vehicles, varying weather conditions, special events, work zones for construction, maintenance or other activity in the roadway and other factors bearing on safe speeds. The lower limits are effective when posted on appropriate fixed, variable or portable signs.

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Acoma Drive	51st Avenue to 43rd Avenue
Acoma Drive	Black Canyon Freeway to 23rd Avenue
Acoma Drive	36th Street to 40th Street
Acoma Drive	Tatum Boulevard to 64th Street
Arroyo Norte Drive	Northbound I-17 Frontage Road to 3900 West
Beardsley Road	32nd Street to 34th Street
Butler Drive	39th Avenue to 27th Avenue
Butler Drive	Black Canyon Freeway to 19th Avenue
Campbell Avenue	71st Avenue to 51st Avenue
Campbell Avenue	113th Avenue to 107th Avenue
Campbell Avenue	35th Avenue to 15th Avenue
Campbell Avenue	12th Street to 16th Street

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Campbell Avenue	20th Street to 44th Street
Canterbury Drive	Thunderbird Road to Tam-O-Shanter Drive
Cashman Drive	Pinnacle Peak Road to 44th Street
Central Avenue	Lincoln Street to Madison Street
Central Avenue	Grovers Avenue to Union Hills Drive
Chauncey Lane	68th Street to Scottsdale Road
Cholla Street	24th Street to 56th Street
Clarendon Avenue	55th Avenue to Maryvale Parkway
Colter Street	16th Street to SR-51
Copperhead Trail	North Valley Parkway to Gambit Trail
Copperhead Trail	West of 14th Lane Traffic Circle to Gambit Trail
Coral Gables Drive	Thunderbird Road to 7th Street
DEER VALLEY DRIVE	**1,200 FEET WEST OF 35TH AVENUE TO 35TH AVENUE**
Desert Willow Parkway	East Dixileta Drive to Dynamite Boulevard
Desert Willow Parkway West	30200 North Cave Creek Road to 31000 North Cave Creek Road
Dove Valley Road	52nd Place to 56th Street
Dunlap Avenue	7th Street to 12th Street
Durango Street	67th Avenue to 63rd Avenue
Elwood Street	40th Street to 48th Street
Encanto Boulevard	93rd Avenue to 91st Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Encanto Boulevard	75th Avenue to 73rd Avenue
Encanto Boulevard	71st Avenue to 51st Avenue
Encanto Boulevard	49th Avenue to 31st Avenue
Encanto Boulevard	Grand Avenue to 19th Avenue
Freemont Road	Rough Rider Road to Cashman Drive
Galvin Parkway	100 Feet +/- North of East Papago Park to Traffic Circle at Botanical Garden Entrance
GRAND AVENUE	**7TH AVENUE TO 15TH AVENUE**
Greenway Road	20th Street to Cave Creek Road
Grovers Avenue	51st Avenue to 27th Avenue
Grovers Avenue	Central Avenue to Cave Creek Road
Hatcher Road	Central Avenue to 12th Street
Highland Avenue	Campbell Avenue to 107th Avenue
Highland Avenue	16th Street to 24th Street
Illini Street	30th Street to Riverpoint Parkway
Jefferson Street	27th Avenue to 23rd Avenue
Jefferson Street	7th Avenue to 4th Avenue
~~**JEFFERSON STREET**~~	~~**4TH STREET TO 7TH STREET**~~
Jesse Owens Parkway	Central Avenue to 7th Street
Jones Avenue	103rd Avenue to 99th Avenue
Kelton Lane	29th Avenue to 28th Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Knox Road	Warpaint Drive to 36th Street
Lakewood Parkway West	3300 East to 3600 East to 17000 South to 15800 South
Lakewood Parkway East	3600 East to 3800 East to 17000 South to 15800 South
Lindner Drive (West Section)	45th Avenue to Augusta North
Lindner Drive (East Section)	45th Avenue to Grovers Avenue
Lockwood Drive	Freemont Road to Cashman Drive
Marriott Drive	Pathfinder Drive to Deer Valley Drive
Maryland Avenue	43rd Avenue to Black Canyon Freeway
Maryvale Parkway	51st Avenue to Indian School Road
Missouri Avenue	43rd Avenue to 27th Avenue
Missouri Avenue	Black Canyon Freeway to 19th Avenue
Mohave Street	7th Avenue to 7th Street
Morningside Drive	Black Canyon Freeway to 21st Avenue
Morten Avenue	16th Street to 1900 East
Mountain View Road	23rd Avenue to 15th Avenue
Mountain View Road	12th Street to 17th Street
Mountain View Road	32nd Street to 36th Street
Northern Avenue	26th Street to 32nd Street
North Valley Parkway	Carefree Highway to 33rd Lane
Oak Street	16th Street to 24th Street

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Oak Street	32nd Street to 44th Street
Oak Street	48th Street to 52nd Street
Oak Street (Eastbound)	56th Street to 64th Street
Olympic Drive	Central Avenue to Jesse Owens Parkway
Orangewood Avenue	43rd Avenue to 19th Avenue
Osborn Road	83rd Avenue to 75th Avenue
Osborn Road	73rd Avenue to Grand Avenue
Osborn Road	Black Canyon Freeway to 19th Avenue
Osborn Road	40th Street to 56th Street
Paradise Lane	7th Street to 16th Street
Paradise Lane	Tatum Boulevard to 56th Street
Paradise Lane	47th Avenue to 43rd Avenue
Pathfinder Drive	44th Street to Marriott Drive
Piedmont Road	48th Street to 51st Street
Pinnacle Vista Drive	Pyramid Peak Parkway to Inspiration Mountain Parkway
Pinnacle Vista Drive	52nd Street to 56th Street
Quail Track Drive	North Valley Parkway to Copperhead Trail
Ranger Drive	Tatum Boulevard to 55th Street
Riverpoint Parkway	Wood Street to Illini Street
Roeser Road	7th Avenue to Central Avenue
Roeser Road	40th Street to 48th Street

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Roosevelt Street	51st Avenue to 43rd Avenue
Roosevelt Street	39th Avenue to 35th Avenue
Roosevelt Street	33rd Avenue to 27th Avenue
Roosevelt Street	19th Avenue to 7th Avenue
Roosevelt Street	Central Avenue to 16th Street
Rose Garden Lane	29th Avenue to 19th Avenue
Rough Rider Road	Aviano Way to 40th Street
Sells Drive	79th Drive to 71st Drive
Sky Crossing Way	Deer Valley Road to 33rd Street
~~**SQUAW PEAK DRIVE**~~	~~**LINCOLN DRIVE TO SQUAW PEAK PARK BOUNDARY**~~
SR-51 (East Access Road)	500 Feet North of Camelback Road to Colter Street
Stanford Drive	40th Street to 44th Street
Stetson Hills Loop	43rd Avenue to 39th Drive
Sweetwater Avenue	51st Avenue to Black Canyon Freeway
Sweetwater Avenue	32nd Street to 42nd Street
Sweetwater Avenue	Paradise Valley Parkway East to Scottsdale Road
Thunderbird Road	28th Street to 32nd Street
Trailblazer Drive	44th Street to Tatum Boulevard
University Drive	24th Street to Magnolia Street (2700 East)
Utopia Road	23rd Avenue to 19th Avenue
Van Buren Street	7th Street to 16th Street

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
Via Del Deserto	33rd Lane to Via Puzzola
Via Puzzola	Carefree Highway to Cloud Road
Via Tramonto	Carefree Highway to Via Vista
Via Vista	27th Avenue to Via Tramonto
Vineyard Road	47th Avenue to 43rd Avenue
Virginia Avenue	35th Avenue to 27th Avenue
~~**VIRGINIA AVENUE**~~	~~**CENTRAL AVENUE TO 12TH STREET**~~
VIRGINA AVENUE	**CENTRAL AVENUE TO 7TH STREET**
Warpaint Drive	Knox Road to Coconino Street
Washington Street	7th Avenue to 4th Avenue
~~**WASHINGTON STREET**~~	~~**4TH STREET TO 7TH STREET**~~
Wier Avenue	39th Avenue to 35th Avenue
Winchcomb Drive	26th Avenue to Acoma Drive (2300 West)
Wood Street	Riverpoint Parkway to University Drive
1st Avenue	Grant Street to Roosevelt Street
~~**3RD AVENUE**~~	~~**VAN BUREN STREET TO MCDOWELL ROAD**~~
3rd Avenue	Thomas Road to Osborn Road
3rd Street	Monroe Street to Fillmore Street
~~**5TH AVENUE**~~	~~**VAN BUREN STREET TO MCDOWELL ROAD**~~
5th Street	Van Buren Street to 5th Street Crossover
5th Street Crossover	5th Street to Fillmore Street

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
7th Avenue	Jackson Street to Van Buren Street
7th Avenue	Coral Gables Drive to Greenway Parkway
7th Street	Jefferson Street to Van Buren Street
11th Avenue	Greenway Parkway to Bell Road
11th Street	Washington Street to Moreland Street
12th Street	Vineyard Road to Southern Avenue
12th Street	Moreland Street to Thomas Road
12th Street	Osborn Road to Indian School Road
12th Street	Bell Road to Agua Fria Freeway
~~**15TH AVENUE**~~	~~**HARRISON STREET TO VAN BUREN STREET**~~
15th Avenue	Bethany Home Road to Northern Avenue
15th Avenue	Hatcher Road to Shangri-La Road
15th Avenue	Bell Road to Grovers Avenue
15th Avenue	Union Hills Drive to Utopia Road
16th Street	Grovers Avenue to Beardsley Road
18th Street	Camelback Road to 500 Feet North of Camelback Road
20th Street	Dobbins Road to Baseline Road
20th Street	Roeser Road to Broadway Road
20th Street	Jefferson Street to Roosevelt Street
20th Street	McDowell Road to Cambridge Avenue
20th Street	Greenfield Road to Highland Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
20th Street	Missouri Avenue to Bethany Home Road
21st Avenue	Bell Road to Union Hills Drive
23rd Avenue	Indian School Road to Bethany Home Road
23rd Avenue	Orangewood Avenue to Dunlap Avenue
23rd Avenue	Acoma Drive to Greenway Road
23rd Avenue	Union Hills Drive to Utopia Road
24th Street	Shea Boulevard to Sweetwater Avenue
26th Avenue	Thunderbird Road to Acoma Drive
26th Street	SR-51 to Shea Boulevard
27th Avenue	Rose Garden Lane to Deer Valley Drive
27th Drive	Carefree Highway to Via Vista
28th Street	Cholla Street to Thunderbird Road
28th Street	Oak Street to Camelback Road
28th Avenue	29th Avenue to Kelton Lane
29th Avenue	Union Hills Drive to Kristal Way
29th Avenue	Beardsley Road to Rose Garden Lane
31st Avenue	Van Buren Street to Encanto Boulevard
31st Avenue	Thomas Road to Grand Avenue
31st Avenue	Indian School Road to Camelback Road
31st Avenue	Missouri Avenue to Orangewood Avenue
31st Avenue	Northern Avenue to Dunlap Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
31st Avenue	Cheryl Drive to Thunderbird Road
31st Avenue	Bell Road to Kristal Way
31st Avenue	Yorkshire Drive to Beardsley Road
32nd Street	750 Feet South of Beautiful Lane to Baseline Road
32nd Street	Deer Valley Road to Sky Crossing Way
32nd Street	Puget Avenue to Mountain View Road
33rd Lane	North Valley Parkway to Via Del Deserto
~~**35TH AVENUE**~~	~~**HAPPY VALLEY ROAD TO 800 FEET NORTH OF HACKAMORE DRIVE**~~
36th Street	Ranch Circle North to Suncrest Court
36th Street	Roeser Road to Broadway Road
36th Street	McDowell Road to Camelback Road
36th Street	Mountain View Road to Shea Boulevard
36th Street	Cactus Road to Greenway Road
39th Avenue	Van Buren Street to Osborn Road
39th Avenue	Missouri Avenue to Camino Acequia
39th Avenue	Peoria Avenue to Cactus Road
39th Avenue	Bell Road to Yorkshire Drive
40th Street	University Drive to 0.25 Miles North of University Drive
40th Street	Mountain View Road to Shea Boulevard
44th Street	Frye Road to Chandler Boulevard
44th Street	Ray Road to Warner-Elliot Loop

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
44th Street	Paradise Village Parkway North to Bell Road
44th Street	Deer Valley Drive to Cashman Drive
45th Avenue	Bell Road to Union Hills Drive
46th Street	Paradise Village Parkway North to Thunderbird Road
47th Avenue	Baseline Road to Vineyard Road
47th Avenue	Thomas Road to Camelback Road
47th Avenue	Thunderbird Road to Greenway Road
47th Avenue	Acoma Drive to Bell Road
48th Street	Pecos Park Entrance to Frye Road
48th Street	Elwood Street to University Drive
48th Street	Van Buren Street to McDowell Road
48th Street	Cholla Street to Paradise Village Parkway South
50th Street	Frye Road to Chandler Boulevard
51st Street	Elliot Road to Piedmont Road
52nd Place	Rancho Paloma Drive to Dove Valley Road
52nd Street	Thomas Road to Osborn Road
52nd Street	Cholla Street to Cactus Road
52nd Street	Thunderbird Road to Bell Road
52nd Street	Jomax Road to Pinnacle Vista Drive
53rd Avenue	Maryvale Parkway to Indian School Road
55th Avenue	McDowell Road to Camelback Road

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.	
55th Avenue	Pinnacle Peak Road to Alameda Road
~~**56TH STREET**~~	~~**CAMELBACK ROAD TO ROCKRIDGE ROAD**~~
56th Street	Mountain View Road to Shea Boulevard
59th Avenue	South Mountain Avenue to Baseline Road
60th Street	Desert Cove Avenue to Cholla Street Alignment
60th Street	Cactus Road to Bell Road
63rd Avenue	Lower Buckeye Road to Pima Street
63rd Avenue	Thomas Road to Osborn Road
63rd Avenue	Indian School Road to Camelback Road
70th Street	Princess Drive to Mayo Boulevard
71st Avenue	Van Buren Street to Roosevelt Street
71st Avenue	McDowell Road to Indian School Road
71st Avenue	Campbell Avenue to Camelback Road
71st Drive	Indian School Road to Sells Drive
79th Drive	Osborn Road to Sells Drive
80th Lane	Thomas Road to Osborn Road
93rd Avenue	Encanto Boulevard to Thomas Road
103rd Avenue	Broadway Road to Country Place Boulevard
103rd Avenue	Indian School Road to Campbell Avenue
111th Avenue	Campbell Avenue to Camelback Road

Table A1. Prima Facie Speed Limit 30 Miles Per Hour from 7:00 a.m. to 4:00 p.m. on School Days.	
Cactus Road	Westbound 350 Feet +/- East of 37th Avenue and Eastbound 350 Feet +/- West of 37th Avenue
Ray Road	400 Feet North of Thunderhill Drive to 100 Feet South of Mountain Sky Avenue
19th Avenue	450 Feet North of Orangewood Avenue to 450 Feet South of Orangewood Avenue

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
Adams Street	27th Avenue to Washington Street
Anthem Way	46th Drive to Black Canyon Freeway
Ball Park Boulevard	Camelback Road to Grand Canal
Beardsley Road	20th Street to Cave Creek Road
Bethany Home Road	16th Street to 18th Street
Black Canyon Freeway Frontage Road	Madison Street to Van Buren Street
Black Canyon Freeway Frontage Road (Southbound)	Interstate 17 Milepost No. 213.34 (North of Bell Road) to Bell Road
Black Mountain Boulevard	SR101 to Mayo Boulevard
Black Mountain Boulevard	Rancho Paloma Drive to Carefree Highway
Buckeye Road	31st Avenue to 27th Street
Camelback Road	27th Avenue to 28th Street
~~**CAREFREE HIGHWAY**~~	~~**3900 WEST TO 700 FEET EAST OF 33RD AVENUE**~~
Central Avenue	Briarwood Terrace to Chandler Boulevard

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
Central Avenue	Mineral Road to Thunderbird Trail
Central Avenue (Southbound)	Thunderbird Trail to Dobbins Road
Central Avenue	Vineyard Road to Pioneer Street
Central Avenue	Watkins Street to Lincoln Street
Central Avenue	Roosevelt Street to Mountain View Road
Central Avenue	Happy Valley Road to 2,050 Feet +/- North of Happy Valley Road
Chandler Boulevard	Shaughnessey Road to 19th Avenue
Chandler Boulevard (Westbound)	19th Avenue to 15th Avenue
Chandler Boulevard	Pecos Road to Shaughnessey Road
Cheryl Drive	35th Avenue to Metro Parkway West
Circle Mountain Road	New River Road to Barko Lane
Cotton Center Boulevard	40th Street to 48th Street
~~**DEER VALLEY DRIVE**~~	~~**1,200 FEET WEST OF 35TH AVENUE TO 35TH AVENUE**~~
Desert Foothills Parkway	Chandler Boulevard to 5th Avenue
Desert Willow Parkway East	31000 North Cave Creek Road (East Side) to 5000 East Dixileta Drive
Dobbins Road	Central Avenue to 16th Street
Dove Valley Road	North Valley Parkway to 16th Avenue
Dunlap Avenue	7th Avenue to 7th Street
Encanto Boulevard	83rd Avenue to 75th Avenue
Frye Road	3rd Street to Desert Foothills Parkway

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
Galvin Parkway	North of Traffic Circle at Botanical Garden Entry to McDowell Road
GRAND AVENUE	**18TH AVENUE to 15TH AVENUE**
Grant Street	Black Canyon Freeway to Lincoln Street
Grant Street	16th Street to Sky Harbor Circle
Greenway Road	Cave Creek Road to Greenway Parkway
Guadalupe Road	48th Street to Interstate 10
Happy Valley Road	29th Avenue to 23rd Avenue
Hatcher Road	19th Avenue to Central Avenue
Holmes Boulevard	Bell Road to Grovers Avenue
Indian School Road	27th Avenue to 20th Street
Indian School Road	45th Street to 48th Street
Jefferson Street	23rd Avenue to 7th Avenue
Jefferson Street	7th Street to Washington Street
Jefferson Street	7th Street to 265 Feet +/- East of 26th Street (except frontage road which is 25 mph)
Jomax Road	Cave Creek Road to Tatum Boulevard
Jomax Road	Tatum Boulevard to 52nd Street
Knox Road	36th Street to 48th Street
Lafayette Boulevard	44th Street to 64th Street
Liberty Lane	17th Avenue to Central Avenue
Liberty Lane	Desert Foothills Parkway to 13th Way

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
Lincoln Street	Grant Street to 7th Street
Lone Mountain Road	40th Street to Cave Creek Road
Lower Buckeye Road	300 Feet West to 300 Feet East of 99th Avenue
Lower Buckeye Road	22nd Avenue to 19th Avenue
Maryland Avenue	19th Avenue to 16th Street
Maryvale Parkway	Indian School Road to 51st Avenue
McDowell Road	27th Avenue to 32nd Street
Metro Parkway	Entire Street Surrounding Metro Center
Missouri Avenue	19th Avenue to 24th Street
Mohave Street	7th Street to Sky Harbor Circle
Mohave Street	22nd Street to 24th Street
Mountain View Road	Central Avenue to 12th Street
Norterra Parkway	Happy Valley Road to Jomax Road
Oak Street	24th Street to 32nd Street
Oak Street	52nd Street to 56th Street
Osborn Road	19th Avenue to 36th Street
Paloma Parkway	Bronco Butte Trail to Dove Valley Road
Paradise Village Parkway	Entire Street Surrounding Paradise Village
Peoria Avenue	19th Avenue to 7th Avenue
Pinnacle Peak Road	19th Avenue to 7th Street
POCONO WAY	**800 FEET NORTH OF HACKAMORE DRIVE TO 33RD AVENUE**

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
Pointe Golf Club Drive	Thunderbird Road to Sharon Drive
Princess Drive	68th Street to Scottsdale Road
Pyramid Peak Parkway (Northbound)	1,900 Feet +/- North of Brookhart Way to City Limits
Ranch Circle North	Ray Road (3600 East) to Ray Road (4300 East)
Ranch Circle South	Ray Road to Mountain Parkway
Rancho Paloma Drive	Black Mountain Boulevard to 56th Street
Roeser Road	Central Avenue to 40th Street
Roosevelt Street	16th Street to 32nd Street
Rose Garden Lane	19th Avenue to 7th Avenue
Shea Boulevard	24th Street to 32nd Street
Sky Harbor Circle	22nd Street to Grant Street, Mohave Street to Grant Street, and Mohave Street to 22nd Street
Southern Avenue	7th Avenue to 7th Street
Sweetwater Avenue	Cave Creek Road to 32nd Street
Tatum Boulevard	40th Street to Cave Creek Road
Thistle Landing Drive	48th Street to 50th Street
Thomas Road	27th Avenue to 32nd Street
Thunderbird Road	32nd Street to 38th Place
Tombstone Trail	Norterra Parkway to 21st Avenue
University Drive	16th Street to 24th Street
Utopia Road	Black Canyon Freeway to 23rd Avenue

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
Utopia Road	Cave Creek Road to 32nd Street
Van Buren Street	35th Avenue to 7th Avenue
Van Buren Street	16th Street to 44th Street
Washington Street	Adams Street to 7th Avenue
Washington Street	7th Street to 24th Street (except frontage road which is 25 mph)
Williams Drive	Black Canyon Freeway to 19th Avenue
Yorkshire Drive	43rd Avenue to Black Canyon Freeway
1st Avenue Crossover	Grant Street to Hadley Street
3rd Avenue	Osborn Road to Indian School Road
3rd Street	Frye Road to Chandler Boulevard
3rd Street	Fillmore Street to Indian School Road
4th Street	5th Street Crossover to Roosevelt Street
5th Avenue	Desert Foothills Parkway to Chandler Boulevard
5th Street Crossover	Fillmore Street to 4th Street
7th Avenue	Dobbins Road to Baseline Road
7th Avenue	Magnolia Street to Jackson Street
7th Avenue	Van Buren Street to Missouri Avenue
7th Avenue	Dunlap Avenue to Hatcher Road
~~**7TH AVENUE**~~	~~**CINNABAR AVENUE TO PEORIA AVENUE**~~
7th Avenue	Greenway Parkway to Bell Road
7th Street	Mineral Road to Baseline Road

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
7th Street	Lincoln Street to Jefferson Street
7th Street	Van Buren Street to Missouri Avenue
7th Street	Butler Drive to Cinnabar Avenue
12th Street	Indian School Road to Mountain View Road
15th Avenue	Southern Avenue to Broadway Road
15th AVENUE	**0.25 MILES SOUTH OF MAGNOLIA STREET TO BETHANY HOME ROAD**
~~**15TH AVENUE**~~	~~**VAN BUREN STREET TO BETHANY HOME ROAD**~~
16th Street	Dobbins Road to Baseline Road
16th Street	Maricopa Freeway to Bethany Home Road
16th Street	Bell Road to Grovers Avenue
17th Avenue	Pecos Road to Chandler Boulevard
17th Avenue	Buckeye Road to Grant Street
19th Avenue	Buckeye Road to the Grand Canal
19th Avenue	Glendale Avenue to Northern Avenue (Except where noted in subsection A.1 of this section)
20th Street	Highland Avenue to Missouri Avenue
21st Avenue	Jomax Road to Tombstone Trail
23rd Avenue	Bethany Home Road to Glendale Avenue
23rd Avenue	Mountain View Road to Cactus Road
23rd Avenue	Utopia Road to Deer Valley Drive
23rd Avenue	Pinnacle Peak Road to Happy Valley Road

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
24th Street	South Mountain Avenue to Baseline Road
24th Street	Buckeye Road to Indian School Road
25th Avenue	Dunlap Avenue to Peoria Avenue
27th Avenue	South Mountain Avenue to Baseline Road
27th Avenue	Lower Buckeye Road to Van Buren Street
27th Avenue	Northern Avenue to Dunlap Avenue
27th Avenue	Grovers Avenue to Union Hills Drive
27th Avenue	Yorkshire Drive to Rose Garden Lane
27th Drive	North Valley Parkway to Carefree Highway
28th Drive	Peoria Avenue to Cactus Road
29th Avenue	Dunlap Avenue to Metro Parkway
29th Avenue	Greenway Road to Bell Road
32nd Street	Air Lane to Van Buren Street
32nd Street	Chandler Boulevard to Pecos Road
33RD AVENUE	**POCONO WAY TO PINNACLE VISTA DRIVE**
35th Avenue	South Mountain Avenue to Baseline Road
35th Avenue	Van Buren Street to Encanto Boulevard
35th AVENUE	**HAPPY VALLEY ROAD TO 800 FEET NORTH OF HACKAMORE DRIVE**
36th Street	Shea Boulevard to Cactus Road
39th Drive	Pinnacle Peak Road to Happy Valley Road
40th Street	0.39 miles South of Air Lane to Washington Street

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
40th Street	McDowell Road to Missouri Avenue
40th Street (Southbound)	Shea Boulevard to Mercer Lane
40th Street	Potter Drive to Deer Valley Drive
40th Street	Tatum Boulevard to Lone Mountain Road
43rd Avenue	Olney Avenue to Dobbins Road
43rd Avenue	Elwood Street Alignment to Lower Buckeye Road
43rd Avenue	Anthem Way to 1,930 Feet North of Anthem Way
44th Street	Campbell Avenue to Calle Feliz
44th Place	Cotton Center Boulevard to Broadway Road
48th Street	Frye Road to Chandler Boulevard
48th Street	Washington Street to Van Buren Street
48th Street	Piedmont Road to Guadalupe Road
50th Street	Chandler Boulevard to Ray Road
51st Street	500 Feet South of Elliot Road to Warner-Elliot Loop
52nd Street	McDowell Road to Thomas Road
52nd Street	Cactus Road to Thunderbird Road
55th Avenue	Alameda Road to Happy Valley Road
56th Street	South City Limit to Van Buren Street
56th Street	Oak Street to Camelback Road
56th Street	Bell Road to Central Arizona Project Canal
56th Street	Lone Mountain Road to Rancho Paloma Drive

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.	
64th Street	Oak Street to McDowell Road (Southbound Only)
64th Street	255 Feet North of Hillcrest Boulevard to Chaparral Road
68th Street	Princess Drive to Mayo Boulevard
71st Avenue	Baseline Road to Vineyard Road
107th Avenue	Camelback Road to Missouri Avenue

Table B1. Prima Facie Speed Limit 35 Miles Per Hour from 7:00 a.m. to 4:00 p.m. on School Days.	
Dunlap Avenue	For Westbound, 650 Feet +/- West of 29th Avenue to 625 +/- West of 35th Avenue
Dunlap Avenue	For Eastbound, 545 Feet +/- West of 35th Avenue to 30th Avenue

Table B2. Prima Facie Speed Limit 35 Miles Per Hour from 7:00 a.m. to 5:00 p.m. on School Days.	
Greenway Parkway	400 Feet West of 7th Avenue to 250 Feet East of 5th Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
Air Lane	24th Street to 32nd Street
~~**BASELINE ROAD**~~	~~**51ST AVENUE TO 35TH AVENUE**~~
BASELINE ROAD	**43RD AVENUE TO 35TH AVENUE**
Baseline Road	7th Avenue to 7th Street
Beardsley Road (Eastbound Frontage)	37th Avenue to 27th Avenue
Beardsley Road	Cave Creek Road to 32nd Street
Bell Road	19th Avenue to 12th Street

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
Bell Road	0.25 miles West of Cave Creek Road to 1,500 Feet East of 40th Street
Bethany Home Road	43rd Avenue to 16th Street
Black Canyon Freeway Frontage Roads	Maricopa Freeway to Madison Street
Black Canyon Freeway Frontage Road (Northbound)	Thomas Road to Cactus Road
Black Canyon Freeway Frontage Road (Northbound)	Bell Road to Union Hills Drive
Black Canyon Freeway Frontage Road (Southbound)	Mountain View Road (Alignment) to Thomas Road
Black Mountain Boulevard	Mayo Boulevard to Pinnacle Peak Road
Broadway Road	19th Avenue to 32nd Street
Buckeye Road	39th Avenue to 31st Avenue
Cactus Road	39th Avenue to 350 Feet West of 37th Avenue
Cactus Road	350 Feet East of 37th Avenue to 19th Avenue
Cactus Road	Cave Creek Road to 60th Street
Camelback Road	43rd Avenue to 27th Avenue
Camelback Road	28th Street to 64th Street
Cave Creek Road	Dunlap Avenue to Peoria Avenue
Cave Creek Road	Marco Polo Road to Rose Garden Lane
Central Avenue (Northbound)	Thunderbird Trail to Dobbins Road
Central Avenue	Dobbins Road to Vineyard Road
Central Avenue	Pioneer Street to Watkins Street

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
Chandler Boulevard	Marketplace Way to 34th Street
Deer Valley Drive	600 Feet West of 27th Avenue to 0.25 Miles East of 19th Avenue
Deer Valley Drive	600 Feet West of 16th Street to 56th Street
Desert Foothills Parkway	Pecos Road to Chandler Boulevard
Desert Peak Parkway	Lieber Place to Cave Creek Road
Dobbins Road	From West City Limit to 1,320 Feet +/- East
Dobbins Road	23rd Avenue to Central Avenue
Dunlap Avenue	43rd Avenue to 7th Avenue (Except where noted in Table B1 of this section)
Durango Street	35th Avenue to Black Canyon Freeway
Elliot Road	2,085 Feet +/- West of 59th Avenue to 51st Avenue
Elliot Road	46th Street to 51st Street
Elwood Street	7th Street to 16th Street
Galvin Parkway	Van Buren Street to 100 Feet +/- North of East Papago Park (Zoo Entrance)
Gavilan Peak Parkway	800 Feet +/- West of 33rd Lane to Cloud Road
Glendale Avenue	43rd Avenue to 21st Street
~~**GRAND AVENUE**~~	~~**21ST AVENUE TO 19TH AVENUE**~~
Greenway Parkway	500 Feet West of 7th Avenue to 3rd Avenue (Except where noted in Table B2 of this section)
Greenway Parkway	Cave Creek Road to Greenway Road
Greenway Road	51st Avenue to 19th Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
Greenway Road	Greenway Parkway to 300 Feet East of 30th Street
Greenway Road	52nd Street to 500 Feet East of 60th Street
Indian School Road	67th Avenue to 27th Avenue
Indian School Road	20th Street to 45th Street
Indian School Road	48th Street to 60th Street
Jomax Road	Black Canyon Freeway to Norterra Parkway
Liberty Lane	13th Way to 24th Street
Lincoln Drive	21st Street to 800 Feet East of Ocotillo Road
Lower Buckeye Road	103rd Avenue to 300 Feet +/- West of 99th Avenue
Lower Buckeye Road	300 Feet +/- East of 99th Avenue to 95th Avenue
Lower Buckeye Road	27th Avenue to 22nd Avenue
Maricopa Freeway Frontage Roads	23rd Avenue to 16th Street
Mayo Boulevard	Black Mountain Boulevard to 40th Street
McDowell Road	43rd Avenue to 27th Avenue
McDowell Road	32nd Street to 52nd Street
Mountain Parkway	Chandler Boulevard to Ray Road
Norterra Parkway	Jomax Road to North Valley Parkway
Northern Avenue	43rd Avenue to SR-51
North Valley Parkway	Jomax Road to 30th Avenue
North Valley Parkway	800 Feet +/- West of 33rd Lane to 33rd Lane
Peoria Avenue	43rd Avenue to 19th Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
Pyramid Peak Parkway (Southbound)	67th Avenue to City Limits
Pyramid Peak Parkway (Northbound)	67th Avenue to 1,900 Feet +/- North of Brookhart Way
Ray Road	Chandler Boulevard to Interstate 10 (Except where noted in Table A1 of this section)
Rose Garden Lane	Cave Creek Road to 32nd Street
Shea Boulevard	32nd Street to 450 Feet East of 40th Street
Southern Avenue	39th Avenue to 31st Avenue
Southern Avenue	19th Avenue to 7th Avenue
Southern Avenue	7th Street to 24th Street
Thomas Road	800 Feet West of 59th Avenue to Grand Avenue
Thomas Road	32nd Street to 56th Street
Thunderbird Road	31st Avenue to Coral Gables Drive
Thunderbird Road	38th Place to Scottsdale Road
Union Hills Drive	27th Avenue to 19th Avenue
Union Hills Drive	7th Street to 20th Street
University Drive	Wood Street to 48th Street
Van Buren Street	67th Avenue to 200 Feet West of 63rd Avenue
Van Buren Street	39th Avenue to 35th Avenue
Van Buren Street	44th Street to 56th Street
Warner-Elliot Loop	4600 East Elliot Road to 578 Feet East of Wakial Loop
Washington Street	24th Street to 34th Street

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
7th Avenue	Baseline Road to Magnolia Street
7th Avenue	Missouri Avenue to Dunlap Avenue
7th Avenue	Bell Road to Union Hills Drive
7th Avenue	Rose Garden Lane to Deer Valley Drive
7th Street	Baseline Road to Lincoln Street
7th Street	Missouri Avenue to Butler Drive
7th Street	Cinnabar Avenue to 400 Feet North of Peoria Avenue
7th Street	Thunderbird Road to 600 Feet North of Bell Road
16th Street	Baseline Road to the Maricopa Freeway
16th Street	Bethany Home Road to Northern Avenue
19th Avenue	Southern Avenue to Buckeye Road
19th Avenue	Grand Canal to Glendale Avenue
19th Avenue	Northern Avenue to Evans Drive
24th Street	Pecos Road to Chandler Boulevard
24th Street	Baseline Road to Buckeye Road
24th Street	Indian School Road to Montebello Avenue
27th Avenue	Baseline Road to 500 Feet +/- North
27th Avenue	Van Buren Street to Northern Avenue
32nd Street	Baseline Road to Wood Street
32nd Street	Van Buren Street to the Arizona Canal
32nd Street	Mountain View Road to Bell Road

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
32nd Street	Beardsley Road to Rose Garden Lane
35th Avenue	Dobbins Road to South Mountain Avenue
35th Avenue	Baseline Road to Broadway Road
35th Avenue	Lower Buckeye Road to Van Buren Street
35th Avenue	Encanto Boulevard to Bell Road
35th Avenue	Union Hills Drive to Beardsley Road
40th Street	Pecos Road to Chandler Boulevard
40th Street	800 Feet South of Roeser Road to University Drive
40th Street	Washington Street to McDowell Road
40th Street (Northbound)	Shea Boulevard to Mercer Lane
40th Street	Mercer Lane to Union Hills Drive
40th Street	Deer Valley Drive to Pinnacle Peak Road
43rd Avenue	Buckeye Road to Glendale Avenue
43rd Avenue	Thunderbird Road to Beardsley Road
43rd Avenue	Pinnacle Peak Road to Happy Valley Road
44th Street	Washington Street to Campbell Avenue
44th Street	Calle Feliz to McDonald Drive
48th Street	Chandler Boulevard to Piedmont Road
51st Avenue	0.5 Miles South of Lower Buckeye Road to Lower Buckeye Road
51st Avenue	Roosevelt Street to Camelback Road
51st Avenue	250 Feet South of Cactus Road to Union Hills Drive

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.	
51st Avenue	Pinnacle Peak Road to Happy Valley Road
52nd Street	Van Buren Street to McDowell Road
56th Street	Shea Boulevard to Bell Road
56th Street	Central Arizona Project Canal to Pinnacle Peak Road
59th Avenue	Dobbins Road to South Mountain Avenue
59th Avenue	Roosevelt Street to Camelback Road
64th Street	Cactus Road to Bell Road
67th Avenue	400 Feet +/- South of Elwood Street to Camelback Road
67th Avenue	Happy Valley Road to Pyramid Peak Parkway
75th Avenue	Baseline Road to Vineyard Road
75th Avenue	0.25 Miles South of Thomas Road to Devonshire Avenue
83rd Avenue	Van Buren Street to Papago Freeway
91st Avenue	McDowell Road to Indian School Road
99th Avenue	0.5 Miles South of Lower Buckeye Road to Durango Street
107th Avenue	Indian School Road to Camelback Road

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
~~**BASELINE ROAD**~~	~~**55TH AVENUE TO 51ST AVENUE**~~
BASELINE ROAD	**55TH AVENUE TO 43RD AVENUE**
BASELINE ROAD	**35th AVENUE TO 7TH AVENUE**
Baseline Road	7th Street to 48th Street

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
Beardsley Road (Frontage Roads)	27th Avenue to 20th Street
Beardsley Road Frontage Road (Westbound)	27th Avenue to 51st Avenue
Beardsley Road Frontage Road (Eastbound)	51st Avenue to 37th Avenue
Bell Road	51st Avenue to 19th Avenue
Bell Road	12th Street to 0.25 Miles West of Cave Creek Road
Bell Road	1,500 Feet East of 40th Street to Scottsdale Road
Black Canyon Frontage Road	Van Buren Street to Thomas Road
Black Canyon Frontage Road (Northbound)	Cactus Road to Greenway Road
Black Canyon Frontage Road (Southbound)	Union Hills Drive to MP 213.34 (North of Bell Road)
Black Canyon Frontage Road (Southbound)	Bell Road to Mountain View Road Frontage Road (Alignment)
Broadway Road	107th Avenue to 99th Avenue
Broadway Road	27th Avenue to 19th Avenue
Broadway Road	32nd Street to 48th Street
Buckeye Road	71st Avenue to 39th Avenue
Cactus Road	51st Avenue to 39th Avenue
Camelback Road	113th Avenue to 99th Avenue
~~**CAREFREE HIGHWAY**~~	~~**4700 WEST TO 3900 WEST**~~
~~**CAREFREE HIGHWAY**~~	~~**700 FEET EAST OF 33RD AVENUE TO 0.5 MILES EAST OF VIA TRAMONTO**~~

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
CAREFREE HIGHWAY	**VIA PUZZOLA DRIVE TO 0.5 MILES EAST OF PALOMA PARKWAY**
Cave Creek Road	Peoria Avenue to Marco Polo Road
Cave Creek Road	Rose Garden Lane to Pinnacle Peak Road
Cave Creek Road (Southbound)	Pinnacle Peak to 660 Feet +/- North of Quiet Hollow Lane
Cave Creek Road	Peak View Road to Westland Road
Chandler Boulevard (Eastbound)	19th Avenue to 15th Avenue
Chandler Boulevard	15th Avenue to Marketplace Way
Chandler Boulevard	34th Street to Interstate 10
Deer Valley Drive	35th Avenue to 600 Feet West of 27th Avenue
Deer Valley Drive	0.25 Miles East of 19th Avenue to 600 Feet West of 16th Street
Dixileta Drive	Tatum Boulevard to 52nd Street
Dobbins Road	1,320 Feet +/- East of City Limit to 200 Feet +/- West of 56th Glen
Dobbins Road	0.25 Miles West of 35th Avenue to 33rd Avenue
Dobbins Road	27th Avenue to 23rd Avenue
Dove Valley Road	16th Avenue to Sonoran Desert Drive
Dynamite Boulevard	Cave Creek Road to 40th Street
~~**GRAND AVENUE**~~	~~**43RD AVENUE TO 21ST AVENUE**~~
Greenway Parkway	17th Drive to 500 Feet West of 7th Avenue
Greenway Parkway	3rd Avenue to Cave Creek Road
Greenway Road	19th Avenue to 17th Drive

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
Greenway Road	300 Feet East of 30th Street to 52nd Street
Greenway Road	500 Feet East of 60th Street to Scottsdale Road
Happy Valley Road	67th Avenue to 29th Avenue
Happy Valley Road	23rd Avenue to 7th Street
Indian School Road	99th Avenue to 67th Avenue
Jomax Road	Norterra Parkway to 19th Avenue
Lincoln Drive	800 Feet East of Ocotillo Road to 32nd Street
Lone Mountain Road	56th Street to 63rd Street
Lower Buckeye Road	95th Avenue to 83rd Avenue
Lower Buckeye Road	79th Avenue to 75th Avenue
Lower Buckeye Road	67th Avenue to 27th Avenue
Mayo Boulevard	Tatum Boulevard to Scottsdale Road
McDowell Road	83rd Avenue to 43rd Avenue
McDowell Road	52nd Street to 1,350 Feet East of 52nd Street
McDowell Road	1,575 Feet West of Galvin Parkway to 64th Street
New River Road	1.0 Mile Southwest of Black Canyon Freeway to Black Canyon Freeway
Pinnacle Peak Road	55th Avenue to 19th Avenue
Pinnacle Peak Road	Cave Creek Road to Tatum Boulevard
Shea Boulevard	450 Feet East of 40th Street to 64th Street
Sonoran Desert Drive	Dove Valley Road to Cave Creek Road
Southern Avenue	59th Avenue to 51st Avenue

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
Southern Avenue	31st Avenue to 19th Avenue
Southern Avenue	24th Street to 48th Street
Tatum Boulevard	Mockingbird Lane to Pinnacle Peak Road
Tatum Boulevard	Prickly Pear Trail to Cave Creek Road
Thomas Road	99th Avenue to 800 Feet West of 59th Avenue
Thunderbird Road	51st Avenue to 31st Avenue
Thunderbird Road	Coral Gables Drive to 1,400 Feet East of 7th Street
Thunderbird Road	18th Street to Cave Creek Road
Union Hills Drive	51st Avenue to 27th Avenue
Union Hills Drive	19th Avenue to 7th Street
Union Hills Drive	20th Street to Tatum Boulevard
Van Buren Street	83rd Avenue to 67th Avenue
Van Buren Street	200 Feet West of 63rd Avenue to 39th Avenue
Van Buren Street	56th Street to 508 Feet East of Project Drive
Washington Street	34th Street to 56th Street
7th Avenue	Union Hills Drive to Rose Garden Lane
7th Street	400 Feet North of Peoria Avenue to Thunderbird Road
7th Street	600 Feet North of Bell Road to Happy Valley Road
19th Avenue	Dobbins Road to Southern Avenue
19th Avenue	Evans Drive to Jomax Road
24th Street	Baseline Road to Roeser Road

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
24th Street	Montebello Avenue to Lincoln Drive
27th Avenue	Southern Avenue to Broadway Road
29th Avenue	Pinnacle Peak Road to Happy Valley Road
32nd Street	Arizona Canal to Lincoln Drive
32nd Street	Bell Road to Beardsley Road
35th Avenue	200 Feet South of Elliot Road to Dobbins Road
35th Avenue	Baseline Road to 500 Feet +/- North
35th Avenue	Broadway Road to Lower Buckeye Road
35th Avenue	Bell Road to Union Hills Drive
35th Avenue	Beardsley Road to Pinnacle Peak Road
40th Street	Baseline Road to 800 Feet South of Roeser Road
43rd Avenue	South Mountain Avenue to Southern Avenue
43rd Avenue	Lower Buckeye Road to Buckeye Road
43rd Avenue	Glendale Avenue to Thunderbird Road
48th Street	Baseline Road to Southern Avenue
51st Avenue	Dobbins Road to Baseline Road
51st Avenue	Baseline Road to Roosevelt Street
51st Avenue	Union Hills Drive to Beardsley Road
59th Avenue	Elliot Road to Dobbins Road
59th Avenue	Buckeye Road to Roosevelt Street
75th Avenue	Broadway Road to Van Buren Street

Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.	
75th Avenue	Roosevelt Street 0.25 miles South of Thomas Road
75th Avenue	Devonshire Avenue to Camelback Road
~~**83RD AVENUE**~~	~~**BROADWAY ROAD TO ELWOOD STREET**~~
83RD AVENUE	**BROADWAY ROAD TO BUCKEYE ROAD**
83rd Avenue	Papago Freeway to Camelback Road
91st Avenue	Elwood Street to Buckeye Road
91st Avenue	Indian School Road to Camelback Road
99th Avenue	Durango Street to Buckeye Road

Table E. Prima Facie Speed Limit 50 Miles Per Hour at All Times.	
Black Canyon Freeway Frontage Road (Northbound)	Greenway Road to Bell Road
Black Canyon Freeway Frontage Road	Union Hills Drive to Pinnacle Peak Road
Black Canyon Freeway Frontage Roads	Happy Valley Road to Interstate 17 Mile Post No. 220.82 (South of Dixileta Drive Alignment)
Broadway Road	99th Avenue to 91st Avenue
Buckeye Road	75th Avenue to 71st Avenue
CAREFREE HIGHWAY	**0.5 MILES EAST OF PALOMA PARKWAY TO 7TH AVENUE**
Cave Creek Road (Northbound)	Pinnacle Peak Road to 660 Feet +/- North of Quiet Hollow Lane
Cave Creek Road	660 Feet +/- North of Quiet Hollow Lane to Peak View Road

Table E. Prima Facie Speed Limit 50 Miles Per Hour at All Times.	
Dobbins Road	43rd Avenue to 0.25 Miles West of 35th Avenue
El Mirage Road	0.25 Miles South of Camelback Road to 0.50 Miles North of Camelback Road
Lower Buckeye Road	107th Avenue to 103rd Avenue
Lower Buckeye Road	83rd Avenue to 79th Avenue
Lower Buckeye Road	75th Avenue to 71st Avenue
McDowell Road	1,350 Feet East of 52nd Street to 1,575 Feet West of Galvin Parkway
New River Road	Cloud Road to 1.0 Mile Southwest of Black Canyon Freeway
Pinnacle Peak Road	Tatum Boulevard to Scottsdale Road
Tatum Boulevard	Pinnacle Peak Road to Prickly Pear Trail
Thunderbird Road	1,400 Feet East of 7th Street to 18th Street
51st Avenue	Estrella Drive to Olney Avenue
59th Avenue	Broadway Road to Durango Street Alignment
75th Avenue	Van Buren Street to Roosevelt Street
~~**83RD AVENUE**~~	~~**ELWOOD STREET TO BUCKEYE ROAD**~~
91st Avenue	1.56 Miles South of Broadway Road to 0.5 Miles South of Broadway Road
99th Avenue	Indian School Road to Camelback Road
99th Avenue	0.25 Miles North of Broadway Road to 0.5 Miles South of Lower Buckeye Road

Table F. Prima Facie Speed Limit 55 Miles Per Hour at All Times.	
~~**CAREFREE HIGHWAY**~~	~~**6600 WEST TO 4700 WEST**~~

Table F. Prima Facie Speed Limit 55 Miles Per Hour at All Times.	
~~CAREFREE HIGHWAY~~	~~1,200 FEET EAST OF 33RD AVENUE TO 0.5 MILES EAST OF VIA TRAMANTO~~

G. Parks.

1. North Mountain Park.

a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

North Mountain Park Drive	Entire Length

2. Papago Park.

a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

All roadways except Galvin Parkway.

3. Pecos Park.

a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

All roadways within park boundary.

4. South Mountain Park.

a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

All roadways within park boundary.

5. Piestewa Peak Park.

a. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Piestewa Peak Drive	Piestewa Peak Park Boundary to End of Road Within Piestewa Peak Park

H. Sky Harbor Airport.

1. Prima Facie Speed Limit 15 Miles Per Hour at All Times.

Sky Harbor Boulevard (North and	Between Terminal Curb and Sky Harbor Boulevard

South Roadway)	Median on All Terminals 2 and 3 and on Level 1 of Terminal 4
Sky Harbor Boulevard (North and South Roadway)	All Ticketing/Check-in Lanes on Level 2 of Terminal 4

2. Prima Facie Speed Limit 20 Miles Per Hour at All Times.

Sky Harbor Boulevard (South Roadway)	4,400 Feet East of 24th Street to 6,300 Feet East of 24th Street

3. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

Sky Harbor Boulevard (North and South Roadway)	All Ramps, Entries and Exits for All Ticketing/Check-in and Baggage Claim Lanes at Terminals 3 and 4

4. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Sky Harbor Boulevard (South Roadway)	3,000 Feet East of 24th Street to 4,400 Feet East of 24th Street

5. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Sky Harbor Boulevard (North and South Roadway)	Between 24th Street and SR 143, Except as Provided in the Prior Subsections

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 120

Amend City Code - Article XI, Section 36-134, Stopping, Standing or Parking Prohibited in Specific Places (Ordinance G-7005)

Request to amend Phoenix City Code, Chapter 36, section 134, stopping, standing or parking prohibited in specific places, due to Arizona House Bill 2395 amending Arizona Revised Statute, section 28-873 relating to vehicles stopping, standing, or parking.

Summary

Last year, the Arizona Legislature provided an amendment to Arizona Revised Statute, section 28-873, prohibiting a vehicle parked on a private driveway from blocking a sidewalk with any portion of the vehicle. The amendment was made to follow the Americans with Disabilities Act. Phoenix City Code 36-134 requires an amendment to reflect the new State law.

The Street Transportation Department is recommending Phoenix City Code 36-134 be amended and the existing verbiage be updated to include the following: "in a private driveway if any part of the vehicle or an attachment to the vehicle, including a hitch or trailer, blocks an area of a sidewalk and impedes continuous pedestrian use of the sidewalk in a manner that is not consistent with the Americans with Disabilities Act as defined in section 41-1492, Arizona Revised Statutes. This paragraph does not apply if the vehicle is temporarily parked for the purposes of loading or unloading the vehicle."

The proposed changes to Chapter 36, section 134, were reviewed and recommended by the Law Department.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 121

Area Bounded by Fillmore to Roosevelt Streets, 7th to 24th Streets Active Transportation Plan - Engineering Services - ST87600137 (Ordinance S-48834)

Request to authorize the City Manager, or his designee, to enter into an agreement with Toole Design Group, LLC, to provide Engineering Services that include design services for the area bounded by Fillmore to Roosevelt streets, 7th to 24th streets Active Transportation Plan project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $350,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation.

Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to provide a low-stress bicycle boulevard that meets national standards. The bikeway improvements will be on Fillmore Street: 7th to 16th streets, Villa Street: 16th to 20th streets, 20th Street: Villa to Roosevelt streets, and Roosevelt Street: 20th to 24th streets. The design will consist of approximately 2.2 miles of bikeway improvements, including design for three intersections at arterials, two intersections at collectors, and traffic calming or traffic diversion devices.

Toole Design Group, LLC is a design firm focused on active transportation and has extensive experience designing bicycle boulevards and other low stress infrastructure. Toole Design Group, LLC is familiar with the Garfield-Edison Park Bikeway

Improvements project as they are currently serving as a subconsultant on the pre-design of the project.

Toole Design Group, LLC's services include, but are not limited to, designing a bicycle boulevard with intersections at arterials, intersections at collectors, and traffic calming or traffic diversion devices, and other tasks as required for a complete project.

Procurement Information
Toole Design Group, LLC was chosen for this project using a Direct Select process set forth in section 34-103 of the Arizona Revised Statutes. The Direct Select process will reduce the time to procure additional design services, as opposed to an advertised selection process; therefore, meeting the project deadline and ensuring continuity and the most efficient use of staff and funding resources.

Contract Term
The term of the agreement is two years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Toole Design Group, LLC will not exceed $350,000, including all subconsultant and reimbursable costs.

Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
Area Bounded by Fillmore to Roosevelt streets and 7th to 24th streets
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 122

Streetlight Maintenance Services - Amendment - RFP 63-0037 (Ordinance S-48847)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 149070 with Power Tech Contracting, LLC, to allow additional expenditures for streetlight maintenance services for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed $5 million.

Summary

The purpose of this amendment is to provide additional funding to the agreement that is required as a result of a substantial increase in the amount of service requests and critical maintenance projects, such as the rusted pole audit and initiatives to increase lighting in unsafe areas, and more outage reports being placed utilizing the myPHX311 app.

This agreement provides streetlight maintenance services for all new and existing poles and fixtures in the APS and SRP service areas throughout the City of Phoenix. Power Tech Contracting, LLC provides all equipment, labor, materials, traffic control, and services necessary to remove, relocate, upgrade existing, and install new streetlights and equipment and to perform routine and non-routine maintenance of existing streetlights within a specified time frame. The agreement has a year and a half left, and the additional funding is needed for required work.

Contract Term

The agreement term will remain unchanged, ending on Dec. 31, 2023.

Financial Impact

The initial authorization for this agreement was for an expenditure not to exceed $6,922,425. An amendment increased the authorization for the agreement by $1.35 million. This amendment will increase the authorization for the agreement by an additional $5 million for a new total not-to-exceed agreement value of $13,272,425.

Funding is available in the Street Transportation Department’s budget.

Concurrence/Previous Council Action

The City Council previously approved:

- The Streetlight Maintenance, Design, and Construction Services Agreement 149070 (Ordinance S-45231) on Dec. 12, 2018; and
- An amendment to Agreement 149070 (Ordinance S-46998) on Oct. 21, 2020.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 123

Citywide General Construction - Job Order Contracting Services - 4108JOC209 (Ordinance S-48850)

Request to authorize the City Manager, or his designee, to enter into separate master agreements with the six contractors listed below to provide Citywide General Construction Job Order Contracting Services in support of capital improvement projects for various City departments. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed $90 million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project and to include disbursement of funds. Utility services include but are not limited to: electrical; water; sewer; natural gas; telecommunications; cable television; railroads; and other modes of transportation. Further request an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The Contractor's services will be used on an as-needed basis to provide Citywide Job Order Contracting (JOC) Services that include general building/site construction in remodeling, new building construction, re-roofing, HVAC installation, site enhancements, painting, improvements, and some project related design work. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Twenty firms submitted proposals

and are listed in Attachment A.

Selected Firms
Rank 1: Brycon Corporation
Rank 2: Caliente Construction, Inc.
Rank 3: ForeSite Design & Construction, Inc.
Rank 4: McCarthy Building Companies, Inc.
Rank 5: Okland Construction Company, Inc.
Rank 6: CHASSE Building Team, Inc.

Contract Term
The term of each master agreement is for up to five years, or up to $15 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact
The master agreement value for each of the JOC contractors will not exceed $15 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $90 million. The value for each job order agreement performed under this master agreement will be up to $2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Citywide departments' Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.

ATTACHMENT A

Selected Firms

Rank 1: Brycon Corporation
Rank 2: Caliente Construction, Inc.
Rank 3: ForeSite Design & Construction, Inc.
Rank 4: McCarthy Building Companies, Inc.
Rank 5: Okland Construction Company, Inc.
Rank 6: CHASSE Building Team, Inc.

Additional Proposers

Rank 7: DNG Construction, Inc.
Rank 8: CORE Construction, Inc.
Rank 9: Builder's Guild, Inc.
Rank 10: SDB, Inc.
Rank 11: FCI Constructors, Inc.
Rank 12: Haydon Building Corp.
Rank 13: Sun Eagle Corporation
Rank 14: D.L. Norton General Contracting, Inc.
Rank 15: Wilmeng Construction, Inc.
Rank 16: GCON, Inc.
Rank 17: W.E. O'Neil Construction Company of Arizona
Rank 18: KWR Construction, Inc.
Rank 19: Mark Scott Construction, Inc.
Rank 20: Gable Family Builders

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 124

Citywide General Construction - Job Order Contracting Services - Amendment - 4108JOC178 (Ordinance S-48858)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 149736 with Brycon Corporation to provide additional General Construction Services Citywide. Further request to authorize execution of amendments to the agreement as necessary within the City Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $4 million.

Summary

This amendment is necessary because Brycon Corporation was selected to retrofit an existing building into a permanent 24/7 homeless respite shelter for up to 200 individuals. Brycon Corporation has completed Phase I of the construction services to obtain a temporary building permit. The current contract does not have enough spending capacity to allow for additional construction services necessary to complete Phase II of the project needed for permanent occupancy. This amendment will provide additional funds to the agreement.

Contract Term

The term of the original master agreement remains unchanged. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

- The initial master agreement for Job Order Contracting Services was approved for an amount not to exceed $10 million, including all subcontractor and reimbursable costs.
- This amendment will increase the master agreement by an additional $4 million, for a new total amount not-to-exceed $14 million, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Human Services Department's

allocation of American Rescue Plan Act funding. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action
The City Council approved General Construction Job Order Contracting Services Agreement 149736 (Ordinance S-45604) on May 1, 2019.

Location
2739 E. Washington St.
Council District: 8

Responsible Department
This item is submitted by Deputy City Managers Mario Paniagua and Gina Montes, the City Manager's Office, and the City Engineer.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 125

Intergovernmental Agreement with Arizona Department of Transportation for Traffic Signals and Under-Deck Lighting at Interstate 17 and Central Avenue (Ordinance S-48854)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Arizona Department of Transportation, to define the maintenance and operation responsibilities of the traffic signals and under-deck lighting at Interstate 17 and Central Avenue after final completion of the South Central Light Rail project.

Summary
Specifically, the agreement will define the maintenance of and electrical power for the traffic signals and under-deck lighting at Interstate 17 (I-17) and Central Avenue. Light Rail construction will be completed by the end of calendar year 2024.

Contract Term
The agreement will begin on or about July 1, 2022, and remain in effect for successive periods of five years from the effective date.

Financial Impact
There is no financial impact to the City of Phoenix.

Location
I-17 and Central Avenue.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 126

Intergovernmental Agreement with the City of Glendale for the Installation of Vehicle Detection Along Glendale Avenue (Ordinance S-48845)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement with the City of Glendale for the installation of upgraded vehicle detection at four signalized intersections along Glendale Avenue from 43rd to 27th avenues. Further request to grant an exception pursuant to Phoenix City Code 42 -20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18. Additionally, request to authorize the City Controller to disburse all funds related to this item. The total value of this agreement will not exceed $13,365.

Summary

In association with the Maricopa Association of Governments (MAG) System Management and Operations Plan, Phoenix intends to permit the City of Glendale to utilize Phoenix right-of-way to install vehicle detection system upgrades at four City of Phoenix signalized intersections along the Glendale Avenue roadway corridor. The project will be funded from local and federal funds through the utilization of the MAG Transportation Improvement Program Congestion Mitigation and Air Quality Improvement funds. The estimated construction cost is $904,860, which is made up of $853,282 of federal funds, and local matches from the City of Glendale of $51,578 and the City of Phoenix of $13,365.

The detection upgrades are to be installed at 19 signalized intersections along Glendale Avenue, with 4 signals (27th, 35th, 39th and 43rd avenues) located within the City of Phoenix, and 15 signals located within the City of Glendale from the Loop 101 Agua Fria Freeway (L101) to Interstate 17 (I-17). The project includes the removal of existing video detection, removal of existing loop detection at all signals, and installation of new signal detection mounted on the signals within the project limits. The new advanced detection is to be installed preferably on all four approaches, but if restraints are presented, the detection must at least be installed on the two Glendale Avenue approaches. The use of Phoenix right-of-way is limited to the installation of the detection only and does not include access for the purpose of maintenance or operations.

The existing traffic signals along Glendale Avenue between L101 and west of 43rd Avenue are owned by the City of Glendale and were constructed to Glendale standards. The existing traffic signals along Glendale Avenue between 43rd Avenue and west of I-17 are owned by the City of Phoenix and were constructed to Phoenix standards. Both cities will continue to maintain existing operations and maintenance responsibilities of their own traffic signals. The new City of Phoenix detection infrastructure installed at the four signalized intersections will be owned and maintained by Phoenix and the new City of Glendale detection infrastructure installed at the remaining 15 signalized intersections will be owned and maintained by Glendale.

Contract Term
This agreement will become effective as of the date it is approved by all of the parties and remain in effect until all stipulations included in the agreement have been satisfied. The agreement may be amended upon written agreement by all parties.

Financial Impact
The project will be funded from local and federal funds through the utilization of the MAG Transportation Improvement Program Congestion Mitigation and Air Quality Improvement funds. The estimated construction cost is $904,860, which is made up of federal funds of $853,282, and local matches from the City of Glendale of $51,578 and the City of Phoenix of approximately $13,365.

Location
Along Glendale Avenue at 27th, 35th, 39th and 43rd avenues.
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 127

Intergovernmental Agreement with Murphy Elementary School District for the Installation of a Pedestrian Signal on Buckeye Road East of 33rd Avenue (Ordinance S-48868)

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Murphy Elementary School District for funding participation on the installation of a new pedestrian signal on Buckeye Road east of 33rd Avenue. Further request the City Council to grant an exception pursuant to Phoenix City Code section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. Additionally, request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item. The City is anticipated to receive approximately $300,000 from this agreement.

Summary
The Street Transportation Department is partnering with the Murphy Elementary School District to design and construct a High Intensity Activated CrossWalK (HAWK) pedestrian signal on Buckeye Road east of 33rd Avenue. The school district has agreed to contribute the construction costs associated with the new pedestrian signal. The project is currently under design with construction planned in 2023.

Contract Term
The agreement will begin on or about July 1, 2022 and remain in effect until the project is completed.

Financial Impact
The Murphy Elementary School District has agreed to fund construction costs associated with the new pedestrian signal. The school district will be invoiced a not-to-exceed amount up to $300,000, which will be provided to them upon the completion of design. The City has agreed to pay for design estimated at $10,000 and any additional costs above the not-to-exceed amount provided by the school district.

Funding is available in the Street Transportation Department's Capital Improvement Program.

Location
Buckeye Road east of 33rd Avenue.
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 128

Intergovernmental Agreement with Paradise Valley Unified School District for the Installation of a Traffic Control Device at 28th Street and Shea Boulevard (Ordinance S-48874)

Request the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Paradise Valley Unified School District for funding participation on the installation of a traffic control device at 28th Street and Shea Boulevard. Further request to grant an exception pursuant to Phoenix City Code section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. Additionally, request to authorize the City Treasurer to accept, and the City Controller to disburse all funds related to this item. The City is anticipated to receive approximately $300,000 from this agreement.

Summary

The Street Transportation Department is partnering with the Paradise Valley Unified School District to design and construct a traffic control device at 28th Street and Shea Boulevard. The school district has agreed to contribute approximately $300,000 towards the project costs. The City will also design and construct a median on Shea Boulevard between 27th and 30th streets as part of this project, which will be funded by the Street Transportation Department. The project will begin design in Fiscal Year (FY) 2023.

Contract Term

The agreement will begin on or about July 1, 2022 and remain in effect until the project is completed.

Financial Impact

The Paradise Valley Unified School District has agreed to contribute approximately $300,000 towards the cost of the project. The City will cover all other remaining costs associated with this project.

Funding is available in the Street Transportation Department's Capital Improvement Program.

Location
28th Street and Shea Boulevard
Council District: 3

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 129

Intergovernmental Agreement with Gila River Indian Community for Sidewalk Improvements Along Baseline Road from 83rd to 75th Avenues (Ordinance S-48876)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Gila River Indian Community for sidewalk improvements along Baseline Road from 83rd to 75th avenues. Further request to grant an exception pursuant to Phoenix City Code section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. There is no financial impact to the City of Phoenix.

Summary

The Street Transportation Department is collaborating with the Gila River Indian Community (GRIC) on a federal safety grant award that GRIC received to build a sidewalk along Baseline Road from 83rd to 75th avenues. Since members of the GRIC community walk and bike to the transit stop located near Baseline Road and 75th Avenue within City of Phoenix limits, GRIC wanted to make sure safety improvements were done on Baseline Road from 83rd to 75th avenues. The eastern limits of the GRIC project contain about 0.2 miles of City right-of-way. The Intergovernmental Agreement will describe the roles and responsibilities of this partnership, and the project will be managed and lead entirely by the GRIC. See **Attachment A** for project limits and jurisdictional boundaries. The project is in design now with construction planned in early 2023.

Contract Term

The agreement will begin on or about July 1, 2022 and remain in effect until the project is completed.

Financial Impact

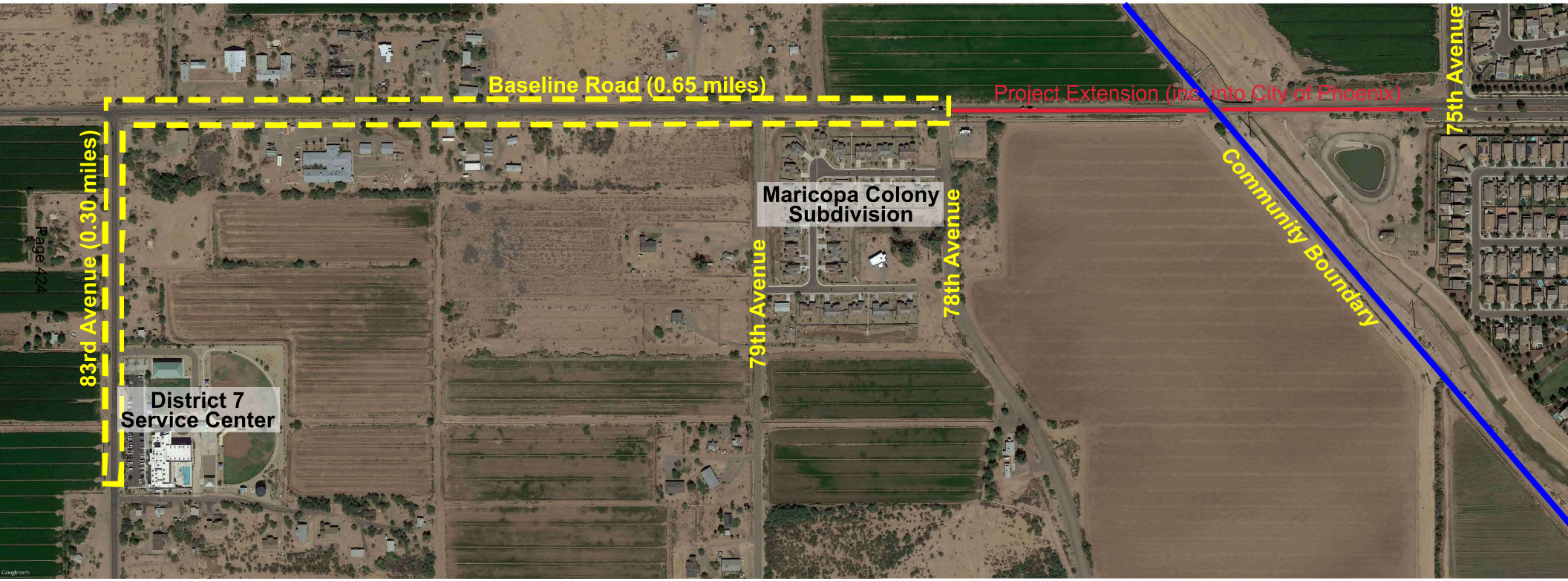
The GRIC will serve as the lead agency and will fund all costs associated with this project, including design, construction and maintenance of the sidewalk. There is no financial impact to the City of Phoenix.

Location
Along Baseline Road, 83rd to 75th avenues.
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

Attachment A

Baseline Road and 83rd Avenue Safety Project



City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 130

Support for Formation of Medlock Place Irrigation Water Delivery District (Resolution 22037)

Request to adopt a resolution to support formation of the Medlock Place Irrigation Water Delivery District through Maricopa County. The proposed Irrigation Water Delivery District includes the single-family residential properties bounded by Pasadena Avenue to the south, Missouri Avenue to the north, 7th Avenue and 3rd Avenue to the west, and Central Avenue to the east. This action has no financial impact to the City of Phoenix.

Summary

Under the provisions of Arizona Revised Statutes (A.R.S.) Chapter 20, Title 48, Irrigation Water Delivery Districts (IWDD), when the majority of the lot or parcel owners entitled to or capable of receiving irrigation water from the same system want irrigation water delivered to their lands, they may propose organization of an IWDD. Maricopa County requires that applicants for an IWDD within City of Phoenix boundaries obtain City Council support before the County will start the process of forming or re-establishing a district.

If approved by the City Council, landowning neighbors seeking an IWDD complete a special taxation impact statement and submit this document to the Maricopa County Board of Supervisors. The Board of Supervisors, along with Salt River Project (SRP), will decide if a petition to organize an IWDD may be circulated. See **Attachment A** for the Consent from SRP to the Board of Supervisors and map of the SRP delivery system.

This request has been reviewed by the Street Transportation and Water Services departments.

Financial Impact

This action has no financial impact to the City of Phoenix.

Public Outreach

On Mar. 29, 2022, the City received a formal written request from City of Phoenix resident Richard Mountjoy, representative for the Medlock Place neighborhood, to

pursue City Council approval to form an IWDD with Maricopa County (**Attachment B**).

Location

The proposed IWDD includes the single-family residential properties bounded by Pasadena Avenue to the south, Missouri Avenue to the north, 7th Avenue and 3rd Avenue to the west, and Central Avenue to the east.
Council District: 4

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Street Transportation and Water Services departments.

Attachment A – Consent from SRP to Board of Supervisors and Map of SRP Delivery System

EXHIBIT "C".

BEFORE THE BOARD OF SUPERVISORS OF MARICOPA COUNTY

In the Matter of the Application and)	**CONSENT OF SALT RIVER PROJECT**
Petition for the Formation of an Irrigation)	**AGRICULTURAL IMPROVEMENT**
Water Delivery District to be known as:)	**AND POWER DISTRICT AND SALT**
Medlock Place Irrigation Water)	**RIVER VALLEY WATER USERS'**
Delivery District of Maricopa County)	**ASSOCIATION, COLLECTIVELY**
	REFERRED TO AS SRP.

TO: THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, STATE OF ARIZONA

Erica Trapp, being first duly sworn upon her oath, deposes and says:

That she is the Director of Water Delivery Services of the SRP.

That the lands to be included within the **Medlock Place** Irrigation Water Delivery District are within the Salt River Project Agricultural Improvement and Power District and the Salt River Valley Water Users' Association.

That the Board of Directors of the Salt River Project Agricultural Improvement and Power District and the Board of Governors of the Salt River Valley Water Users' Association consent to the formation of said Irrigation Water Delivery District and said action was duly authorized by resolutions dated March 5, 2001.

That she has read this Consent and knows the content thereof and that the matters and things contained herein are true and correct to the best of her own knowledge, information, and belief.

Erica Trapp

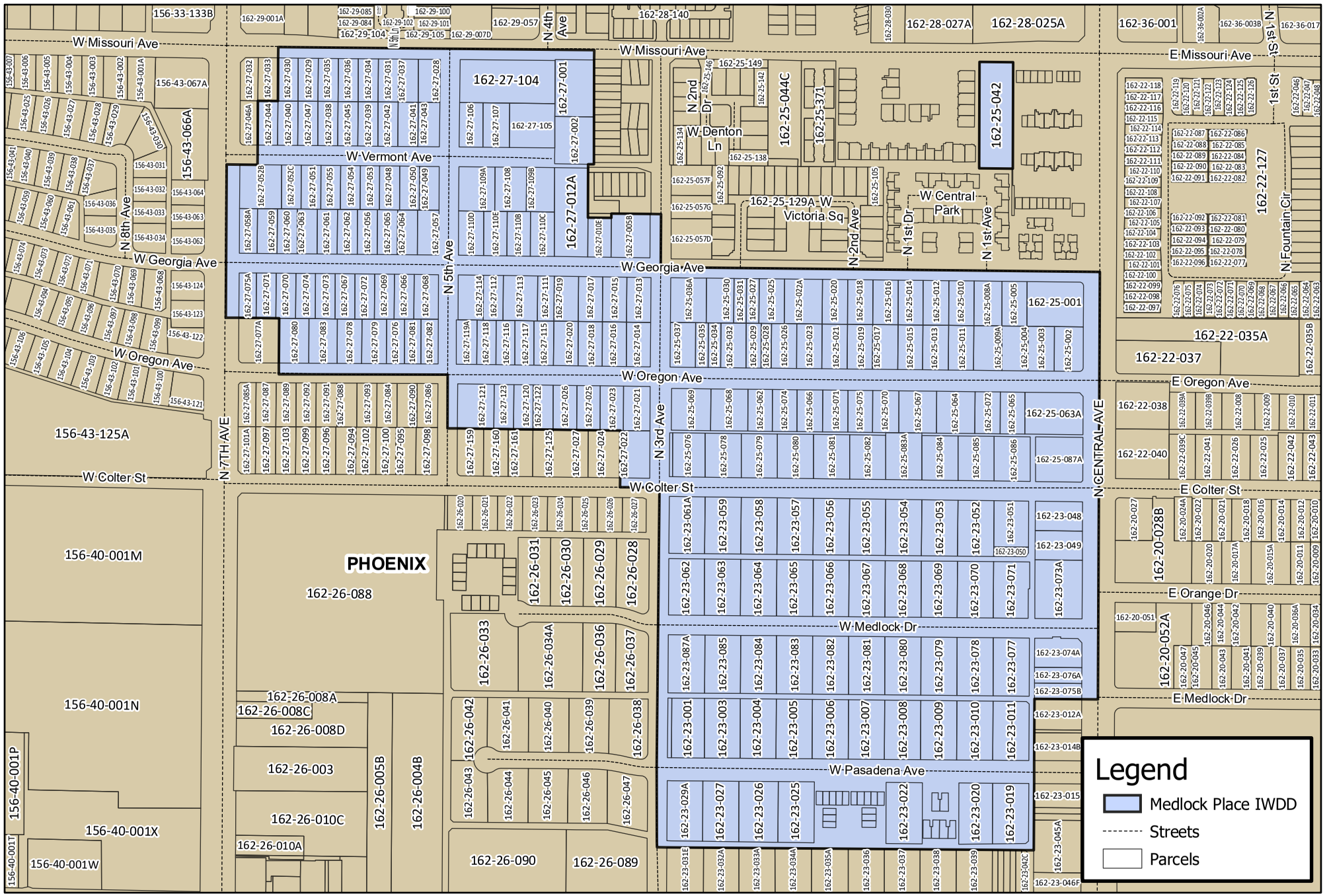
SUBSCRIBED AND SWORN TO before me this 29th day of March, 2022

My commission expires: March 2, 2026

Notary Public

STEPHANIE JO-ANN BERRY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 621201
Expires March 2, 2026

Medlock Place IWDD



Attachment B - Request Letter and Map Submitted by Medlock Place

To: City of Phoenix
CC: Salt River Project
March 29, 2022

From: Richard Mountjoy
RE: Request for Formation of Irrigation Water Delivery District

Dear City of Phoenix,

We as a neighborhood **Medlock Place**, are requesting consent to form an Irrigation Water Delivery District (IWDD) from the **City of Phoenix**. The purpose of an IWDD is to create an equitable distribution of costs associated with the use and maintenance of the private neighborhood irrigation system. This is accomplished using an annual Maricopa County property assessment. We are asking the **City of Phoenix** to pass this request of resolution, authorizing the formation of **Medlock Place IWDD**.

Enclosed you will find Salt River Project's approval along with maps of the proposed district, legal description, and the homeowner list. I will be the representative for the proposed IWDD. Once we receive approval from the **City of Phoenix**, an Impact Statement to form will be sent to the Maricopa County Board of Supervisors to move the process forward. We appreciate your attention to this request. For questions please contact me at the number below.

Sincerely,

Richard Mountjoy
44 W. Colter St.
Phoenix, AZ 85013
rick.mountjoy@gmail.com
602-955-5676

EXHIBIT A

LEGAL DESCRIPTION

All of THE PALMS, a Condominium of the Southeast Quarter of the Southwest Quarter, of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Docket 13852, Page 877, and re-recorded in Docket 14005, page 984;

TOGETHER WITH

The West 100 feet of the East 318 feet of Lot 1, Block 2, of EVANS ADDITION TO ORANGEWOOD, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 2 of Maps, Page 56;

TOGETHER WITH

The North 162.5 feet of Lot 4, Block 2, of EVANS ADDITION TO ORANGEWOOD, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 2 of Maps, Page 56;

TOGETHER WITH

The West 120 feet of the East half of the East half of Lot 20, Block 2, of EVANS ADDITION TO ORANGEWOOD, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 2 of Maps, Page 56;

TOGETHER WITH

Lots 1 through 47, of MEDLOCK PLACE AMENDED, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 16 of Maps, Page 6;

TOGETHER WITH

Lots 48 through 57, Lots 62 through 63, Lot 65, and Lots 68 through 71, of SOUTH MEDLOCK PLACE, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 16 of Maps, Page 42;

TOGETHER WITH

Lots 1 through 6, and Lots 9 through 15, of ORANGEWOOD ESTATES, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 19 of Maps, Page 47; Except the West 122 feet of said Lot 1, and Except the West 61 feet of said Lot 2, and Except the West 130 feet of said Lot 6;

TOGETHER WITH

Lot 2, and Lots 4 through 8, of Block 1, Lots 1 through 8, of Block 2, and Lots 1, 2, 3, and the East 18 feet of Lot 4, Lot 5, and Lot 7, of Block 3, of SOUTH ORANGEWOOD, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 25 of Maps, Page 12; Except the North 19 feet of the West 27 feet of said Lot 4 Block 1, and Except the North 19 feet of the East 46.5 feet of said Lot 6 Block 1, and Except the East 46.5 feet of said Lot 5 Block 1;

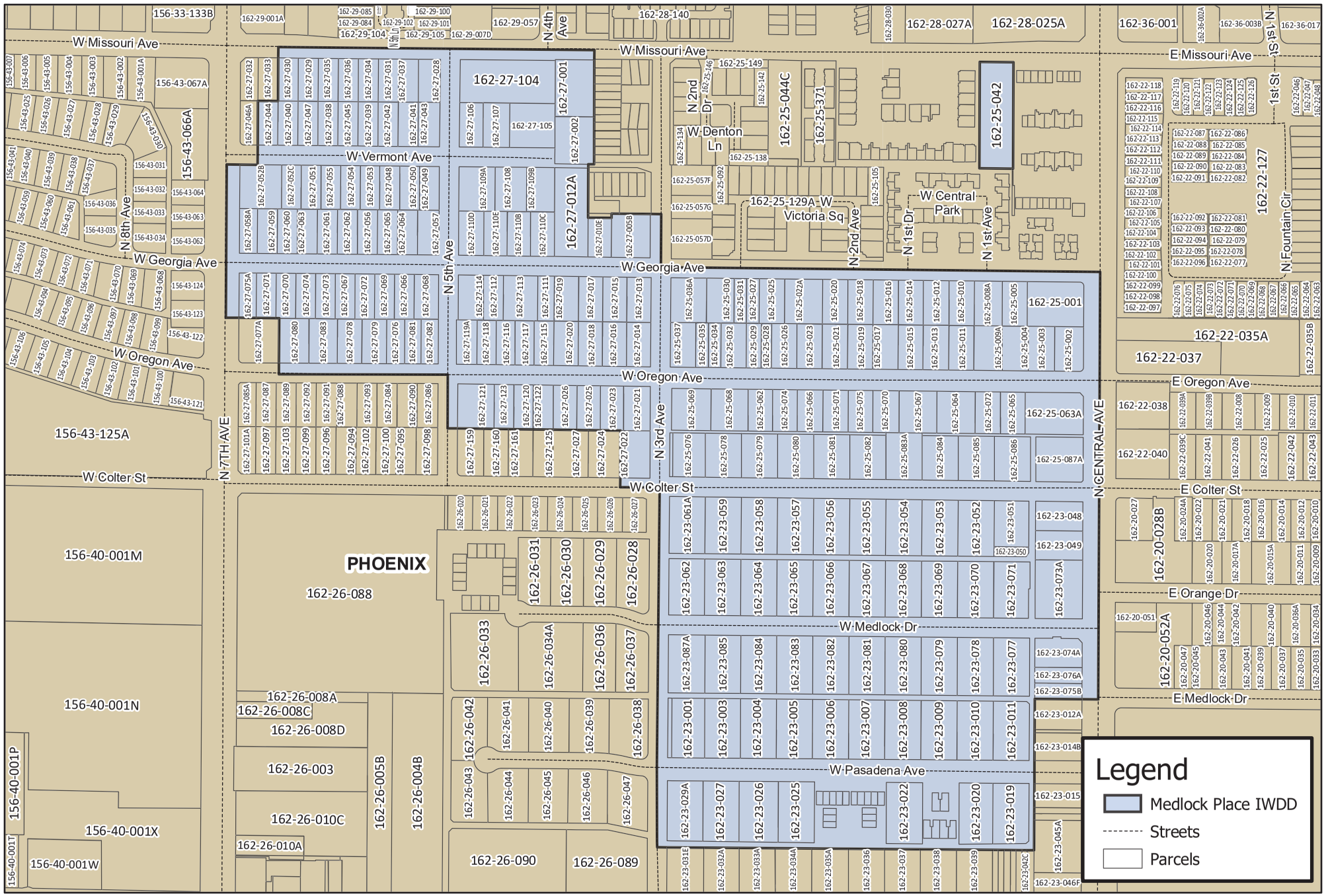
TOGETHER WITH

Lots 1 through 30, of ALDRICH PLACE, a Subdivision of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 26 of Maps, Page 9;

TOGETHER WITH

All of 21 PASADENA, a Horizontal Property Regime of Section 17, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 281 of Maps, Page 42;

Medlock Place IWDD



PROPOSED MEDLOCK PLACE IWDD OWNERSHIP REPORT
2/22/2022

Count	Parcel No	Tax Year	Owner Name	In Care Of	Mailing Address	City State Zip	Situs Address	Situs City Zip	Land FCV	Improvement FCV	Total FCV	Total Assessed FCV	Total Net FCV	Total LPV	Total Assessed Value (LPV)	Net Assessed Value (LPV)	Total Acreage	Average Lot Size
1	162-27-023	2022	2012 VALLARINO FAMILY TRUST	VALLARINO ROBERT A/SARAH C TR	307 W OREGON AVE	PHOENIX AZ 85013	307 W OREGON AVE,	PHOENIX 85013	$90,300	$361,200	$451,500	$22,575	$22,575	$238,155	$11,908	$11,908	0.225	
2	162-23-106	2022	21 W PASADENA LLC		1101 W OCOTILLO RD	PHOENIX AZ 85013	21 W PASADENA AVE,3	PHOENIX 85013	$59,400	$237,800	$297,200	$29,720	$29,720	$113,432	$11,343	$11,343	0.030	
3	162-23-085	2022	360 MAMMOTH LLC		9874 ORANGE LN	ESCONDIDO CA 92029	39 W MEDLOCK DR,	PHOENIX 85013	$239,900	$959,700	$1,199,600	$119,960	$119,960	$478,252	$47,825	$47,825	0.446	
4	162-25-079	2022	38 W COLTER LLC		38 W COLTER ST	PHOENIX AZ 85013	38 W COLTER ST,	PHOENIX 85013	$67,500	$270,300	$337,800	$16,890	$16,890	$216,448	$10,822	$10,822	0.340	
5	162-23-075B	2022	5102 NORTH CENTRAL LLC		5102 N CENTRAL AVE	PHOENIX AZ 85012	5102 N CENTRAL AVE,	PHOENIX 85012	$219,200	$217,700	$436,900	$76,458	$76,458	$231,813	$40,567	$40,567	0.160	
6	162-27-110D	2022	ABE CHOI TRUST	CHOI HYUNG S/ABE ALYSSON H TR	346 W GEORGIA AVE	PHOENIX AZ 85013	346 W GEORGIA AVE,	PHOENIX 85013	$97,300	$389,400	$486,700	$48,670	$48,670	$372,318	$37,232	$37,232	0.228	
7	162-23-080	2022	ALGAR SIMON R/CHEVASSUT SARAH F		21 W MEDLOCK DR	PHOENIX AZ 85013	21 W MEDLOCK DR,	PHOENIX 85013	$102,500	$410,100	$512,600	$51,260	$51,260	$343,805	$34,381	$34,381	0.446	
8	162-27-052B	2022	ALLEN MARIE S		645 W VERMONT AVE	PHOENIX AZ 85013	645 W VERMONT AVE,	PHOENIX 85013	$89,700	$358,900	$448,600	$22,430	$22,430	$260,188	$13,009	$13,009	0.394	
8	162-27-052C	2022	ALLEN MARIE S		645 W VERMONT AVE	PHOENIX AZ 85013			$236,600	$0	$236,600	$35,490	$35,490	$130,130	$19,520	$19,520	0.186	
9	162-23-083	2022	ALLISON CLAUDE F III/KAY L		33 W MEDLOCK DR	PHOENIX AZ 85013	33 W MEDLOCK DR,	PHOENIX 85013	$106,000	$424,300	$530,300	$26,515	$26,515	$350,557	$17,528	$17,528	0.446	
10	162-27-079	2022	ANDREW AND ANN ABRAHAM TRUST		520 W OREGON AVE	PHOENIX AZ 85013	520 W OREGON AVE,	PHOENIX 85013	$97,900	$391,800	$489,700	$24,485	$24,485	$296,031	$14,802	$14,802	0.229	
11	162-27-058A	2022	AZ ADVANCE INVESTING LLC		5501 N 7TH AVE STE 103	PHOENIX AZ 85013	698 W GEORGIA AVE,	PHOENIX 85013	$56,000	$224,000	$280,000	$28,000	$28,000	$173,011	$17,301	$17,301	0.162	
12	162-23-004	2022	BALTUS CORPORATION		201 E SOUTHERN AVE NO 159	APACHE JUNCTION AZ 85119	36 W PASADENA AVE,	PHOENIX 85013	$130,600	$522,500	$653,100	$65,310	$65,310	$219,846	$21,985	$21,985	0.455	
13	162-27-063	2022	BAMBRIDGE JACQUELINE MARIE		532 W GEORGIA AVE	PHOENIX AZ 85013	532 W GEORGIA AVE,	PHOENIX 85013	$75,000	$300,200	$375,200	$22,887	$22,887	$226,052	$13,789	$13,789	0.183	
14	162-25-064	2022	BARKER-DETWILER JUSTIN R/THOMAS A		31 W OREGON AVE	PHOENIX AZ 85013	31 W OREGON AVE,	PHOENIX 85013	$107,300	$429,200	$536,500	$26,825	$26,825	$319,785	$15,989	$15,989	0.346	
15	162-27-067	2022	BEARDEN MELANIE		523 W GEORGIA AVE	PHOENIX AZ 85013	523 W GEORGIA AVE,	PHOENIX 85013	$51,100	$204,400	$255,500	$25,550	$25,550	$158,397	$15,840	$15,840	0.185	
16	162-27-028	2022	BENDEL MARION		540 W WILSHIRE DR	PHOENIX AZ 85003	505 W MISSOURI AVE,	PHOENIX 85013	$54,500	$218,200	$272,700	$27,270	$27,270	$170,001	$17,000	$17,000	0.197	
17	162-25-025	2022	BILBREY BRUCE E/ELLEN L		215 W GEORGIA AVE	PHOENIX AZ 85013	215 W GEORGIA AVE,	PHOENIX 85013	$71,700	$286,800	$358,500	$17,925	$17,925	$197,261	$9,863	$9,863	0.243	
18	162-23-090	2022	BILOTAS EVE		920 E MITCHELL DR UNIT 101	PHOENIX AZ 85013	31 W PASADENA AVE,3	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019	
19	162-27-112	2022	BINDER ANDREA/HAROLD M		55 SHELBY DR NO B3	SEDONA AZ 86336	407 W GEORGIA AVE,	PHOENIX 85013	$52,800	$211,200	$264,000	$26,400	$26,400	$166,651	$16,665	$16,665	0.188	
20	162-25-013	2022	BISH ROGER L		34 W OREGON AVE	PHOENIX AZ 85013	34 W OREGON AVE,	PHOENIX 85013	$81,500	$326,300	$407,800	$40,780	$40,780	$271,112	$27,111	$27,111	0.237	
21	162-25-015	2022	BRENTON SHAUN G/HARRY S JR TR		44 W OREGON AVE	PHOENIX AZ 85013	44 W OREGON AVE,	PHOENIX 85013	$79,200	$316,800	$396,000	$39,600	$39,600	$263,135	$26,314	$26,314	0.233	
22	162-23-022	2022	BRIAN ALEXANDER WORRALL AND REBECCA JEANES WORRALL TRUST		23 W PASADENA AVE	PHOENIX AZ 850132001	23 W PASADENA AVE,	PHOENIX 85013	$125,900	$503,700	$629,600	$31,480	$31,480	$530,703	$26,535	$26,535	0.465	
23	162-23-095	2022	BROOKS BENTLEY Y/MONICA B TR		1515 BOLERO DR	CARSON CITY NV 89703	31 W PASADENA AVE,8	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019	
24	162-23-056	2022	BROWN KYLE S/AMY E		19 W COLTER ST	PHOENIX AZ 85013	19 W COLTER ST,	PHOENIX 85013	$153,500	$614,000	$767,500	$38,375	$38,375	$458,455	$22,923	$22,923	0.437	
25	162-23-008	2022	BROWN LISA ALLISON TR		24 W PASADENA AVE	PHOENIX AZ 85013	24 W PASADENA AVE,	PHOENIX 85013	$115,200	$461,100	$576,300	$57,630	$57,630	$441,747	$44,175	$44,175	0.455	
26	162-27-001	2022	BROWN THOMAS J		335 W MISSOURI	PHOENIX AZ 85013	335 W MISSOURI AVE,	PHOENIX 85013	$94,100	$376,600	$470,700	$47,070	$47,070	$336,861	$33,686	$33,686	0.478	
27	162-27-119	2022	BRYCK DREW MICHAEL GARY		498 W OREGON AVE	PHOENIX AZ 85013	498 W OREGON AVE,	PHOENIX 85013	$80,200	$321,000	$401,200	$40,120	$40,120	$287,108	$28,711	$28,711	0.184	
28	162-23-054	2022	BURGHART WILLIAM T/KATHRYN M		15 W COLTER ST	PHOENIX AZ 85013	15 W COLTER ST,	PHOENIX 85013	$122,900	$491,700	$614,600	$30,730	$30,730	$355,407	$17,770	$17,770	0.437	
29	162-27-043	2022	BUSHU-DANG FAMILY TRUST	DANG CHRISTOPHER T/BUSHU BREANNE L TR	502 W VERMONT AVE	PHOENIX AZ 85013	502 W VERMONT AVE,	PHOENIX 85013	$60,200	$241,000	$301,200	$15,060	$15,060	$188,669	$9,433	$9,433	0.199	
30	162-23-063	2022	CAMERON SHERRY J/HARRELL		300 W OREGON AVE	PHOENIX AZ 85013	40 W MEDLOCK DR,	PHOENIX 85013	$94,800	$379,300	$474,100	$23,705	$23,705	$285,234	$14,262	$14,262	0.432	
31	162-25-074	2022	CASTAN ROBERT A/LEHMANN CALEB P		117 W OREGON AVE	PHOENIX AZ 85013	117 W OREGON AVE,	PHOENIX 85013	$74,200	$297,100	$371,300	$37,130	$37,130	$233,143	$23,314	$23,314	0.221	
32	162-25-014	2022	CB & J REVOCABLE TRUST	BURGGRAF CHAD K/JENNIFER MARIA LARSON TR	45 W GEORGIA AVE	PHOENIX AZ 85013	45 W GEORGIA AVE,	PHOENIX 85013	$102,400	$409,900	$512,300	$51,230	$51,230	$348,364	$34,836	$34,836	0.238	
33	162-25-071	2022	CEIMO CHRISTOPHER J		73 W OREGON AVE	PHOENIX AZ 85013	73 W OREGON AVE,	PHOENIX 85013	$56,600	$226,600	$283,200	$14,160	$14,160	$184,387	$9,219	$9,219	0.232	
34	162-25-081	2022	CHAPMAN EILYNN J		20 W COLTER ST	PHOENIX AZ 85013	20 W COLTER ST,	PHOENIX 85013	$88,000	$352,100	$440,100	$22,005	$22,005	$284,116	$14,206	$14,206	0.344	
35	162-23-009	2022	CHIMENE-WEISS SARA ALIZA		20 W PASADENA AVE	PHOENIX AZ 85013	20 W PASADENA AVE,	PHOENIX 85013	$95,900	$383,700	$479,600	$23,980	$23,980	$348,089	$17,404	$17,404	0.455	
36	162-25-027	2022	CHOPKO TRUST	MARIA CHOPKO/ANNA MARIA LYLYK TR	217 W GEORGIA AVE	PHOENIX AZ 85013	217 W GEORGIA AVE,	PHOENIX 85013	$36,800	$286,500	$323,300	$16,165	$11,977	$183,295	$9,165	$4,977	0.122	
36	162-25-031	2022	CHOPKO TRUST	MARIA CHOPKO/ANNA MARIA LYLYK TR	217 W GEORGIA AVE	PHOENIX AZ 85013	217 W GEORGIA AVE,	PHOENIX 85013	$34,800	$0	$34,800	$1,740	$1,740	$19,059	$953	$953	0.115	
37	162-23-065	2022	CIESZKOWSKI KEVIN J/NIGHSWONGER CHANTELL M		34 W MEDLOCK DR	PHOENIX AZ 85013	34 W MEDLOCK DR,	PHOENIX 85013	$106,000	$424,200	$530,200	$26,510	$26,510	$391,822	$19,591	$19,591	0.432	
38	162-27-038	2022	CIESZKOWSKI KEVIN JANUSZ		2819 BAKER ST UNIT 1	SAN FRANCISCO CA 94123	522 W VERMONT AVE,	PHOENIX 85013	$57,200	$229,100	$286,300	$14,315	$14,315	$176,259	$8,813	$8,813	0.186	
39	162-23-049	2022	CIRCLE ROAD CAPITAL LLC		5134 N CENTRAL AVE STE 200	PHOENIX AZ 85012	5134 N CENTRAL AVE,	PHOENIX 85012	$318,900	$248,800	$567,700	$99,348	$99,348	$517,734	$90,603	$90,603	0.297	
39	162-23-050	2022	CIRCLE ROAD CAPITAL LLC		5134 N CENTRAL AVE STE 200	PHOENIX AZ 85012	3 W COLTER ST,	PHOENIX 85013	$73,900	$0	$73,900	$12,933	$12,933	$30,945	$5,415	$5,415	0.069	
39	162-23-051	2022	CIRCLE ROAD CAPITAL LLC		5134 N CENTRAL AVE STE 200	PHOENIX AZ 85012	7 W COLTER ST,	PHOENIX 85013	$370,200	$152,700	$522,900	$91,508	$91,508	$249,008	$43,576	$43,576	0.345	
40	162-27-110C	2022	CLARK RONALD C/PHILOMENA J TR		328 W GEORGIA AVE	PHOENIX AZ 85013	328 W GEORGIA AVE,	PHOENIX 85013	$85,000	$340,000	$425,000	$42,500	$42,500	$318,539	$31,854	$31,854	0.214	
41	162-27-029	2022	COBB LINDA L		533 W MISSOURI AVE	PHOENIX AZ 85013	533 W MISSOURI AVE,	PHOENIX 85013	$55,300	$221,400	$276,700	$13,835	$13,835	$175,227	$8,761	$8,761	0.185	
42	162-23-094	2022	CONKLIN JOHN G		6170 W EVANS DR	GLENDALE AZ 85306	31 W PASADENA AVE,7	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.020	

PROPOSED MEDLOCK PLACE IWDD OWNERSHIP REPORT
2/22/2022

43	162-23-100	2022	CONNEELY MICHAEL		31 W PASADENA AVE UNIT 13	PHOENIX AZ 85013	31 W PASADENA AVE,13	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.020
44	162-27-060	2022	COOLEDGE JEFFREY W		536 W GEORGIA AVE	PHOENIX AZ 85013	536 W GEORGIA AVE,	PHOENIX 85013	$62,300	$249,200	$311,500	$31,150	$31,150	$203,446	$20,345	$20,345	0.190
45	162-27-054	2022	COOPER EARLA ANITA		523 W VERMONT ST	PHOENIX AZ 85013	523 W VERMONT AVE,	PHOENIX 85013	$61,800	$247,400	$309,200	$15,460	$15,460	$205,661	$10,283	$10,283	0.189
46	162-23-103	2022	COPELAND CIARA		31 W PASADENA AVE UNIT 16	PHOENIX AZ 85013	31 W PASADENA AVE,16	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.018
47	162-27-059	2022	COULTER PATRICIA J		540 W GEORGIA AVE	PHOENIX AZ 85013	540 W GEORGIA AVE,	PHOENIX 85013	$54,300	$217,400	$271,700	$13,585	$13,585	$171,829	$8,591	$8,591	0.188
48	162-25-084	2022	DAVIDON ALAN/PAULA		14 W COLTER ST	PHOENIX AZ 85013	14 W COLTER ST,	PHOENIX 85013	$103,700	$414,800	$518,500	$25,925	$25,925	$408,221	$20,411	$20,411	0.347
49	162-23-052	2022	DE SAINT-ANTOINE MARTHA TR		11 W COLTER ST	PHOENIX AZ 85013	11 W COLTER ST,	PHOENIX 85013	$105,700	$423,000	$528,700	$26,435	$26,435	$379,706	$18,985	$18,985	0.428
50	162-27-069	2022	DEGRAW ANNE M		519 W GEORGIA AVE	PHOENIX AZ 85013	519 W GEORGIA AVE,	PHOENIX 85013	$69,500	$278,200	$347,700	$17,385	$17,385	$229,448	$11,472	$11,472	0.191
51	162-25-022A	2022	DEGRAW FAMILY TRUST	DEGRAW RICHARD/REGINA A TR	127 W GEORGIA AVE	PHOENIX AZ 85013	127 W GEORGIA AVE,	PHOENIX 85013	$104,500	$418,100	$522,600	$26,130	$26,130	$287,881	$14,394	$14,394	0.358
52	162-27-113	2022	DIANA KATHLEEN KILBER LIVING TRUST		335 W GEORGIA AVE	PHOENIX AZ 85013	335 W GEORGIA AVE,	PHOENIX 85013	$101,100	$404,500	$505,600	$40,701	$40,701	$168,429	$13,643	$13,643	0.318
53	162-25-075	2022	DIANE AND J B DONALDSON FAMILY TRUST	JAMES B DONALDSON II TRUSTEE	50 W OREGON AVE	PHOENIX AZ 85013	53 W OREGON AVE,	PHOENIX 85013	$72,600	$290,400	$363,000	$36,300	$36,300	$248,396	$24,840	$24,840	0.218
54	162-27-012A	2022	DILLEY EVERETT RUSSELL/BRYANT JULIE TR		318 W GEORGIA AVE	PHOENIX AZ 85013	318 W GEORGIA AVE,	PHOENIX 85013	$116,800	$467,200	$584,000	$29,200	$29,200	$176,705	$8,835	$8,835	0.629
55	162-23-087A	2022	DIMATTEO KYLE		45 W MEDLOCK DR	PHOENIX AZ 85013	45 W MEDLOCK DR,	PHOENIX 85013	$140,900	$563,800	$704,700	$70,470	$70,470	$553,869	$55,387	$55,387	0.445
56	162-27-005B	2022	DINES WILLIAM R V/LEAH C		5302 N 3RD AVE	PHOENIX AZ 85013	5302 N 3RD AVE,	PHOENIX 85013	$139,300	$557,400	$696,700	$34,835	$34,835	$596,300	$29,815	$29,815	0.364
57	162-25-019	2022	DONALDSON JAMES B II TR		50 W OREGON AVE	PHOENIX AZ 85013	104 W OREGON AVE,	PHOENIX 85013	$79,200	$316,800	$396,000	$39,600	$39,600	$259,441	$25,944	$25,944	0.235
58	162-25-017	2022	DONALDSON JAMES BRUCE/DIANE BOAN		50 W OREGON AVE	PHOENIX AZ 85013	50 W OREGON AVE,	PHOENIX 85013	$76,900	$307,900	$384,800	$38,480	$38,480	$260,535	$26,054	$26,054	0.237
59	162-25-020	2022	DUNNIGAN DIANA LOURINE		121 W GEORGIA AVE	PHOENIX AZ 85013	121 W GEORGIA AVE,	PHOENIX 85013	$89,400	$357,900	$447,300	$44,730	$44,730	$293,769	$29,377	$29,377	0.241
60	162-27-036	2022	EDMONSON KELLY SHEA/DEBRA REAY		523 W MISSOURI AVE	PHOENIX AZ 85013	523 W MISSOURI AVE,	PHOENIX 85013	$65,600	$262,500	$328,100	$32,810	$32,810	$233,370	$23,337	$23,337	0.188
61	162-27-031	2022	EDWARDS FINANCIAL LLC		512 W VERMONT AVE	PHOENIX AZ 85013	513 W MISSOURI AVE,	PHOENIX 85013	$58,700	$235,000	$293,700	$29,370	$29,370	$186,177	$18,618	$18,618	0.182
62	162-27-042	2022	EDWARDS TRUST	EDWARDS JUDITH ANN TR	512 W VERMONT AVE	PHOENIX AZ 85013	512 W VERMONT AVE,	PHOENIX 85013	$60,900	$243,900	$304,800	$30,480	$30,480	$204,627	$20,463	$20,463	0.186
63	162-23-019	2022	EVELAND PROPERTIES INC		15 W PASADENA AVE	PHOENIX AZ 85013	11 W PASADENA AVE,	PHOENIX 85013	$345,700	$330,800	$676,500	$67,650	$67,650	$459,636	$45,964	$45,964	0.458
63	162-23-020	2022	EVELAND PROPERTIES INC		15 W PASADENA AVE	PHOENIX AZ 85013	15 W PASADENA AVE,	PHOENIX 85013	$348,800	$352,400	$701,200	$70,120	$70,120	$469,240	$46,924	$46,924	0.462
64	162-27-071	2022	FITZ-SIMMONS DONALD L		PO BOX 34803	PHOENIX AZ 85067	543 W GEORGIA AVE,	PHOENIX 85013	$58,800	$235,400	$294,200	$29,420	$29,420	$201,969	$20,197	$20,197	0.190
65	162-27-047	2022	FLADING KELLY R		528 W VERMONT AVE	PHOENIX AZ 85013	528 W VERMONT AVE,	PHOENIX 85013	$77,100	$308,600	$385,700	$19,285	$19,285	$222,829	$11,141	$11,141	0.185
66	162-27-074	2022	FNB TRUST	BENNETT FREDERICK LEWERS/NANCY JANE CO-TR	533 W GEORGIA AVE	PHOENIX AZ 85013	533 W GEORGIA AVE,	PHOENIX 85013	$62,400	$249,600	$312,000	$15,600	$15,600	$209,504	$10,475	$10,475	0.187
67	162-23-003	2022	FRAZELLE MELISSA LEIGH/KING PAUL ERDMAN		38 W PASADENA AVE	PHOENIX AZ 85013	38 W PASADENA AVE,	PHOENIX 85013	$111,700	$447,100	$558,800	$27,940	$27,940	$365,691	$18,285	$18,285	0.455
68	162-23-001	2022	GALVARIN SUSAN J/DAVID A		42 W PASADENA AVE	PHOENIX AZ 85013	42 W PASADENA AVE,	PHOENIX 85013	$100,400	$457,800	$558,200	$27,910	$27,910	$319,279	$15,964	$15,964	0.393
68	162-23-002	2022	GALVARIN SUSAN J/DAVID A		42 W PASADENA AVE	PHOENIX AZ 85013	42 W PASADENA AVE,	PHOENIX 85013	$13,900	$0	$13,900	$1,390	$1,390	$7,535	$754	$754	0.055
69	162-27-073	2022	GANNON MICHAEL EDWARD/BRENDA RUDE		527 W GEORGIA AVE	PHOENIX AZ 85013	527 W GEORGIA AVE,	PHOENIX 85013	$74,100	$296,600	$370,700	$18,535	$18,535	$195,301	$9,765	$9,765	0.190
70	162-25-030	2022	GEORGIA AVENUE TRUST	NORTHERN ARIZONA FIDUCIARIES INC TR	101 E GURLEY ST SUITE 211	PRESCOTT AZ 86301	225 W GEORGIA AVE,	PHOENIX 85013	$77,400	$309,900	$387,300	$38,730	$38,730	$231,519	$23,152	$23,152	0.264
71	162-23-064	2022	GOLISCH TARA F/HOFFMAN DAREK L		38 W MEDLOCK DR	PHOENIX AZ 85013	38 W MEDLOCK DR,	PHOENIX 85013	$176,000	$704,300	$880,300	$44,015	$44,015	$510,592	$25,530	$25,530	0.432
72	162-23-107	2022	GORDON THOMPSON TRUST		21 W PASADENA AVE UNIT 4	PHOENIX AZ 85013	21 W PASADENA AVE,4	PHOENIX 85013	$59,400	$237,800	$297,200	$29,720	$29,720	$113,432	$11,343	$11,343	0.029
73	162-23-089	2022	GRACE LIGHT PROPERTIES LLC		214 E MEDLOCK DR	PHOENIX AZ 85012	31 W PASADENA AVE,2	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019
74	162-25-009A	2022	GRANT S COOPER AND RACHEL L COOPER LIVING TRUST		22 W OREGON AVE	PHOENIX AZ 85013	22 W OREGON AVE,	PHOENIX 85013	$84,300	$337,500	$421,800	$42,180	$42,180	$286,824	$28,682	$28,682	0.267
75	162-27-045	2022	GREGORY R SMITH AND JENNIFER A ROBERTSON REVOCABLE TRUST		520 W VERMONT AVE	PHOENIX AZ 85013	520 W VERMONT AVE,	PHOENIX 85013	$71,600	$286,500	$358,100	$35,810	$35,810	$223,351	$22,335	$22,335	0.188
76	162-23-098	2022	GROUND TIFFANY H		31 W PASADENA AVE #11	PHOENIX AZ 85013	31 W PASADENA AVE,11	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019
77	162-25-012	2022	GUALTIERE SAMUEL/PAULA		33 W GEORGIA AVE	PHOENIX AZ 85013	33 W GEORGIA AVE,	PHOENIX 85013	$83,200	$333,100	$416,300	$41,630	$41,630	$258,324	$25,832	$25,832	0.240
78	162-27-037	2022	HAFFNER ERIC		301 W PASADENA AVE UNIT 9	PHOENIX AZ 850132343	509 W MISSOURI AVE,	PHOENIX 85013	$72,700	$291,100	$363,800	$36,380	$36,380	$250,429	$25,043	$25,043	0.184
79	162-25-062	2022	HAGLUND JOEL W & NORMA L		125 W OREGON	PHOENIX AZ 85013	125 W OREGON AVE,	PHOENIX 85013	$87,300	$349,500	$436,800	$43,680	$43,680	$304,357	$30,436	$30,436	0.226
80	162-25-065	2022	HALL ROBERTA S/RUNYON JONATHAN B TR		5 W OREGON	PHOENIX AZ 85013	5 W OREGON AVE,	PHOENIX 85013	$76,200	$304,900	$381,100	$19,055	$19,055	$252,427	$12,621	$12,621	0.225
81	162-27-122	2022	HAMPSON DALE H TR/JUDITH A		1929 N 18TH RD	STREATOR IL 61364	329 W OREGON AVE,	PHOENIX 85013	$51,800	$207,500	$259,300	$25,930	$25,930	$159,863	$15,986	$15,986	0.189
82	162-23-048	2022	HARRIS-SHCOLNIK PROPERTIES LLC		P O BOX 36842	PHOENIX AZ 85067	5144 N CENTRAL AVE,	PHOENIX 85012	$409,900	$199,800	$609,700	$106,698	$106,698	$415,608	$72,731	$72,731	0.297
83	162-27-049	2022	HARTER DOUGLAS J		120 W OREGON AVE	PHOENIX AZ 85013	501 W VERMONT AVE,	PHOENIX 85013	$70,700	$283,100	$353,800	$17,690	$17,690	$239,349	$11,967	$11,967	0.196
84	162-25-023	2022	HARTER JEANNE H		114 W OREGON AVE	PHOENIX AZ 85013	114 W OREGON AVE,	PHOENIX 85013	$71,100	$284,600	$355,700	$17,785	$17,785	$231,962	$11,598	$11,598	0.236
85	162-25-072	2022	HAWKINS H REX/REBECCA J TR		21 W OREGON AVE	PHOENIX AZ 85012	21 W OREGON AVE,	PHOENIX 85013	$63,900	$255,800	$319,700	$15,985	$15,985	$165,978	$8,299	$8,299	0.236
86	162-27-055	2022	HAYDEN SHARON LEE TR		525 W VERMONT	PHOENIX AZ 85013	525 W VERMONT AVE,	PHOENIX 85013	$72,800	$291,400	$364,200	$36,420	$36,420	$246,292	$24,629	$24,629	0.188
87	162-27-040	2022	HENRY SUSAN		536 W VERMONT AVE	PHOENIX AZ 85013	536 W VERMONT AVE,	PHOENIX 85013	$61,700	$246,900	$308,600	$30,860	$30,860	$207,731	$20,773	$20,773	0.191
88	162-25-042	2022	HERNANDEZ ALICIA		13 W MISSOURI AVE	PHOENIX AZ 85013	13 W MISSOURI AVE,	PHOENIX 85013	$118,900	$475,900	$594,800	$59,480	$59,480	$408,516	$40,852	$40,852	0.763
88	162-27-039	2022	HERNANDEZ ALICIA		516 W VERMONT AVE	PHOENIX AZ 85013	516 W VERMONT AVE,	PHOENIX 85013	$64,800	$259,500	$324,300	$32,430	$32,430	$216,595	$21,660	$21,660	0.186

PROPOSED MEDLOCK PLACE IWDD OWNERSHIP REPORT
2/22/2022

89	162-27-117	2022	HINDS DONALD TRENT		334 W OREGON AVE	PHOENIX AZ 85013	334 W OREGON AVE,	PHOENIX 85013	$80,600	$322,700	$403,300	$40,330	$40,330	$275,694	$27,569	$27,569	0.184
90	162-27-021	2022	HOIDAL THOMAS M		301 W OREGON AVE	PHOENIX AZ 85013	301 W OREGON AVE,	PHOENIX 85013	$83,100	$332,400	$415,500	$20,775	$20,775	$246,065	$12,303	$12,303	0.226
91	162-23-061A	2022	JACKSON BILL D/JUANITA G		41 W COLTER ST	PHOENIX AZ 85013	41 W COLTER ST,	PHOENIX 85013	$107,100	$428,400	$535,500	$26,775	$26,775	$432,305	$21,615	$21,615	0.440
92	162-23-099	2022	JAMES NUBIA		31 W PASADENA AVE NO 12	PHOENIX AZ 85013	31 W PASADENA AVE,12	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$87,909	$8,791	$8,791	0.019
93	162-25-067	2022	JANSON ROBERT L/JODEE B		41 W OREGON AVE	PHOENIX AZ 85013	41 W OREGON AVE,	PHOENIX 85013	$113,300	$453,500	$566,800	$56,680	$56,680	$346,907	$34,691	$34,691	0.346
94	162-23-029A	2022	JARAMILLO LIVING TRUST	JARAMILLO ERNEST GERALD III/SARA LETICIA TR	43 W PASADENA AVE	PHOENIX AZ 85013	43 W PASADENA AVE,	PHOENIX 85013	$101,800	$407,300	$509,100	$25,455	$25,455	$377,934	$18,897	$18,897	0.463
95	162-23-104	2022	JEFFERSON JOSHUA		21 W PASADENA AVE UNIT 1	PHOENIX AZ 85013	21 W PASADENA AVE,1	PHOENIX 85013	$59,400	$237,800	$297,200	$29,720	$29,720	$113,432	$11,343	$11,343	0.030
96	162-27-065	2022	JIMENEZ FAMILY TRUST	JIMENEZ TERESA E TR	510 W GEORGIA AVE	PHOENIX AZ 85013	510 W GEORGIA AVE,	PHOENIX 85013	$66,700	$266,900	$333,600	$16,680	$16,680	$156,508	$7,825	$7,825	0.185
97	162-25-029	2022	JLK TRUST	KOHRS JOHN P/LEIGH A TR	220 W OREGON AVE	PHOENIX AZ 85013	220 W OREGON AVE,	PHOENIX 85013	$39,300	$0	$39,300	$1,965	$1,965	$20,981	$1,049	$1,049	0.144
97	162-25-032	2022	JLK TRUST	KOHRS JOHN P/LEIGH A TR	220 W OREGON AVE	PHOENIX AZ 85013	128 W OREGON AVE,	PHOENIX 85013	$61,000	$527,900	$588,900	$29,445	$29,445	$354,314	$17,716	$17,716	0.223
97	162-25-034	2022	JLK TRUST	KOHRS JOHN P/LEIGH A TR	220 W OREGON AVE	PHOENIX AZ 85013	134 W OREGON AVE,	PHOENIX 85013	$31,600	$0	$31,600	$1,580	$1,580	$16,844	$842	$842	0.115
98	162-27-081	2022	JON LEE SCHMITZ TRUST		504 W OREGON AVE	PHOENIX AZ 85013	504 W OREGON AVE,	PHOENIX 85013	$78,500	$314,100	$392,600	$19,630	$19,630	$237,531	$11,877	$11,877	0.157
99	162-23-093	2022	JONATHAN A HILTON FAMILY LIVING TRUST		1943 W MARSHALL AVE	PHOENIX AZ 85015	31 W PASADENA AVE,6	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.018
100	162-27-014	2022	JONATHAN D KETCHAM LIVING TRUST		300 W OREGON AVE	PHOENIX AZ 85013	300 W OREGON AVE,	PHOENIX 85013	$110,700	$443,100	$553,800	$55,380	$55,380	$423,734	$42,373	$42,373	0.222
101	162-23-097	2022	JONES MALLORY		31 W PASADENA AVE NO 10	PHOENIX AZ 85013	31 W PASADENA AVE,10	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.020
102	162-23-108	2022	JORGENSEN JILLIAN		21 W PASADENA AVE 5	PHOENIX AZ 85013	21 W PASADENA AVE,5	PHOENIX 85013	$59,400	$237,800	$297,200	$29,720	$29,720	$113,432	$11,343	$11,343	0.031
103	162-23-074A	2022	KEY SOUTH LIMITED LIABILITY COMPANY		PO BOX 69	MANHATTAN KS 66505	5110 N CENTRAL AVE,	PHOENIX 85012	$405,600	$833,200	$1,238,800	$216,790	$216,790	$908,182	$158,932	$158,932	0.293
103	162-23-006	2022	KEY SOUTH LLC		1010 WESTLOOP PL	MANHATTAN KS 66502	30 W PASADENA AVE,	PHOENIX 85013	$116,300	$465,500	$581,800	$58,180	$58,180	$384,304	$38,430	$38,430	0.455
104	162-25-069	2022	KHAN NADIA/SABEEN/AYAZ		143 W OREGON AVE	PHOENIX AZ 85013	143 W OREGON AVE,	PHOENIX 85013	$82,400	$329,900	$412,300	$41,230	$41,230	$281,420	$28,142	$28,142	0.356
105	162-27-025	2022	KOHRS LELAND G/MARIE P TR		311 W OREGON	PHOENIX AZ 85013	311 W OREGON AVE,	PHOENIX 85013	$74,900	$299,700	$374,600	$37,460	$37,460	$254,566	$25,457	$25,457	0.232
106	162-23-088	2022	KOPECKY VICTORIA ANNE		31 W PASADENA AVE UNIT 1	PHOENIX AZ 85013	31 W PASADENA AVE,1	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019
107	162-27-120	2022	KROHN FAMILY TRUST	KROHN BRADLEY A/CATHERINE L CO-TR	4920 E. CROCUS DR.	SCOTTSDALE AZ 85254	333 W OREGON AVE,	PHOENIX 85013	$62,600	$250,400	$313,000	$31,300	$31,300	$204,184	$20,418	$20,418	0.190
108	162-23-055	2022	KRUCKENBERG BRIAN/GINA		17 W COLTER STREET	PHOENIX AZ 85013	17 W COLTER ST,	PHOENIX 85013	$114,500	$458,300	$572,800	$28,640	$28,640	$291,367	$14,568	$14,568	0.429
109	162-25-010	2022	LADOW AMY/ROBERTS AARON		121 W ORCHID LN	PHOENIX AZ 850214538	27 W GEORGIA AVE,	PHOENIX 85013	$66,100	$264,700	$330,800	$33,080	$33,080	$213,788	$21,379	$21,379	0.241
110	162-27-010E	2022	LANGE EDWARD KENNY		310 W GEORGIA AVE	PHOENIX AZ 85013	310 W GEORGIA AVE,	PHOENIX 85013	$65,800	$263,500	$329,300	$16,465	$16,465	$197,436	$9,872	$9,872	0.205
111	162-23-073A	2022	LATIGO INVESTMENTS LLC		14301 N 87TH ST SUITE 119	SCOTTSDALE AZ 85260	5120 N CENTRAL AVE,	PHOENIX 85012	$731,900	$921,000	$1,652,900	$289,258	$289,258	$1,211,739	$212,054	$212,054	0.594
112	162-27-080	2022	LIND REAL ESTATE HOLDINGS LLC		317 W LAWRENCE RD	PHOENIX AZ 85013	538 W OREGON AVE,	PHOENIX 85013	$313,800	$0	$313,800	$54,915	$54,915	$149,789	$26,213	$26,213	0.257
113	162-27-026	2022	LINDNER TRUST	LINDNER WILLIAM R/JOAN ELLEN TR	321 W OREGON AVE	PHOENIX AZ 85013	321 W OREGON AVE,	PHOENIX 85013	$95,400	$381,900	$477,300	$47,730	$47,730	$400,391	$40,039	$40,039	0.235
114	162-27-123	2022	LISA P PIERSON TRUST		337 W OREGON AVE	PHOENIX AZ 85013	337 W OREGON AVE,	PHOENIX 85013	$61,600	$246,700	$308,300	$15,415	$15,415	$200,195	$10,010	$10,010	0.185
115	162-23-071	2022	LONGMIRE LINDA S		14 W MEDLOCK DR	PHOENIX AZ 85012	14 W MEDLOCK DR,	PHOENIX 85013	$77,200	$308,800	$386,000	$19,300	$19,300	$262,545	$13,127	$13,127	0.432
116	162-27-016	2022	LOOPER DIANE		304 W OREGON	PHOENIX AZ 85013	304 W OREGON AVE,	PHOENIX 85013	$79,500	$318,000	$397,500	$19,875	$19,875	$279,682	$13,984	$13,984	0.220
117	162-27-044	2022	LOPEZ ISAAC A		648 W VERMONT AVE	PHOENIX AZ 85013	648 W VERMONT AVE,	PHOENIX 85013	$56,600	$226,400	$283,000	$14,150	$14,150	$180,250	$9,013	$9,013	0.195
118	162-27-075A	2022	LOPEZ RAMIRO/JASSO PATRICIA RAMIREZ		3848 S AVONDALE BLVD	TOLLESON AZ 85353	699 W GEORGIA AVE,	PHOENIX 85013	$69,900	$279,600	$349,500	$34,950	$34,950	$207,237	$20,724	$20,724	0.172
119	162-27-013	2022	LOVECCHIO FAMILY TRUST	LOVECCHIO FRANK/ANU TR	301 W GEORGIA AVE	PHOENIX AZ 85013	301 W GEORGIA AVE,	PHOENIX 85013	$113,800	$455,500	$569,300	$28,465	$28,465	$507,654	$25,383	$25,383	0.223
120	162-25-011	2022	LUBA FAMILY TRUST	MARK C LUBA AND KELLY M LUBA TRUSTEESS	30 W OREGON AVE	PHOENIX AZ 85013	30 W OREGON AVE,	PHOENIX 85013	$83,700	$334,800	$418,500	$41,850	$41,850	$279,241	$27,924	$27,924	0.236
121	162-27-057	2022	MAPEL DAVID E & JANE E KELSEY		500 W GEORGIA AVE	PHOENIX AZ 85013	500 W GEORGIA AVE,	PHOENIX 85013	$73,400	$293,600	$367,000	$18,350	$18,350	$246,381	$12,319	$12,319	0.202
122	162-27-018	2022	MARONEY JAMES/HORNER ANDREA		310 W OREGON AVE	PHOENIX AZ 85013	310 W OREGON AVE,	PHOENIX 85013	$66,400	$265,700	$332,100	$16,605	$16,605	$221,323	$11,066	$11,066	0.227
123	162-25-068	2022	MARVIN VERNON SIMKIN AND GAYLE VERNON SIMKIN REVOCABLE TRUST		133 W OREGON AVE	PHOENIX AZ 85013	133 W OREGON AVE,	PHOENIX 85013	$105,300	$421,200	$526,500	$52,650	$52,650	$383,335	$38,334	$38,334	0.336
124	162-27-104	2022	MARYE HARRILYN ELLEN REVOCABLE LIVING TRUST		499 W MISSOURI AVE	PHOENIX AZ 85013	499 W MISSOURI AVE,	PHOENIX 85013	$99,000	$396,100	$495,100	$49,510	$49,510	$363,314	$36,331	$36,331	0.871
125	162-27-109B	2022	MASON JOAN J TR		405 W VERMONT	PHOENIX AZ 85013	405 W VERMONT AVE,	PHOENIX 85013	$79,400	$317,700	$397,100	$39,710	$39,710	$256,487	$25,649	$25,649	0.273
126	162-27-110B	2022	MCCABE MARK C/TRACEY R		334 W GEORGIA AVE	PHOENIX AZ 85013	334 W GEORGIA AVE,	PHOENIX 85013	$93,700	$374,900	$468,600	$46,860	$46,860	$372,318	$37,232	$37,232	0.214
127	162-25-018	2022	MCDOWELL CLIFFORD WAYNE/NANCY S		105 W GEORGIA AVE	PHOENIX AZ 85013	105 W GEORGIA AVE,	PHOENIX 85013	$94,700	$379,000	$473,700	$47,370	$47,370	$402,151	$40,215	$40,215	0.244
128	162-27-022	2022	MCLENNAN MURDOCK D II		302 W COLTER ST	PHOENIX AZ 85013	302 W COLTER ST,	PHOENIX 85013	$93,300	$373,400	$466,700	$23,335	$23,335	$340,702	$17,035	$17,035	0.299
129	162-23-084	2022	MEDLOCK MF LLC		6895 E CAMELBACK RD SUITE 7014	SCOTTSDALE AZ 85251	37 W MEDLOCK DR,	PHOENIX 85013	$249,400	$997,800	$1,247,200	$124,720	$124,720	$486,970	$48,697	$48,697	0.446
130	162-27-019	2022	MEETZE RICHARD		315 W GEORGIA AVE	PHOENIX AZ 85013	315 W GEORGIA AVE,	PHOENIX 85013	$76,700	$306,800	$383,500	$38,350	$38,350	$234,620	$23,462	$23,462	0.231
131	162-27-030	2022	MELENDREZ DOUGLAS CLARK		537 W MISSOURI	PHOENIX AZ 85013	537 W MISSOURI AVE,	PHOENIX 85013	$72,500	$290,100	$362,600	$18,130	$18,130	$211,803	$10,590	$10,590	0.190
132	162-27-078	2022	MEYERS MICHAEL B/MICHELLE R		522 W OREGON AVE	PHOENIX AZ 85013	522 W OREGON AVE,	PHOENIX 85013	$90,300	$361,300	$451,600	$22,580	$22,580	$273,720	$13,686	$13,686	0.231
133	162-25-080	2022	MICHAEL & LYNDEE JOHNSON TRUST	JOHNSON MICHAEL L/LYNDEE A TR	32 W COLTER ST	PHOENIX AZ 85013	32 W COLTER ST,	PHOENIX 85013	$80,800	$323,500	$404,300	$20,215	$20,215	$236,542	$11,827	$11,827	0.343
134	162-23-066	2022	MICHAEL ADAM SOCHACKI/SUSAN DEVANE ROBEY TR	SOCHACKI MICHAEL A/ROBEY SUSAN D TR	30 W MEDLOCK DR	PHOENIX AZ 85013	30 W MEDLOCK DR,	PHOENIX 85013	$142,300	$569,300	$711,600	$71,160	$71,160	$613,439	$61,344	$61,344	0.432

PROPOSED MEDLOCK PLACE IWDD OWNERSHIP REPORT
2/22/2022

135	162-27-050	2022	MICHAELS DON		515 W VERMONT AVE	PHOENIX AZ 85013	515 W VERMONT AVE,	PHOENIX 85013	$35,800	$143,300	$179,100	$17,910	$17,910	$162,750	$16,275	$16,275	0.190
136	162-27-064	2022	MIKULA JIM I		506 W GEORGIA	PHOENIX AZ 85013	506 W GEORGIA AVE,	PHOENIX 85013	$71,100	$284,500	$355,600	$35,560	$35,560	$238,313	$23,831	$23,831	0.183
137	162-23-027	2022	MILLS JEFFREY MICHAEL		39 W PASADENA AVE	PHOENIX AZ 85013	39 W PASADENA AVE,	PHOENIX 85013	$79,700	$319,000	$398,700	$19,935	$19,935	$273,033	$13,652	$13,652	0.462
138	162-27-066	2022	MORALES HUNT FAMILY TRUST	HUNT EVAN D/MICHELLE M TR	505 W GEORGIA AVE	PHOENIX AZ 85013	505 W GEORGIA AVE,	PHOENIX 85013	$81,700	$326,800	$408,500	$20,425	$20,425	$222,433	$11,122	$11,122	0.184
139	162-27-109A	2022	MOREY NATHAN P/KERRI ANN WAGGENER		417 W VERMONT AVE	PHOENIX AZ 85013	417 W VERMONT AVE,	PHOENIX 85013	$89,000	$356,200	$445,200	$44,520	$44,520	$318,539	$31,854	$31,854	0.362
140	162-25-008A	2022	MORROW LYNN DARCY		21 W GEORGIA AVE	PHOENIX AZ 85013	21 W GEORGIA AVE,	PHOENIX 85013	$69,300	$277,200	$346,500	$17,325	$17,325	$225,460	$11,273	$11,273	0.267
141	162-25-076	2022	MOUNTJOY RICHARD D/TITELBAUM ANNE R		44 W COLTER ST	PHOENIX AZ 85013	44 W COLTER ST,	PHOENIX 85013	$78,800	$343,000	$421,800	$21,090	$21,090	$234,756	$11,738	$11,738	0.308
141	162-25-077	2022	MOUNTJOY RICHARD D/TITELBAUM ANNE R		44 W COLTER ST	PHOENIX AZ 85013	44 W COLTER ST,	PHOENIX 85013	$6,900	$0	$6,900	$345	$345	$3,250	$163	$163	0.027
142	162-25-063A	2022	MP 5210-NORTHVIEW 7 LLC		5210 N CENTRAL AVE STE102	PHOENIX AZ 85012	5210 N CENTRAL AVE,	PHOENIX 85012	$629,800	$1,408,100	$2,037,900	$356,633	$356,633	$1,266,974	$221,720	$221,720	0.497
142	162-25-086	2022	MP 5210-NORTHVIEW 7 LLC		5210 N CENTRAL NO 102	PHOENIX AZ 85012	10 W COLTER ST,	PHOENIX 85013	$399,600	$0	$399,600	$69,930	$69,930	$245,111	$42,894	$42,894	0.340
142	162-25-087A	2022	MP 5210-NORTHVIEW 7 LLC		5210 N CENTRAL NO 102	PHOENIX AZ 85012	5202 N CENTRAL AVE,	PHOENIX 85012	$523,100	$385,400	$908,500	$158,988	$158,988	$857,063	$149,986	$149,986	0.445
143	162-27-083	2022	MULLANY JAMES/LISA		530 W OREGON AVE	PHOENIX AZ 85013	530 W OREGON AVE,	PHOENIX 85013	$85,300	$341,400	$426,700	$21,335	$21,335	$301,106	$15,055	$15,055	0.265
144	162-23-102	2022	MUNNELL JENNIFER ANN		31 W PASADENA AVE #15	PHOENIX AZ 85013	31 W PASADENA AVE,15	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019
145	162-23-062	2022	MURPHY BRENDAN ANDREW		42 W MEDLOCK DR	PHOENIX AZ 85013	42 W MEDLOCK DR,	PHOENIX 85013	$90,300	$361,300	$451,600	$22,580	$22,580	$319,575	$15,979	$15,979	0.432
146	162-27-121	2022	N/A	N/A	343 W OREGON AVE	PHOENIX AZ 85013	520 W OREGON AVE,	PHOENIZ 85013	$98,500	$394,100	$492,600	$24,630	$24,630	$301,898	$15,095	$15,095	0.341
147	162-27-056	2022	NASINGOETEWA BERTHA		520 W GEORGIA	PHOENIX AZ 85013	520 W GEORGIA AVE,	PHOENIX 85013	$62,200	$249,000	$311,200	$31,120	$31,120	$214,675	$21,468	$21,468	0.186
148	162-27-082	2022	NEDIN JACKIE KAYE		500 W OREGON AVE	PHOENIX AZ 85013	500 W OREGON AVE,	PHOENIX 85013	$73,600	$294,400	$368,000	$18,400	$18,400	$213,877	$10,694	$10,694	0.165
149	162-27-070	2022	OGINO LAUREN/HILL STEVEN		535 W GEORGIA AVE	PHOENIX AZ 85013	535 W GEORGIA AVE,	PHOENIX 85013	$62,600	$250,500	$313,100	$31,310	$31,310	$188,080	$18,808	$18,808	0.191
150	162-25-004	2022	OTOOLE DANIEL KEVIN/CARLY ROSE		16 W OREGON AVE	PHOENIX AZ 85013	16 W OREGON AVE,	PHOENIX 85013	$100,200	$400,800	$501,000	$25,050	$25,050	$292,258	$14,613	$14,613	0.244
151	162-23-007	2022	PARK GREGORY TODD		1005 W BOULDER LN	FLAGSTAFF AZ 86001	28 W PASADENA AVE,	PHOENIX 85013	$126,000	$504,000	$630,000	$63,000	$63,000	$595,760	$59,576	$59,576	0.439
152	162-23-010	2022	PASADENA PALMS LLC		PO BOX 4941	SCOTTSDALE AZ 85261	16 W PASADENA AVE,	PHOENIX 85013	$215,800	$863,200	$1,079,000	$107,900	$107,900	$444,271	$44,427	$44,427	0.455
153	162-25-070	2022	PATTERSON ALICE/QUAM AMY L		45 W OREGON AVE	PHOENIX AZ 85013	45 W OREGON AVE,	PHOENIX 85013	$91,600	$366,500	$458,100	$45,810	$45,810	$297,976	$29,798	$29,798	0.240
154	162-23-058	2022	PENNEY FORD ROBERT		37 W COLTER	PHOENIX AZ 85013	37 W COLTER ST,	PHOENIX 85013	$80,300	$321,300	$401,600	$40,160	$40,160	$281,900	$28,190	$28,190	0.430
155	162-27-116	2022	PERRY JOHN Q/JOANNA L		404 W OREGON AVE	PHOENIX AZ 85013	404 W OREGON AVE,	PHOENIX 85013	$91,700	$367,000	$458,700	$22,935	$22,935	$373,944	$18,697	$18,697	0.174
156	162-27-107	2022	PONSLER KENNETH H		412 W VERMONT	PHOENIX AZ 85013	412 W VERMONT AVE,	PHOENIX 85013	$58,500	$234,100	$292,600	$29,260	$29,260	$192,216	$19,222	$19,222	0.248
157	162-27-106	2022	PROKOPCHAK STEFFAN/KERRY		420 W VERMONT	PHOENIX AZ 85013	420 W VERMONT AVE,	PHOENIX 85013	$92,500	$370,300	$462,800	$46,280	$46,280	$357,544	$35,754	$35,754	0.225
158	162-23-067	2022	RANSOM REVOCABLE LIVING TRUST	RANSOM TIMOTHY/MARILYNNE TR	26 W MEDLOCK DR	PHOENIX AZ 85013	26 W MEDLOCK DR,	PHOENIX 85013	$104,400	$417,900	$522,300	$52,230	$52,230	$345,310	$34,531	$34,531	0.432
159	162-23-026	2022	RAZINN RUSLAN/ERIN MARIE		37 W PASADENA AVE	PHOENIX AZ 85013	37 W PASADENA AVE,	PHOENIX 85013	$151,200	$605,100	$756,300	$37,815	$37,815	$266,386	$13,319	$13,319	0.462
160	162-27-118	2022	REASONER CRAIG		406 W OREGON AVE	PHOENIX AZ 85013	406 W OREGON AVE,	PHOENIX 85013	$70,400	$281,800	$352,200	$17,610	$17,610	$199,141	$9,957	$9,957	0.177
161	162-25-085	2022	REDELSPERGER TIMOTHY W/HEIDI		14001 N CORAL GABLES DR	PHOENIX AZ 85023	12 W COLTER ST,	PHOENIX 85013	$61,700	$246,900	$308,600	$15,430	$15,430	$166,794	$8,340	$8,340	0.343
162	162-27-105	2022	REVOCABLE LIVING TRUST OF RICHARD G GRAMHILL		20343 N HAYDEN RD STE 105-11	SCOTTSDALE AZ 852553876	408 W VERMONT AVE,	PHOENIX 85013	$149,300	$597,400	$746,700	$74,670	$74,670	$625,738	$62,574	$62,574	0.422
163	162-23-059	2022	ROB RISLEY REVOCABLE TRUST		39 W COLTER ST	PHOENIX AZ 85013	39 W COLTER ST,	PHOENIX 85013	$117,500	$470,100	$587,600	$29,380	$29,380	$491,949	$24,597	$24,597	0.436
164	162-25-021	2022	ROBINETTE JAYCE/CIERA		112 W OREGON AVE	PHOENIX AZ 85013	112 W OREGON AVE,	PHOENIX 85013	$72,300	$289,500	$361,800	$18,090	$18,090	$250,429	$12,521	$12,521	0.235
165	162-23-070	2022	RUIZ HECTOR GREGORIO/MICHELLE A TR		16 W MEDLOCK	PHOENIX AZ 85013	16 W MEDLOCK DR,	PHOENIX 85013	$113,200	$452,800	$566,000	$56,600	$56,600	$418,269	$41,827	$41,827	0.432
166	162-25-082	2022	RYAN AND HALLIE HOUSE TRUST		18 W COLTER ST	PHOENIX AZ 85013	18 W COLTER ST,	PHOENIX 85013	$120,900	$483,900	$604,800	$30,240	$30,240	$350,784	$17,539	$17,539	0.337
167	162-27-015	2022	RYAN MICHAEL/KELLI		305 W GEORGIA AVE	PHOENIX AZ 85013	305 W GEORGIA AVE,	PHOENIX 85013	$75,900	$303,600	$379,500	$37,950	$37,950	$265,944	$26,594	$26,594	0.224
168	162-23-077	2022	SALVATIERRA HECTOR J/JOAN H TR		11 W MEDLOCK DR	PHOENIX AZ 85013	11 W MEDLOCK DR,	PHOENIX 85013	$93,400	$373,900	$467,300	$23,365	$23,365	$342,032	$17,102	$17,102	0.446
168	162-25-083A	2022	SALVATIERRA HECTOR/JOAN TR		11 W MEDLOCK DR	PHOENIX AZ 85013	16 W COLTER ST,	PHOENIX 85013	$71,800	$287,200	$359,000	$17,950	$17,950	$230,040	$11,502	$11,502	0.360
169	162-23-025	2022	SAPERSTEIN MARK K/STELLA		33 W PASADENA	PHOENIX AZ 85013	33 W PASADENA AVE,	PHOENIX 85013	$166,600	$666,700	$833,300	$41,665	$41,665	$336,861	$16,843	$16,843	0.462
170	162-23-057	2022	SCHANTZ TIMOTHY SCOTT/MARA NICOLE TR		29 W COLTER ST	PHOENIX AZ 85013	29 W COLTER ST,	PHOENIX 85013	$173,500	$694,100	$867,600	$86,760	$86,760	$661,814	$66,181	$66,181	0.434
171	162-25-003	2022	SCHILLER CYNTHIA A		10 W OREGON AVE	PHOENIX AZ 85013	10 W OREGON AVE,	PHOENIX 85013	$76,800	$307,500	$384,300	$38,430	$38,430	$258,998	$25,900	$25,900	0.248
172	162-25-035	2022	SCHMITT KENDRA		4129 N 35TH WY	PHOENIX AZ 85018	228 W OREGON AVE,	PHOENIX 85013	$21,500	$0	$21,500	$2,150	$2,150	$13,297	$1,330	$1,330	0.120
172	162-25-037	2022	SCHMITT KENDRA		4129 N 35TH WY	PHOENIX AZ 85018	228 W OREGON AVE,	PHOENIX 85013	$43,200	$258,900	$302,100	$30,210	$30,210	$187,488	$18,749	$18,749	0.242
173	162-27-062	2022	SCHOUTEN GREGORY T/THERESE M		524 W GEORGIA	PHOENIX AZ 85013	524 W GEORGIA AVE,	PHOENIX 85013	$91,300	$365,200	$456,500	$22,825	$22,825	$399,194	$19,960	$19,960	0.185
174	162-23-109	2022	SENSA LIVING TRUST	WILKINS BRIANNA K TR	21 W PASADENA AVE UNIT 6	PHOENIX AZ 85013	21 W PASADENA AVE,6	PHOENIX 85013	$59,400	$237,800	$297,200	$29,720	$29,720	$113,432	$11,343	$11,343	0.027
175	162-27-034	2022	SHAPPEE CHRISTIAN		519 W MISSOURI AVE	PHOENIX AZ 85013	519 W MISSOURI AVE,	PHOENIX 85013	$64,400	$257,900	$322,300	$16,115	$16,115	$215,266	$10,763	$10,763	0.185
176	162-23-081	2022	SHERITIN TRUST	MARTIN TURNER B/SHERI T TR	25 W MEDLOCK DR	PHOENIX AZ 85013	25 W MEDLOCK DR,	PHOENIX 85013	$107,900	$431,700	$539,600	$53,960	$53,960	$353,113	$35,311	$35,311	0.446
177	162-23-101	2022	SHOUP JULIE		31 W PASADENA AVE NO 14	PHOENIX AZ 85013	31 W PASADENA AVE,14	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.017
178	162-23-011	2022	SHULTS AND PACHECO TR/ANITA H BIEDERMANN TR		1998 PACIFIC AVENUE APT 104	SAN FRANCISCO CA 94109	5070 N CENTRAL AVE,	PHOENIX 85013	$478,900	$22,400	$501,300	$87,728	$87,728	$316,767	$55,434	$55,434	0.455
179	162-23-078	2022	SILVIA KATHLEEN WOODLOCK LIVING TRUST		15 W MEDLOCK DR	PHOENIX AZ 85013	15 W MEDLOCK DR,	PHOENIX 85013	$102,700	$411,100	$513,800	$51,380	$51,380	$379,161	$37,916	$37,916	0.446
180	162-27-061	2022	SMITH RYAN/MELISSA		528 W GEORGIA AVE	PHOENIX AZ 85013	528 W GEORGIA AVE,	PHOENIX 85013	$78,300	$313,200	$391,500	$39,150	$39,150	$248,952	$24,895	$24,895	0.182
181	162-25-001	2022	SST INVESTMENTS LLC	AZIM Q HOWARD LLC	5300 N CENTRAL AVE	PHOENIX AZ 85013	5300 N CENTRAL AVE,	PHOENIX 85012	$562,900	$1,045,600	$1,608,500	$281,488	$281,488	$1,116,836	$195,446	$195,446	0.495
181	162-25-002	2022	SST INVESTMENTS LLC	AZIM Q HOWARD LLC	5300 N CENTRAL AVE	PHOENIX AZ 85013	5242 N CENTRAL AVE,	PHOENIX 85012	$271,500	$0	$271,500	$47,513	$47,513	$159,122	$27,846	$27,846	0.239

PROPOSED MEDLOCK PLACE IWDD OWNERSHIP REPORT
2/22/2022

181	162-25-005	2022	SST INVESTMENTS LLC	AZIM Q HOWARD LLC	5300 N CENTRAL AVE	PHOENIX AZ 85013	15 W GEORGIA AVE,	PHOENIX 85013	$267,800	$0	$267,800	$46,865	$46,865	$156,906	$27,459	$27,459	0.236
182	162-27-048	2022	STAEBELL NICHOLAS/ALISON		519 W VERMONT AVE	PHOENIX AZ 85013	519 W VERMONT AVE,	PHOENIX 85013	$66,000	$264,100	$330,100	$16,505	$16,505	$215,266	$10,763	$10,763	0.191
183	162-27-110E	2022	STENDER CRAIG/SUZANNE		340 W GEORGIA AVE	PHOENIX AZ 85013	340 W GEORGIA AVE,	PHOENIX 85013	$83,600	$334,600	$418,200	$41,820	$41,820	$305,058	$30,506	$30,506	0.216
184	162-27-076	2022	STIGERS KAREN L		506 W OREGON	PHOENIX AZ 85013	506 W OREGON AVE,	PHOENIX 85013	$65,800	$263,500	$329,300	$16,465	$16,465	$222,654	$11,133	$11,133	0.168
185	162-27-051	2022	STROHL JOHN J & MARY SUE		531 W VERMONT AVE	PHOENIX AZ 85013	531 W VERMONT AVE,	PHOENIX 85013	$58,100	$232,700	$290,800	$14,540	$14,540	$156,993	$7,850	$7,850	0.193
186	162-25-036A	2022	SWANSON AMANDA M		227 W GEORGIA AVE	PHOENIX AZ 85013	227 W GEORGIA AVE,	PHOENIX 85013	$104,700	$419,100	$523,800	$26,190	$26,190	$403,346	$20,167	$20,167	0.342
187	162-23-069	2022	TAVLARIDES THEODORE		518 W EL CAMINO DR	PHOENIX AZ 85021	18 W MEDLOCK DR,	PHOENIX 85013	$66,200	$264,900	$331,100	$33,110	$33,110	$216,890	$21,689	$21,689	0.432
188	162-23-092	2022	TENNEY WARREN JOHN		31 W PASADENA AVE UNIT 5	PHOENIX AZ 85013	31 W PASADENA AVE,5	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019
189	162-23-005	2022	TEPPER TRACY		34 W PASADENA AVE	PHOENIX AZ 85013	34 W PASADENA AVE,	PHOENIX 85013	$130,000	$520,300	$650,300	$32,515	$32,515	$513,861	$25,693	$25,693	0.455
190	162-23-068	2022	THOMAS MOLLY		20 W MEDLOCK DR	PHOENIX AZ 85013	20 W MEDLOCK DR,	PHOENIX 85013	$128,300	$513,200	$641,500	$32,075	$32,075	$504,551	$25,228	$25,228	0.432
191	162-23-105	2022	TRACY L PANG LIVING TRUST	PANG TRACY/EGAN STEVE TR	2095 TANGERINE CT	PALM SPRINGS CA 92262	21 W PASADENA AVE,	PHOENIX 85013	$59,400	$237,800	$297,200	$29,720	$29,720	$113,432	$11,343	$11,343	0.029
192	162-23-096	2022	TREA TRUST/MIHALOVICH JOHN		23260 N 73RD PL	SCOTTSDALE AZ 85255	31 W PASADENA AVE,9	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.018
193	162-27-068	2022	TRIPLE THREAT HOMES LLC		3202 W COUNTRY GABLES DR	PHOENIX AZ 85053	501 W GEORGIA AVE,	PHOENIX 85013	$81,700	$327,100	$408,800	$40,880	$40,880	$320,255	$32,026	$32,026	0.238
194	162-23-091	2022	TURNER ERIN		31 W PASADENA AVE UNIT 4	PHOENIX AZ 850132051	31 W PASADENA AVE,4	PHOENIX 85013	$36,300	$145,200	$181,500	$18,150	$18,150	$86,136	$8,614	$8,614	0.019
195	162-23-076A	2022	UPTOWNE RENTALS LLC		11221 N 31ST PL	PHOENIX AZ 85020	5104 N CENTRAL AVE,	PHOENIX 85012	$218,000	$133,600	$351,600	$61,530	$61,530	$229,891	$40,231	$40,231	0.159
196	162-27-072	2022	VAN NORTWICK RACHEL L		521 W GEORGIA AVE	PHOENIX AZ 85013	521 W GEORGIA AVE,	PHOENIX 85013	$79,100	$316,500	$395,600	$39,560	$39,560	$283,756	$28,376	$28,376	0.187
197	162-23-053	2022	VULLO FAMILY REVOCABLE TRUST	VULLO STEVEN MICHAEL/GINA MARIE CLAY TR	13 W COLTER ST	PHOENIX AZ 85013	13 W COLTER ST,	PHOENIX 85013	$74,000	$296,200	$370,200	$18,510	$18,510	$248,657	$12,433	$12,433	0.432
198	162-27-111	2022	WAGGENER AMY LEIGH/JOHN ETHRIDGE JR/JANELLE		325 W GEORGIA AVE	PHOENIX AZ 85013	325 W GEORGIA AVE,	PHOENIX 85013	$66,300	$265,300	$331,600	$33,160	$33,160	$215,665	$21,567	$21,567	0.157
199	162-27-017	2022	WAGNER EILEEN BRILL/MICHAEL		311 W GEORGIA AVE	PHOENIX AZ 85003	311 W GEORGIA AVE,	PHOENIX 85013	$120,800	$483,300	$604,100	$60,410	$60,410	$510,495	$51,050	$51,050	0.230
200	162-27-041	2022	WAGSTAFF KATHERINE J		506 W VERMONT AVE	PHOENIX AZ 85013	506 W VERMONT AVE,	PHOENIX 85013	$57,500	$230,100	$287,600	$14,380	$14,380	$184,092	$9,205	$9,205	0.185
201	162-27-115	2022	WARBINGTON DOROTHY M/TIMOTHY		330 W OREGON AVE	PHOENIX AZ 85013	330 W OREGON AVE,	PHOENIX 85013	$62,700	$251,000	$313,700	$31,370	$31,370	$127,979	$12,798	$12,798	0.176
202	162-27-108	2022	WARD JOHN R/MELISSA S		413 W VERMONT AVE	PHOENIX AZ 85013	413 W VERMONT AVE,	PHOENIX 85013	$52,800	$211,200	$264,000	$13,200	$13,200	$202,382	$10,119	$10,119	0.311
203	162-27-035	2022	WASKEY BARBARA DEE		529 W MISSOURI AVE	PHOENIX AZ 85013	529 W MISSOURI AVE,	PHOENIX 85013	$55,600	$222,500	$278,100	$27,810	$27,810	$171,532	$17,153	$17,153	0.184
204	162-25-066	2022	WEES JAMES F/PEREZ-JIMENEZ ZELDTHA VIENA		1111 W OREGON AVE	PHOENIX AZ 85013	111 W OREGON AVE,	PHOENIX 85013	$127,300	$509,200	$636,500	$63,650	$63,650	$594,923	$59,492	$59,492	0.234
205	162-25-016	2022	WEFLEN ROBERT A/CATHERINE E		49 W GEORGIA AVE	PHOENIX AZ 85013	49 W GEORGIA AVE,	PHOENIX 85013	$75,600	$302,500	$378,100	$18,905	$18,905	$211,310	$10,566	$10,566	0.242
206	162-27-053	2022	WHITE CHRISTOPHER A/LAURIE M		4316 W SELDON LN	GLENDALE AZ 85302	521 W VERMONT AVE,	PHOENIX 85013	$66,800	$267,400	$334,200	$33,420	$33,420	$222,356	$22,236	$22,236	0.189
207	162-25-078	2022	WHITE STEVEN A & GERALDINE F		40 W COLTER	PHOENIX AZ 85013	40 W COLTER ST,	PHOENIX 85013	$82,200	$328,900	$411,100	$20,555	$20,555	$288,175	$14,409	$14,409	0.344
208	162-27-020	2022	WIGHT THOMAS/HUGHES KAREN		PO BOX 256661	CHICAGO IL 60625	314 W OREGON AVE,	PHOENIX 85013	$103,100	$412,600	$515,700	$25,785	$25,785	$310,797	$15,540	$15,540	0.230
209	162-23-082	2022	WONG BARRY		29 W MEDLOCK DR	PHOENIX AZ 85013	29 W MEDLOCK DR,	PHOENIX 85013	$76,200	$305,000	$381,200	$19,060	$19,060	$269,037	$13,452	$13,452	0.446
210	162-23-079	2022	WONG DORIS		17 W MEDLOCK DR	PHOENIX AZ 85013	17 W MEDLOCK DR,	PHOENIX 85013	$70,200	$281,000	$351,200	$17,560	$17,560	$218,665	$10,933	$10,933	0.446
211	162-27-114	2022	WONG RODIN Y & SOPHIA		9236 N 16TH PL	PHOENIX AZ 85020	345 W GEORGIA AVE,	PHOENIX 85013	$64,800	$259,500	$324,300	$32,430	$32,430	$207,582	$20,758	$20,758	0.237
212	162-27-002	2022	WOOD TRUST	WOOD RUTH S TR	398 W VERMONT	PHOENIX AZ 85013	398 W VERMONT AVE,	PHOENIX 85013	$72,600	$290,700	$363,300	$36,330	$36,330	$233,958	$23,396	$23,396	0.392
213	162-25-026	2022	YORK FAMILY TRUST	YORK GEORGE A TR	PO BOX 10750	PHOENIX AZ 85064	120 W OREGON AVE,	PHOENIX 85013	$50,700	$284,800	$335,500	$16,775	$16,775	$210,951	$10,548	$10,548	0.231
213	162-25-028	2022	YORK FAMILY TRUST	YORK GEORGE A TR	PO BOX 10750	PHOENIX AZ 85064	120 W OREGON AVE,	PHOENIX 85013	$20,400	$0	$20,400	$2,040	$2,040	$12,839	$1,284	$1,284	0.093
									$24,363,000	**$75,229,700**	**$99,592,700**	**$8,795,016**	**$8,790,828**	**$64,555,332**	**$5,750,238**	**$5,746,050**	**60.913**	**0.264**

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 131

American Water College Contract - RFA-2122-WST-343 - Request for Award (Ordinance S-48826)

Request to authorize the City Manager, or his designee, to enter into an agreement with American Water College to provide Arizona Department of Environmental Quality Certification Online Training for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $105,000.

Summary

The agreement will provide online Arizona Department of Environmental Quality (ADEQ) Operator Certification training. Arizona Administrative Code Section R18-5-106 requires operators from all four disciplines (Water Treatment, Water Distribution, Wastewater Collection and Wastewater Treatment) to obtain ADEQ Operator Certifications. To obtain the certification, operators must pass a test in their specific discipline and grade level. The examinations for the Operator Certification Program are provided by the Association of Boards of Certification (ABC). This agreement will provide training that follows specific criteria and content that are covered in the ABC Exams. American Water College is currently the accredited and certified provider of the online preparation training for all disciplines and grade levels necessary to satisfy the specific criteria of the ABC. This agreement will allow WSD to continue to provide the necessary training for critical required certifications.

Procurement Information

In accordance with A.R. 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. American Water College is the only accredited college that provides the customized training for the ADEQ Certification with 24 hour, 7 days-a-week online availability to the self-paced training that provides efficiency and flexibility to the learning process.

Contract Term

The agreement will begin on or about July 1, 2022, for a three-year term.

Financial Impact

The total agreement value will not exceed $105,000.

Funding is available in the Water Services Department Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 132

Work and Asset Management (WAM) Migration Consulting Services Contract - Request for Award (Ordinance S-48831)

Request to authorize the City Manager, or his designee, to enter into a contract with TMG Utility Advisory Services, Inc., to provide Work and Asset Management consulting and project management services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $3,562,320.

Summary

This contract will provide migration consulting services for the transition of the Water Services Department's (WSD) ITS Oracle Work and Asset Management (WAM) 1.9X solution to an Oracle WAM 2.X solution. WSD uses Oracle’s WAM version 1.9X to document work and asset management activities. WAM 1.9X is no longer supported by Oracle and is at its end-of-life.

Offeror's services include but are not limited to: project oversight and management, change management, assessments, recommendations, design, migration and post-implementation support.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL). A Call for Task Order was sent to the vendors on the QVL. Three Offerors submitted proposals and were deemed to be responsive and responsible.

Offerors
Stantec Consulting Services Inc.
TMG Utility Advisory Services, Inc.
Woolpert, Inc.

An evaluation committee of City staff evaluated those offers based on the following criteria:

Qualifications and Experience (0-250 points);
Project Approach (0-225 points);
Capabilities (0-200 points);
Qualifications of Personnel (0-175 points); and
Price (0-150 points).

After reaching consensus, the evaluation committee recommends award to the following offeror:

Selected Bidders
TMG Utility Advisory Services, Inc.

Contract Term
The contract will begin on or about July 1, 2022, for a three-year term with two one-year options to extend.

Financial Impact
The contract value will not exceed $3,562,320.

Funding is available in the Water Services Department Capital Improvement Program budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 133

Inspection and Repair of Hoist and Cranes - Amendment (Ordinance S-48833)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 150346 with American Inspection and Test, Inc., to provide additional funding for inspection and repair of hoists and cranes. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in the amendment will not exceed $178,100.

Summary

The purpose of this amendment is to provide additional payment authority that is necessary due to the increased costs of parts and increased need for incremental services.

Preventative maintenance and repairs are required on an as-needed basis for the 114 overhead hoists and cranes to comply with all American National Standards Institute standards and remain in safe operating condition. The City uses hoists and cranes for various work applications that are vital to daily operations. The additional funds will allow American Inspection and Test, Inc. to continue to perform inspections, preventative maintenance, and repairs for various sized overhead hoists and cranes for the Water Services, Aviation, and Phoenix Convention Center Departments.

Contract Term

The term of the contract will remain unchanged and will expire on June 30, 2024.

Financial Impact

The initial authorization for the contract was for an expenditure not-to-exceed $325,000. Amendments increased the authorization for the contract by $94,800. This amendment will increase the authorization for the contract by an additional $178,100, for a new amount not to exceed of $597,900.

Funding for the amendment is available in the Water Services and Aviation departments' Operating budgets.

Concurrence/Previous Council Action

The City Council approved:

- Inspection and Repair of Hoists and Cranes Contract 150346 (Ordinance S-45797) on June 19, 2019;
- Inspection and Repair of Hoists and Cranes Contract 150346 - Amendment (Ordinance S-46159) on Nov. 20, 2019; and
- Inspection and Repair of Hoists and Cranes Contract 150346 - Amendment (Ordinance S-48081) on Nov. 3, 2021.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services and the Aviation Departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 134

Arizona Public Service Trenching Agreement for City of Phoenix Waterline Improvements for Zone 3D/4A - WS85500442 (Ordinance S-48837)

Request to authorize the City Manager, or his designee, to enter into an Agreement with Arizona Public Service, to install underground distribution facilities for project WS85500442 Waterline Improvements for Zone 3D/4A. Further request to authorize the City Controller to disburse all funds related to this item.

Additionally, request to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18.

Summary
The City is installing a new waterline for Zone 3D/4A Improvements that will require the installation of new underground electrical facilities. The Trenching Agreement is required by Arizona Public Service (APS) in order to proceed with electrical design, as well as installation of necessary facilities to provide power for the City's requested needs.

Contract Term
The term of the agreement will begin on or about July 1, 2022, and will expire when the project is completed and accepted.

Financial Impact
There is no financial impact to the City of Phoenix for this agreement.

Location
24th Street and Northern Avenue
Council District: 3

Responsible Department
This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Street Transportation and Water Services departments.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 135

Security Access Controls Contract - RFA 2122-WPC-361 - Request for Award (Ordinance S-48843)

Request to authorize the City Manager, or his designee, to enter into a contract with Wilson Electric Services Corporation, to provide Security Access Controls for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1 million.

Summary

This contract will provide the Water Services Department software and equipment to support badging workstations, card readers, and access controllers that are used to secure facilities, including key sensitive areas and their assets to upgrade and maintain the security access control system.

Wilson Electric Services Corporation's services include but are not limited to: supply of on-site services and materials necessary to support existing Andover Continuum, and HID Indala access control systems and to upgrade additional sites' video surveillance on an as-needed basis, provide all necessary labor to upgrade software and graphics, replace system components, repair faulty equipment, convert and integrate access control systems and to provide miscellaneous parts.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo: Special Circumstance - Without Competition based on the following reason: Wilson Electric Services Corporation is the authorized representative in Arizona for performing maintenance and upgrades on the manufacturer’s equipment.

Contract Term

The contract term will begin on or about July 1, 2022, for a three-year term with two, one-year options to extend.

Financial Impact
The contract value for Wilson Electric Services Corporation will not exceed $1 million.

Funding is available in the Water Services Department Operating budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 136

Oracle Mobile Workforce Management Upgrade Services - RFA 2122-WTS-477 Request for Award (Ordinance S-48849)

Request to authorize the City Manager, or his designee, to enter into a contract with Ernst & Young US LLP, to provide Oracle Mobile Workforce Management upgrade services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1.1 million.

Summary

This contract will provide an upgrade to the current Oracle Mobile Workforce Management (MWM) system in use by the Water Services Department (WSD). Approximately seventy crew shifts per day use fifty-four various field activity types to complete on average six hundred field activities. About fifteen dispatchers use the system daily to dispatch crew to complete the field activities. The integration product used to interface with Oracle Customer Care and Billing system is Process Integration Pack for Field Work.

The Water Services Department requests an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of a limitation of liability provision that otherwise would be prohibited by City Code Section 42-18, to reflect the liability will be no more than five times the contract value.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition.

Ernst & Young US LLP currently supports MWM and is knowledgeable in all of the custom configuration used by WSD. The utility application support as well as support for MWM is very specialized and unique. Seeking competition to contract with another system integrator would be cost prohibitive due to the complexity of the MWM custom

configuration and would pose a budgetary risk to the City.

Contract Term
The contract will begin on or about July 1, 2022, for a 1-year term.

Financial Impact
The contract value will not exceed $1.1 million.

Funding is available in the Water Services Department Capital Improvement Program budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 137

Authorization to Enter into a Supplemental Agreement with the United States, Central Arizona Water Conservation District and Others for Further Participation in the Colorado River 500+ Plan; Amend Ordinance S-48254 (Ordinance S-48859)

Request to authorize the City Manager, or his designee, to enter into a supplemental agreement with the United States, Central Arizona Water Conservation District and Others, to forgo delivery of a volume of Phoenix's Colorado River entitlement in 2022, as system conservation, in return for compensation. Further request to amend Ordinance S-48254 so that total compensated system conservation for 2022, when combined with the supplemental agreement, will be up to 30,000 acre-feet. Additionally request to authorize the City Treasurer to accept all funds related to this item. The compensation for all system conservation will not exceed $7,848,000.

Summary

Due to worsening conditions on the Colorado River, the Lower Basin states of Arizona, California and Nevada have determined there is an unacceptable risk of the water volumes in Lake Mead dropping below elevation 1,030 feet in the near term. Due to the risks to deliveries throughout the Lower Basin, the Lower Basin states and the U.S. Bureau of Reclamation have determined it will require a 500,000 acre-feet (AF) reduction in deliveries from Lake Mead each year through 2026 to feasibly protect Lake Mead from catastrophic risk. This reduction is referred to as the 500+ Plan.

In January of 2022, the Council adopted Ordinance S-48254, which authorized execution of Agreement 156216 to forbear delivery of 15,977 AF of Phoenix's Colorado River entitlement to support the 500+ Plan. At the time, it was anticipated that the Lower Basin States had received sufficient volumes of water from other water users to achieve its goal of 500,000 AF. Since that time, several large water users, including entities in California, have determined they will be unable to provide water for the 500+ Plan in 2022.

The Gila River Indian Community has been working with stakeholders to attempt to find additional volumes to increase the amount of system conservation being created in 2022. Phoenix can forbear additional water in 2022, up to a total of 30,000 AF in order to create system conservation under the 500+ plan.

Due to technical errors in Ordinance S-48254, Ordinance S-48254 will be amended for the City to forbear 15,997 AF of Colorado River water at $261.60/AF and receive a total of $4,184,815.20 with a termination date of Dec. 31, 2022, and to provide that the funds will be placed in the Water Revenue Fund and used to purchase replacement water, including credits, and to support water conservation programs.

Under the supplemental agreement, the City will forbear up to an additional 14,003 AF of Colorado River water at $261.60/AF and receive a total of up to $3,663,184.80. The agreement is with United States, Central Arizona Water Conservation District and/or others as necessary to forbear the additional water.

Contract Term
Both agreements will terminate on Dec. 31, 2022. Agreement 156216 includes the option for renewal to create system conservation through 2026. City Council approval will be required for each year Phoenix agrees to forbear water in the 500+ Plan.

Financial Impact
Phoenix will receive compensation in the amount of $4,184,815.20 from Agreement 156216 and up to $3,663,184.80 from the supplemental agreement for a total of up to $7,848,000. The funds will be placed in the Water Revenue Fund and used to purchase replacement water, including credits, and to support water conservation programs.

Concurrence/Previous Council Action
The City Council approved Agreement 156216 (Ordinance S-48254) on Jan. 5, 2022.

Location
Council District: Out of City

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 138

Purchase of Polymers for Water Treatment and Production - Amendment (Ordinance S-48863)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 146988 with Polydyne Inc., to provide additional time and funding to the agreement. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed $16,862,000.

Summary

The purpose of the amendment is to extend the term of the agreement for an additional one year to allow the volatile market to stabilize before soliciting for the polymer. The current polymer market is volatile with surges and significant shifting in supply and demand. The polymer market has experienced increases in pricing between 20-30 percent over the past year. Additional funding is requested to support purchase of polymers on this agreement and to account for variances in price that have been absorbed over the past year.

This agreement will provide Cationic polymers used at the 91st and 23rd Avenue Wastewater Treatment Plants. Polymers are necessary for removing organic matter from water and are used to condition solids while improving dewatering efficiency.

Contract Term

This amendment will extend the end date of the contract term from Feb. 28, 2023 to Feb. 28, 2024.

Financial Impact

The initial authorization for Contract 146988 was for an expenditure not-to-exceed $25 million. This amendment will increase the authorization for the contract by an additional $16,862,000, for a new total not-to-exceed contract value of $41,862,000.

Funding for this amendment is available in the Water Services Department’s budget.

Concurrence/Previous Council Action

The City Council approved Contract 146988 (Ordinance S-44265) on Feb. 21, 2018.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 139

Custom Analytical Standards Contract - IFB-2122-WES-331 Request for Award (Ordinance S-48879)

Request to authorize the City Manager, or his designee, to enter into separate agreements with Absolute Standards, Inc., OGMIS Group, Inc. and Restek Corporation to provide custom analytical standards for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the agreements will not exceed $225,000.

Summary

The agreements will provide the Water Services Department with the ability to conduct custom analytical standards testing as required for both regulatory compliance and process control. The City requires many analytical reference standards for calibration and verification of laboratory equipment to comply with federal, state and local regulations. The Water Services Department will use the products included in these contracts to perform hundreds of tests each day to ensure that water treatment process control objectives are accomplished.

Procurement Information

The recommendations were made using an Invitation for Bid procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Seven vendors submitted bids and are listed below and all bids except four were found to responsive and responsible. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

Absolute Standards, Inc.	$18,300
Restek Corporation	$39,222
OGMIS Group Inc.	$39,515

Additional Bidders

AccuStandard, Inc.
Agilent Technologies, Inc.
Chem Service, Inc.

Phenova, Inc.

Contract Term
The contracts will begin on or about Aug. 1, 2022, for a five-year term.

Financial Impact
The aggregate agreements value will not exceed $225,000.

Funding is available in the Water Services Department Operating Budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 140

Water Services Department Water Main Replacement Program Engineering/Consulting On-Call Services (Ordinance S-48881)

Request to authorize the City Manager, or his designee, to enter into eight separate agreements with the consultants listed in **Attachment A**, to provide Water Main Replacement Engineering/Consulting On-Call services for the Water Services Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed $16 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical; water; sewer; natural gas; telecommunications; cable television; railroads; and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The On-Call consultants will be responsible for providing Water Main Replacement Program Engineering/Consulting On-Call Services that include, but are not limited to: data collection and field survey; design services which include preparation of plans and specifications, asset preparation, cost estimates, field survey, and construction administration and inspection.

Procurement Information

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Seventeen firms submitted

proposals and are listed in **Attachment A**.

Contract Term
The term of each agreement is up to two years, beginning on or about July 1, 2022, or up to $2 million, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for each of the On-Call consultants will not exceed $2 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed $16 million.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.

ATTACHMENT A

Selected Firms

Rank 1: Entellus, Inc.
Rank 2: GHD Inc.
Rank 3: Sunrise Engineering, Inc.
Rank 4: Wilson Engineers, LLC
Rank 5: Kimley-Horn and Associates, Inc.
Rank 6: Strand Associates, Inc.
Rank 7: Ritoch-Powell & Associates Consulting Engineers, Inc. dba RPA, an Ardurra Company
Rank 8: Project Engineering Consultants, LLC

Additional Proposers

Rank 9: AECOM Technical Services, Inc.
Rank 10: Burgess & Niple, Inc.
Rank 11: EPS Group, Inc.
Rank 12: Olsson, Inc.
Rank 13: Engineering and Environmental Consultants, Inc.
Rank 14: Greeley and Hansen, LLC
Rank 15: Michael Baker International, Inc.
Rank 16: GLHN Architects and Engineers, Inc.
Rank 17: LLOYD Consulting Group, LLC

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 141

Final Plat - The Hacienda at Carefree - PLAT 210108 - South of Carefree Highway and East of 42nd Street

Plat: 210108
Project: 16-3597
Name of Plat: The Hacienda at Carefree
Owner: AABS Properties, LLC
Engineer: Ryan Denton Gilbert
Request: A One-Lot Commercial Plat
Reviewed by Staff: June 2, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at south of Carefree Highway and east of 42nd Street
Council District: 2

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 142

Final Plat - The Cove Apartments - PLAT 210109 - 1526 W. Desert Cove Ave.

Plat: 210109
Project: 21-4193
Name of Plat: The Cove Apartments
Owner: DC Apartments, LLC
Engineer: David S. Klein, RLS
Request: A 1 Lot Commercial Development
Reviewed by Staff: May 25, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Located at 1526 W. Desert Cove Ave.
Council District: 3

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 143

Final Plat - The Urban Encanto - PLAT 210099 - North of Earll Drive East of 19th Avenue

Plat: 210099
Project: 18-2388
Name of Plat: The Urban Encanto
Owner: Madison at Encanto, LLC
Engineer: Dennis Frank Keogh, RLS
Request: An 18 Lot Residential Subdivision Plat
Reviewed by Staff: June 8, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located north of Earll Drive, east of 19th Avenue.
Council District: 4

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 144

Final Plat - Tract E of 2200 E. Bethany - PLAT 220014 - 6204 N. 22nd St.

Plat: 220014
Project: 99-36020
Name of Plat: Tract E of 2200 E. Bethany
Owner: Michael and Kathleen Arnold Family Trust
Engineer: Jeff R. Cook
Request: A One-Lot Residential Plat
Reviewed by Staff: May 26, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at 6204 N. 22nd St.
Council District: 6

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 145

Final Plat - Montana Del Sur - PLAT 210064 - Southwest Corner of 47th Avenue and Southern Avenue

Plat: 210064
Project: 13-1098
Name of Plat: Montana Del Sur
Owner: Montana Del Sur Owner, LLC
Engineer: Colin D. Harvey
Request: A 47-Lot Residential Plat
Reviewed by Staff: May 31, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the southwest corner of 47th Avenue and Southern Avenue.
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 146

Final Plat - Ragsdale - PLAT 210074 - Northwest Corner of 12th Street and Washington Street

Plat: 210074
Project: 20-705
Name of Plat: Ragsdale
Owner: Ragsdale Apartments QOZB, LLC
Engineer: James A. Loftis, RLS
Request: A 1 Lot Commercial Plat
Reviewed by Staff: May 27, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located on the northwest corner of 12th Street and Washington Street.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 147

Final Plat - Dunkin-Gardners Enclave - PLAT 210085 - Southwest Corner of 34th Place and Baseline Road

Plat: 210085
Project: 13-3085
Name of Plat: Dunkin-Gardners Enclave
Owner: RW 3401 Baseline LLC, Southpaw Arizona RE, LLC
Engineer: David S. Klein
Request: A Two-Lot Commercial Plat
Reviewed by Staff: June 1, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at southwest corner of 34th Place and Baseline Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 148

Final Plat - 2102 North 26th Place - PLAT 210097 - 2102 N. 26th Place

Plat: 210097
Project: 03-2085
Name of Plat: 2102 North 26th Place
Owner: Amar J. Kohli
Engineer: Mike F. Jennings, RLS
Request: A 3 Lot Subdivision Plat
Reviewed by Staff: June 6, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at 2102 N. 26th Place.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 149

Abandonment of Easement - ABND 200564 - Southeast Corner of 29th Avenue and Georgia Avenue (Resolution 22046)

Abandonment: ABND 200564
Project: 99-817
Applicant: James Kossler, Grand Canyon University
Request: To abandon 16-foot Public Utility Easement bounded by parcels APN: 153-19-041, 153-19-042, 153-19-040, 153-19-043, 153-19-039, 153-19-044, 153-19-038 and 153-19-045C.
Date of Decision/Hearing: Dec. 21, 2020

Summary
This abandonment is one of three being processed together to complete an abandonment of a former alley/retained Public Utility Easement. All three resolutions of abandonment (ABND 200564, ABND 210050, and ABND 210064) should be recorded together, on the same day, with the Maricopa County Recorder. No particular sequence of recording is required.

Location
Southeast corner of 29th Avenue and Georgia Avenue.
Council District: 5

Financial Impact
None. No consideration fee was required as a part of this easement abandonment, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 150

Abandonment of Easement - ABND 210050 - Southeast Corner of 29th Avenue and Georgia Avenue (Resolution 22040)

Abandonment: ABND 210050
Project: 99-817
Applicant: Baird Fullerton
Request: 25-foot public utility easement (PUE) abutting Lots 11 and 12 and the 16-foot PUE abutting the east side lots 5, 6, and 7 and the west side of 16,17,18 in the Pennie Tract subdivision recorded in Book 43, Page 51 of the Maricopa County Recorder.
Date of Decision/Hearing: Jan. 20, 2022

Summary
This abandonment is one of three being processed together to complete an abandonment of a former alley/retained PUE. All three resolutions of abandonment (ABND 200564, ABND 210050, and ABND 210064) should be recorded together, on the same day, with the Maricopa County Recorder. No particular sequence of recording is required.

Location
Southeast Corner of 29th Avenue and Georgia Avenue.
Council District: 5

Financial Impact
None. No consideration fee was required as a part of this easement abandonment, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 151

Abandonment of Easement - ABND 210064 - Northeast Corner of 29th Avenue and Colter Street (Resolution 22041)

Abandonment: ABND 210064
Project: 99-817
Applicant: Baird Fullerton
Request: Eight-foot-wide Public Utility Easement north of Colter Street, north of parcel identified by APN 153-19-034, and east to the parcel identified by 153-19-005.
Date of Decision/Hearing: Jan. 28, 2022

Summary
This abandonment is one of three being processed together to complete an abandonment of a former alley/retained PUE. All three resolutions of abandonment (ABND 200564, ABND 210050, and ABND 210064) should be recorded together, on the same day, with the Maricopa County Recorder. No particular sequence of recording is required.

Location
Northeast Corner of 29th Avenue and Colter Street.
Council District: 5

Financial Impact
None. No consideration fee was required as a part of this easement abandonment, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 152

Abandonment of Alleyway - ABND 210043 - East Lincoln Drive and East Piestewa Drive (Resolution 22039)

Abandonment: ABND 210043
Project: 21-4039
Applicant: Andrew M. May
Request: The alley located in the subdivision "Indian Hills Two," between the north side of Lot 67 and the south sides of Lots 64, 65, and 66.
Date of Decision/Hearing: Oct. 7, 2021

Location
East Lincoln Drive and East Piestewa Peak Drive.
Council District: 6

Financial Impact
A consideration fee was also collected as part of this alleyway abandonment in the amount of $789.50.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 153

Abandonment of Easement - V190002A - Southeast Corner of Fillmore Street and 5th Avenue (Resolution 22038)

Abandonment: V190002A
Project: 18-615
Applicant: Stephen M. Kraner
Request: To abandon 12-foot public utility easement running north to south on parcels bounded by APNs 111-41-178A and 111-41-178B and 5-foot sidewalk easement on 4th Avenue along parcels APN 11-41-178A and 111-41-178B.
Date of Decision/Hearing: March 12, 2019

Location
Southeast Corner of Fillmore Street and 5th Avenue.
Council District: 7

Financial Impact
None. No consideration fee was required as a part of this easement abandonment, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 154

Abandonment of Easement - ABND 220009 - 5734, 5730 and 5726 North 8th Place (Resolution 22042)

Abandonment: ABND 220009
Project: 20-574
Applicant: James Williamson
Request: To abandon the 1-foot vehicular non-access easement adjacent to the east property line of 5734, 5730, and 5726 N. 8th Place.

Date of Decision/Hearing: April 14, 2022

Location
East side of 5734, 5730, 5726 N. 8th Place.
Council District: 7

Financial Impact
None. No consideration fee was required as a part of this easement abandonment, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 155

Waiver of Federal Patent Easement - ABND 220022 - Southeast Corner of 19th Avenue and Jomax Road (Resolution 22043)

Abandonment: ABND 220022
Project: 22-1201
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Request: To abandon/waive the 33-foot wide federal patent easement encumbering the north, east, and west sides of APN 210-11-014C and the east and west sides of APN 210-11-014A.
Date of Decision/Hearing: May 21, 2022

Location
Southeast Corner of 19th Avenue and Jomax Road.
Council District: 2

Financial Impact
None. No consideration fee was required as a part of this waiver of City interest in the easement, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 156

Amend City Code - Official Supplementary Zoning Map 1232 (Ordinance G-6998)

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1232. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-301-81 and the entitlements are fully vested.

Summary

To rezone a parcel located on the west side of 28th Street approximately 175 feet south of Camelback Road
Application No.: Z-301-81-6
Zoning: C-O
Owner: 2777 LPGS JV LLC
Acreage: 1.10

Location

West side of 28th Street approximately 175 feet south of Camelback Road.
Address: 2777 E. Camelback Road.
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1232.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1232, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:tml:LF22-0712:7-1-2022

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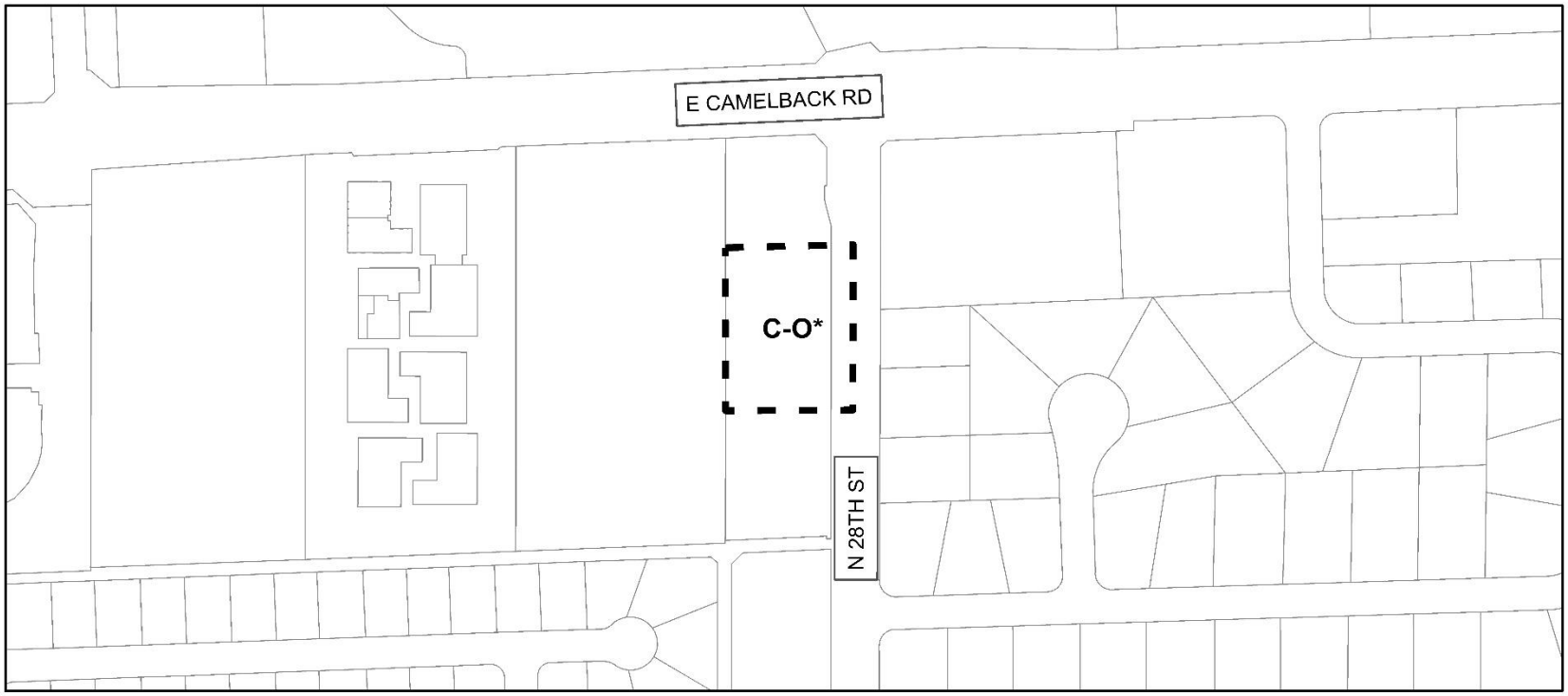
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1232

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 1st day of July 2022.



Z-301-81

Drawn by: LW

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ▬ ▬ ▬ ▮

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 157

Amend City Code - Ordinance Adoption - Rezoning Application Z-14-22-1 - Northeast Corner of Black Canyon Highway and Adobe Drive (Ordinance G-7000)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-14-22-1 and rezone the site from C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay District) and A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) to A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) to allow industrial development.

Summary

Current Zoning: C-2 DVAO (4.50 acres) and A-1 DVAO (4.85 acres)
Proposed Zoning: A-1 DVAO
Acreage: 9.35 acres
Proposal: Industrial development

Owner: BDC Adobe, LLC
Applicant: Baker Development Company
Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee did not hear this case due to not having quorum at the May 12, 2022 meeting.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the staff recommendation, by a vote of 7-0.

Location

Northeast corner of Black Canyon Highway and Adobe Drive.
Council District: 1
Parcel Address: 22205, 22351, 22413 N. Black Canyon Highway

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-14-22-1) FROM C-2 DVAO (INTERMEDIATE COMMERCIAL DISTRICT, DEER VALLEY AIRPORT OVERLAY DISTRICT) AND A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY AIRPORT OVERLAY).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 9.35-acre site located on the northeast corner of Black Canyon Highway and Adobe Drive in a portion of Section 13, Township 4 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from 4.50 acres of “C-2 DVAO” (Intermediate Commercial District, Deer Valley Airport Overlay District) and 4.85 acres of “A-1 DVAO” (Light Industrial District, Deer Valley Airport Overlay District), to “A-1 DVAO” (Light Industrial District, Deer Valley Airport Overlay).

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SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An average 30-foot-wide landscape setback shall be provided along the I-17 frontage road, as approved by the Planning and Development Department.

2. A minimum 20-foot-wide landscape setback shall be provided along Adobe Drive, as approved by the Planning and Development Department.

3. All landscape improvements shall be installed with the first phase of development.

4. The required landscape setbacks shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper size trees and with five 5-gallon shrubs per tree, as approved by Planning and Development Department.

5. All uncovered employee and customer surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees and five 5-gallon shrubs per tree. Landscaping shall be dispersed throughout the parking areas and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. Two outdoor employee resting areas of no less than 400 square feet shall be provided on site. One area shall be located along the north portion of the site and one on the south portion of the site. The employee resting areas shall not be located within loading and truck maneuvering areas. Each required resting area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper size, large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development

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Department.

8. The following bicycle infrastructure shall be provided and maintained, as described below and as approved by the Planning and Development Department.

    a. A minimum of 10 bicycle parking spaces shall be provided through Inverted U, artistic racks, and/or within a secure bicycle storge area. The racks shall be located near a primary building entrance or in the central amenity area and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

    b. A bicycle repair station (fix-it station) shall be provided as an employee amenity on site. The station shall include but is not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

9. The west building elevation, visible from the I-17 frontage road that exceeds 100-feet in length shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies, as approved by the Planning and Development Department.

10. The sidewalk along the I-17 frontage road shall be a minimum of 5 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and the back of curb, planted to the following standards, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation.

    a. Minimum 2-inch caliper drought-tolerant shade trees that provide sidewalk shade to a minimum of 75% at maturity.

    b. Drought tolerant vegetation to achieve 75% live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. The sidewalk along Adobe Drive shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.

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a. Minimum 2-inch caliper drought-tolerant shade trees that provide sidewalk shade to a minimum of 75% at maturity.

b. Drought tolerant vegetation to achieve 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

12. 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.

13. The developer shall underground existing electrical utilities withing the public right-of-way that are impacted or require relocation as part of the project. The developer shall coordinate with affected utility companies for review and permitting.

14. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AH, on panel 1280M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:

a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.

c. Elevation Certificate (FEMA Form 086-0-33) based on construction plans must be received and approved by Floodplain Management prior to issuance of Grading & Drainage permit. In Zone A, a base flood elevation determination letter (sample letter is provided by Floodplain Management upon request) and exhibit will also be required prior to issuance of Grading & Drainage permit.

d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit. CLOMR-F and

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CLOMR also requires the following compliance with Section 7 & 9 of the Endangered Species Act (ESA).

15. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

16. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

17. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

18. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

19. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

20. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

21. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

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PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (3 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-14-22-1

APN: 209-04-036A, 209-04-038A
LOT 35, AND THE SOUTH HALF OF LOT 36, TOWNSITE OF ADOBE, STATE PLAT 11, ACCORDING TO BOOK 68 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT 1/16 OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO STATE OF ARIZONA IN PATENT OF SAID LAND; AND

EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED APRIL 25, 2007, AS INSTRUMENT NO. 20070480060.

APN: 209-04-074D
A PORTION OF LOT 1, HAUGEN INDUSTRIAL A - A ONE LOT SUBDIVISION, RECORDED IN BOOK 681 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP FLUSH MARKING THE WEST QUARTER CORNER OF SECTION 13, FROM WHICH A CITY OF PHOENIX, BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 13, BEARS SOUTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 2,657.04 FEET, SAID DESCRIBED LINE BEING THE BASIS FOR THE BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 56 MINUTES 42 SECONDS EAST 1,500.22 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 83 DEGREES 37 MINUTES 18 SECONDS WEST 23,104.32 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 14 MINUTES 28 SECONDS, AN ARC DISTANCE OF 500.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, 100.86 FEET ALONG THE NORTH LINE OF SAID LOT 1, TO THE POINT OF BEGINNING;

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THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST 363.15 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS EAST 165.79 FEET ALONG THE EAST LINE OF SAID LOT 1;

THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 404.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 17, AS RECORDED IN DOCUMENT NO. 2007-839371;

THENCE NORTH 06 DEGREES 51 MINUTES 11 SECONDS WEST 121.67 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST 54.91 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST 45.00 FEET TO THE POINT OF BEGINNING.

APN: 209-04-074E

A PORTION OF LOT 1, HAUGEN INDUSTRIAL A - A ONE LOT SUBDIVISION, RECORDED IN BOOK 681 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP FLUSH MARKING THE WEST QUARTER CORNER OF SECTION 13, FROM WHICH A CITY OF PHOENIX, BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 13, BEARS SOUTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 2,657.04 FEET, SAID DESCRIBED LINE BEING THE BASIS FOR THE BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 56 MINUTES 42 SECONDS EAST 1,500.22 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 83 DEGREES 37 MINUTES 18 SECONDS WEST 23,104.32 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 14 MINUTES 28 SECONDS, AN ARC DISTANCE OF 500.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST 40.86 FEET ALONG THE NORTH LINE OF SAID LOT 1;

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THENCE SOUTH 06 DEGREES 51 MINUTES 11 SECONDS EAST 167.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 17 AS RECORDED IN DOCUMENT NO. 2007-839371 TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST 404.41 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS EAST 165.79 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 386.73 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 17 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE CENTER OF WHICH BEARS SOUTH 84 DEGREES 56 MINUTES 21 SECONDS WEST 23,151.05 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 05 MINUTES 09 SECONDS, AN ARC DISTANCE OF 34.74 FEET;

THENCE NORTH 06 DEGREES 51 MINUTES 11 SECONDS WEST 132.15 FEET CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

APN: 209-04-040A
THOSE PORTIONS OF LOT 1, HAUGAN INDUSTRIAL A – A ONE SIBDIVISION, RECORDED IN BOOK 681 OF MAPS, PAGE 37, RECORDS OF MARICIOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERDIAN, MARICOPA COUNTY, ARIZONA.

LOT 38 STATE PLAT 11, TOWNSITE OF ADOBE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 68 OF MAPS, PAGE 45.

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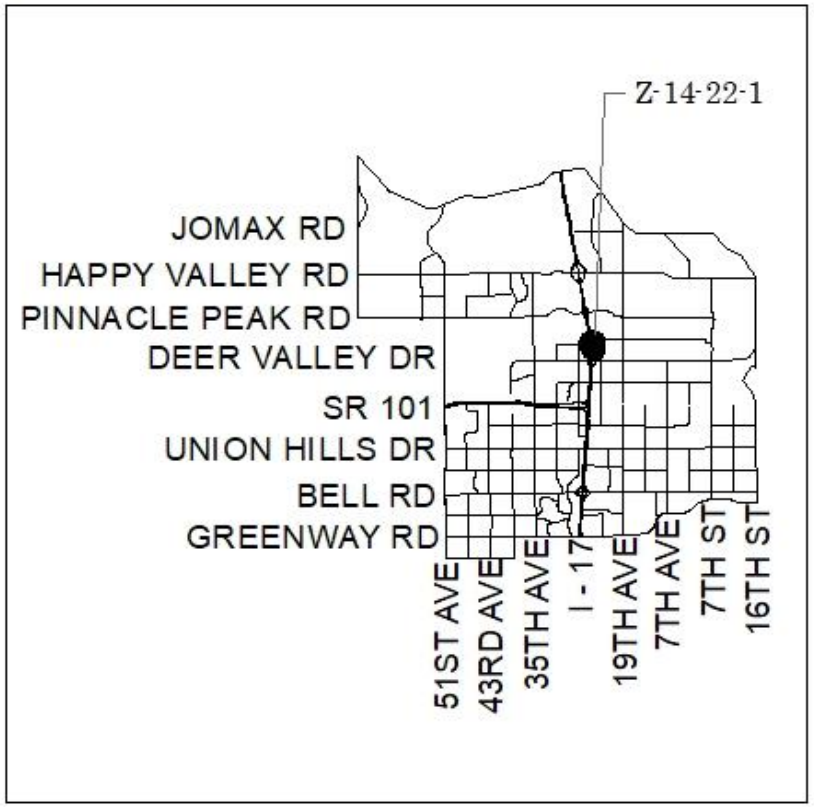
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-14-22-1
Zoning Overlay: Deer Valley Airport Overlay District (DVAO)
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 5/31/2022

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City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 158

Amend City Code - Ordinance Adoption - Rezoning Application Z-57-21-3 (PV PUD) - Northwest Corner of Tatum Boulevard and Cactus Road (Ordinance G-7004)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-57-21-3 and rezone the site from RSC PCD (Regional Shopping Center District, Planned Community District) and RSC PCD (Approved C-2 H-R DNS/WVR SP PCD) (Regional Shopping Center District, Planned Community District, Approved Intermediate Commercial District, High-Rise and High Density District, Density Waiver, Special Permit, Planned Community District) to PUD (Planned Unit Development) to allow mixed use development.

Summary

Current Zoning: RSC PCD (15.34 acres) and RSC PCD (Approved C-2 H-R DNS/WVR SP PCD) (64.64 acres)
Proposed Zoning: PUD
Acreage: 79.98
Proposal: Mixed use development

Owner: PV Land SPE, LLC and PV JCP, LLC
Applicant: Ed Bull, Burch & Cracchiolo, P.A.
Representative: Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Paradise Valley Village Planning Committee heard this case on April 4, 2022, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard this case on May 2, 2022, and recommended approval, per the staff recommendation, by a vote of 13-0.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Northwest corner of Tatum Boulevard and Cactus Road.
Council District: 3

Parcel Address: 12820 N. Tatum Blvd.; 4500, 4502, 4510, 4520, 4540, 4550, 4554, 4568, 4604, and 4610 E. Cactus Road; and 4623 E. Paradise Valley Village Parkway North

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-57-21-3) FROM RSC PCD (REGIONAL SHOPPING CENTER DISTRICT, PLANNED COMMUNITY DISTRICT) AND RSC PCD (APPROVED C-2 H-R DNS/WVR SP PCD) (REGIONAL SHOPPING CENTER DISTRICT, PLANNED COMMUNITY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL DISTRICT, HIGH-RISE AND HIGH DENSITY DISTRICT, DENSITY WAIVER, SPECIAL PERMIT, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of 79.98-acre site located on the northwest corner of Tatum Boulevard and Cactus Road in a portion of Section 18, Township 3 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from 15.34 acres of “RSC PCD” (Regional Shopping Center District, Planned Community District) and 64.64 acres of “RSC PCD (Approved C-2 H-R DNS/WVR SP PCD)” (Regional Shopping Center District, Planned Community District, Approved Intermediate Commercial District, High-Rise and High Density District, Density

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Waiver, Special Permit, Planned Community District) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Paradise Valley Mall PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped (Insert date of public hearing draft) as modified by the following stipulations. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 21, 2022 as modified by the following stipulations:

    a. Permitted use list, Page 39: Add the following standards for a self-service storage warehouse: Storage buildings shall not exceed three stories or 30 feet in height. Storage buildings shall be limited to an 80,000-square foot footprint, and not to exceed a 200,000-square foot floor area.

    b. Shade Standards, Page 37: Add the following language to this section: a minimum of 25% structural or vegetative shade at maturity shall be provided in surface parking lots.

    c. Design Guidelines, Page 46: Add the following language regarding parking garages: All newly constructed parking structures visible from the loop road or any primary pedestrian route shall be wrapped with other uses such as, street level retail, office space, or residential dwelling units; or with decorative screening such as, perforated screening, illuminated art, living greenery, decorative metal panels or other design features.

    d. Language in the Sign Section on pages 51-56 shall be replaced with the

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following: Signs within the Paradise Valley Mall PUD area will be permitted in accordance with Zoning Ordinance Section 705 for commercial (C-2) zoned properties and as part of an approved Master Planned Development Sign Plan in accordance with Section 1209.B.8 of the Phoenix Zoning Ordinance (Downtown Code) and the standards for a master planned development covering a contiguous area of at least ten acres. Off-premise signs are not permitted within the Paradise Valley Mall PUD area per the current standards within section 705.2 of the Phoenix Zoning Ordinance. Concepts for consideration as part of a Master Planned Development Sign Plan are included as exhibits 22-24 of the PUD.

2. Relocation and/or reconstruction of the Paradise Valley Transit Center is subject to Planning and Development Department and Public Transit Department Approval. A minimum of three transit vehicle servicing points shall be constructed at any relocated or reconstructed site. All plans and designs for relocated and/or reconstructed transit facilities shall require approval from the Public Transit Department and the Planning and Development Department. The Public Transit Department shall retain removable assets located at the Paradise Valley Transit Center should relocation and/or reconstruction be approved.

3. Vehicle access to all public transit facilities shall be ensured by dedication of transit easements or other legal agreements, as approved by the Public Transit Department and the Planning and Development Department.

4. The developer shall dedicate right-of-way and construct two bus stop pads at locations approved or modified by the Public Transit Department. The bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pads shall be spaced from intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade at bus stop pads, as approved by the Planning and Development Department.

5. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

6. All cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.

7. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of site plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Christopher Kowalsky, Special Projects Administrator, at (602) 534-7105, to set up a meeting to

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discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, City Engineers Office. Additional dedications and/or improvements may be required as per the approved Traffic Impact Study.

8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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.

9. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

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By:

_____

_____

REVIEWED BY:

_____

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (9 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-57-21-3

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 2618.84 FEET;

THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 268.99 FEET TO A POINT LYING ON THE RELOCATED MONUMENT LINE OF CACTUS ROAD AS RECORDED IN DOCKET 12020, PAGE 713, IN DOCKET 12020, PAGE 733, IN DOCKET 12020, PAGE 747, AND IN DOCKET 12437, PAGE 582, AND ACCORDING TO BOOK 195 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID REALIGNED CACTUS ROAD MONUMENT LINE, 832.80 FEET TO A POINT LYING ON THE MONUMENT LINE OF REALIGNED TATUM BOULEVARD ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID MONUMENT LINE, NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 434.67 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT “A”;

THENCE NORTH 20 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.00 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 145.00 FEET;

THENCE NORTH 10 DEGREES 14 MINUTES 57 SECONDS WEST, A DISTANCE OF 163.12 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 13 DEGREES 06 MINUTES 11 SECONDS WEST, A RADIAL DISTANCE OF 580.25 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 28 SECONDS, A DISTANCE OF 233.85 FEET;

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THENCE SOUTH 42 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 165.90 FEET;

THENCE SOUTH 69 DEGREES 52 MINUTES 05 SECONDS EAST, A DISTANCE OF 147.65 FEET;

THENCE CONTINUE SOUTH 69 DEGREES 52 MINUTES 05 SECONDS EAST, A DISTANCE OF 57.35 FEET TO THE MONUMENT LINE OF TATUM BOULEVARD;

THENCE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG SAID MONUMENT LINE OF TATUM BOULEVARD, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 207,157 SQUARE FEET OR 4.756 ACRES, MORE OR LESS.

PARCEL 2

COMMENCING AT AFOREMENTIONED POINT “A”

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, ALONG SAID MONUMENT LINE OF CACTUS ROAD, A DISTANCE OF 285.30 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2,291.83 FEET AND A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 28 SECONDS;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF CACTUS ROAD, WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 372.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF CACTUS ROAD, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 49 MINUTES 26 SECONDS, A DISTANCE OF 112.96 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT “C”;

THENCE NORTH 08 DEGREES 00 MINUTES 01 SECONDS EAST, DEPARTING SAID MONUMENT LINE OF CACTUS ROAD, A DISTANCE OF 60.00 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 51 DEGREES 10 MINUTES 08 SECONDS WEST, A RADIAL DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 49 MINUTES 54 SECONDS, A DISTANCE OF 13.02 FEET;

THENCE NORTH 08 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 162.14 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS

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OF 25.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 25 MINUTES 19 SECONDS;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.89 FEET TO A COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 2,551.83 FEET AND A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 37 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 537.14 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 03 MINUTES 49 SECONDS;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.79 FEET;

THENCE NORTH 05 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 68.49 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 04 DEGREES 41 MINUTES 10 SECONDS EAST, A RADIAL DISTANCE OF 2,887.66 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 42 MINUTES 17 SECONDS, A DISTANCE OF 186.71 FEET;

THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 447.32 FEET;

THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.37 FEET;

THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 56.33 FEET;

THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 199.00 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT “B”;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 335.10 FEET;

THENCE NORTH 02 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 97.18 FEET;

THENCE NORTH 33 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 71.86 FEET;

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THENCE NORTH 02 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 332.45 FEET;

THENCE NORTH 86 DEGREES 19 MINUTES 41 SECONDS EAST, A DISTANCE OF 140.74 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF NORTH 13 DEGREES 32 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 163.58 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 327.00 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 165.33 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.58 FEET;

THENCE CONTINUING NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO A POINT ON THE MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 31.45 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 42.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 51 DEGREES 57 MINUTES 51 SECONDS EAST, A RADIAL DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 25 SECONDS, A DISTANCE OF 13.60 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 354.00 FEET AND A CENTRAL ANGLE OF 13 DEGREES 35 MINUTES 01 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.92 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 45 MINUTES 01 SECONDS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 10 DEGREES 53 MINUTES 38 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

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THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 54 SECONDS, A DISTANCE OF 144.55 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 188.95 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 167.00 FEET;

THENCE CONTINUING NORTH 00 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO A POINT ON SAID MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 1,322.59 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 42.00 FEET;

THENCE SOUTH 35 DEGREES 37 MINUTES 31 SECONDS WEST, A DISTANCE OF 177.52 FEET;

THENCE SOUTH 37 DEGREES 00 MINUTES 16 SECONDS EAST, A DISTANCE OF 100.45 FEET;

THENCE SOUTH 59 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 224.83 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59 DEGREES 07 MINUTES 01 SECONDS WEST, A RADIAL DISTANCE OF 349.50 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 42 MINUTES 42 SECONDS, A DISTANCE OF 156.84 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85 DEGREES 30 MINUTES 57 SECONDS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.85 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 133.21 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET AND A CENTRAL ANGLE OF 17 DEGREES 02 MINUTES 53 SECONDS;

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THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.45 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 46 DEGREES 28 MINUTES 27 SECONDS;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.33 FEET;

THENCE SOUTH 71 DEGREES 14 MINUTES 17 SECONDS EAST, A DISTANCE OF 67.00 FEET TO A POINT ON THE MONUMENT LINE OF TATUM BOULEVARD AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 71 DEGREES 14 MINUTES 17 SECONDS WEST, A RADIAL DISTANCE OF 1,637.02 FEET;

THENCE SOUTHERLY ALONG SAID MONUMENT LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREE 22 MINUTES 12 SECONDS, A DISTANCE OF 39.15 FEET;

THENCE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID MONUMENT LINE, A DISTANCE OF 37.48 FEET;

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 68 DEGREES 57 MINUTES 14 SECONDS WEST, A RADIAL DISTANCE OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 03 SECONDS, A DISTANCE OF 26.87 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 273.00 FEET AND A CENTRAL ANGLE OF 18 DEGREES 19 MINUTES 25 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.31 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 137.44 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 79 DEGREES 47 MINUTES 09 SECONDS;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.85 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 59 MINUTES 09 SECONDS;

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THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.46 FEET;

THENCE SOUTH 14 DEGREES 30 MINUTES 46 SECONDS WEST, A DISTANCE OF 429.34 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 58 DEGREES 50 MINUTES 28 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.54 FEET;

THENCE NORTH 86 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 862.53 FEET;

THENCE SOUTH 03 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 132.15 FEET;

THENCE SOUTH 06 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE OF 6.94 FEET;

THENCE SOUTH 16 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 48.59 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 73 DEGREES 00 MINUTE 24 SECONDS EAST, A RADIAL DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71 DEGREES 51 MINUTES 21 SECONDS, A DISTANCE OF 25.08 FEET;

THENCE SOUTH 26 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 51.27 FEET;

THENCE SOUTH 03 DEGREES 01 MINUTE 23 SECONDS WEST, A DISTANCE OF 509.80 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF NORTH 73 DEGREES 06 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 23.19 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.98 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 20 MINUTES 50 SECONDS, A DISTANCE OF 23.21 FEET;

THENCE NORTH 75 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 320.60 FEET;

THENCE SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.00 FEET;

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THENCE CONTINUING SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,359,420 SQUARE FEET OR 54.165 ACRES, MORE OR LESS.

PARCEL 3

BEGINNING AT AFOREMENTIONED POINT “B”

THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 304.48 FEET;

THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 209.62 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 55 DEGREES 42 MINUTES 18 SECONDS EAST, A RADIAL DISTANCE OF 620.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 02 SECONDS, A DISTANCE OF 110.74 FEET;

THENCE NORTH 24 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 164.85 FEET;

THENCE SOUTH 41 DEGREES 53 MINUTES 32 SECONDS EAST, A DISTANCE OF 63.28 FEET;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 139.39 FEET;

THENCE NORTH 48 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 81.07 FEET;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 111.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,121 SQUARE FEET OR 0.760 ACRES, MORE OR LESS.

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PARCEL 4

COMMENCING AT AFOREMENTIONED POINT “C”, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES SOUTH 08 DEGREES 00 MINUTES 01 SECONDS WEST;

THENCE WESTERLY ALONG THE MONUMENT LINE OF CACTUS ROAD AND ALONG SAID CURVE, HAVING A RADIAL DISTANCE OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 55 MINUTES 31 SECONDS, A DISTANCE OF 717.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING WESTERLY ALONG SAID MONUMENT LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 12 MINUTES 11 SECONDS, A DISTANCE OF 328.13 FEET;

THENCE NORTH 18 DEGREES 07 MINUTES 42 SECONDS WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 67.00 FEET;

THENCE NORTH 29 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 428.41 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 67 DEGREES 40 MINUTES 26 SECONDS EAST, A CHORD DISTANCE OF 141.65 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 04 MINUTES 24 SECONDS, A DISTANCE OF 142.06 FEET;

THENCE SOUTH 47 DEGREES 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 68.00 FEET;

THENCE SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE CONTINUING SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 82,970 SQUARE FEET OR 1.905 ACRES, MORE OR LESS.

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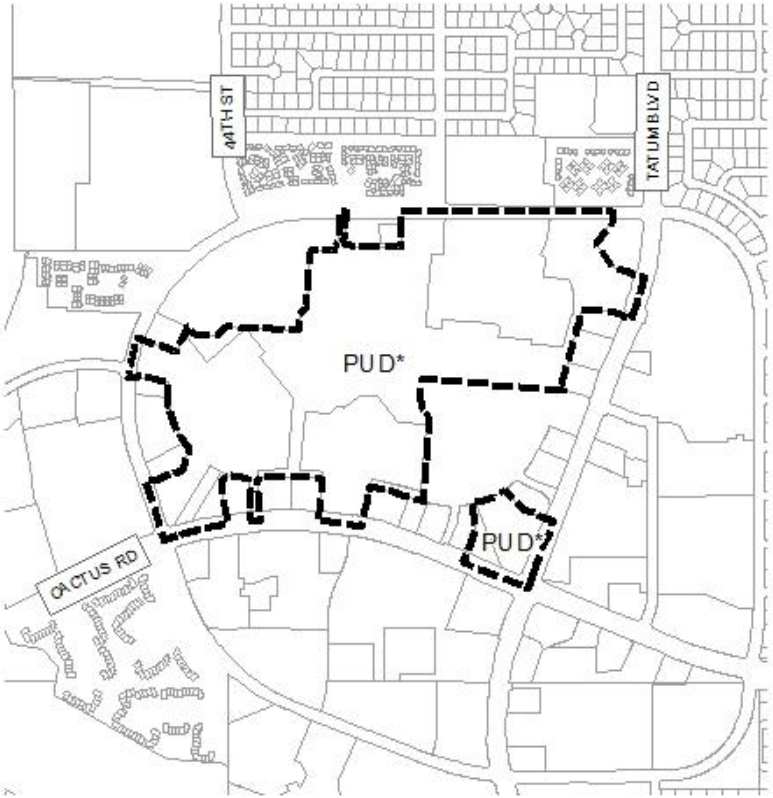
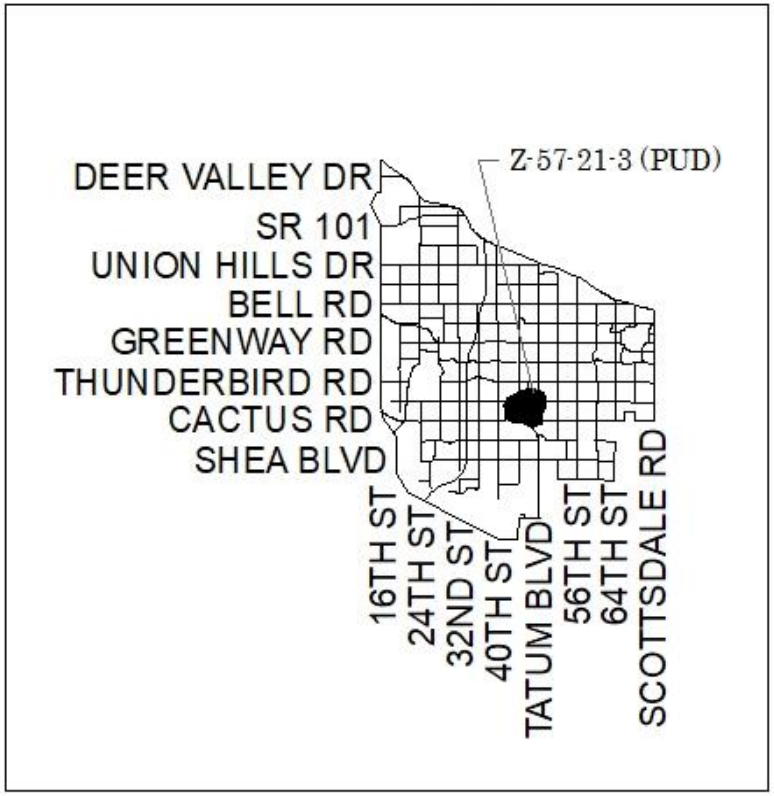
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-57-21-3 (PUD)
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 5/31/2022

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\7-1-22\Z-57-21-3 (PUD).mxd

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 159

Amend City Code - Ordinance Adoption - Rezoning Application Z-7-22-3 - Approximately 190 Feet West of the Northwest Corner of 22nd Street and Paradise Lane (Ordinance G-7003)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-7-22-3 and rezone the site from S -1 (Ranch or Farm Residence) to R1-8 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: S-1
Proposed Zoning: R1-8
Acreage: 1.10 acres
Proposal: Single-family residential

Owner: Novica Bosnjak
Applicant: Dejan Bosnjak
Representative: Edmir Dzudza

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this case on May 2, 2022, and recommended approval, per the staff recommendation, by a vote of 13-0.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 190 feet west of the northwest corner of 22nd Street and Paradise Lane.
Council District: 3
Parcel Address: 2136 E. Paradise Lane.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-7-22-3) FROM S-1 (RANCH OR FARM RESIDENCE) TO R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.10 acre property located approximately 190 feet west of the northwest corner of 22nd Street and Paradise Lane in a portion of Section 3, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "S-1" (Ranch or Farm Residence) to "R1-8" (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the elevations date stamped March 1, 2022, as approved by the Planning and Development Department.

2. A minimum building setback of 40 feet shall be required adjacent to Paradise Lane, as approved by the Planning and Development Department.

3. A minimum of two, 2-inch caliper shade trees shall be planted on each lot in close proximity to the sidewalk to provide shade on the sidewalk, as approved by the Planning and Development Department.

4. 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.

5. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

6. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

7. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

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.

9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-7-22-3

PER DEED 2021-0326773 MCR

THAT PARCEL OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS,

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, BEING POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER FROM WHICH OF SOUTHWEST CIRNER THEREOF BEARS WEST 1320.62 FEET,

THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 187.00 FEET TO THE POINT OF BEGINNING,

THENCE NORTH 163.75 FEET,

THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FROM WHICH THE NORTHWEST CORNER THEREOF BEARS 159.37 FEET,

THENCE WEST 159.37 FEET TO SAID NORTHWEST CORNER,

THENCE SOUTH 325.44 FEET OF THE SOUTH LINE OF SAID NORTHEAST QUARTER,

THENCE EAST 143.37 FEET TO THE POINT OF BEGINNING,

EXCEPT THE SOUTH 30 FEET.

PARCEL NUMBER: 214-24-013E

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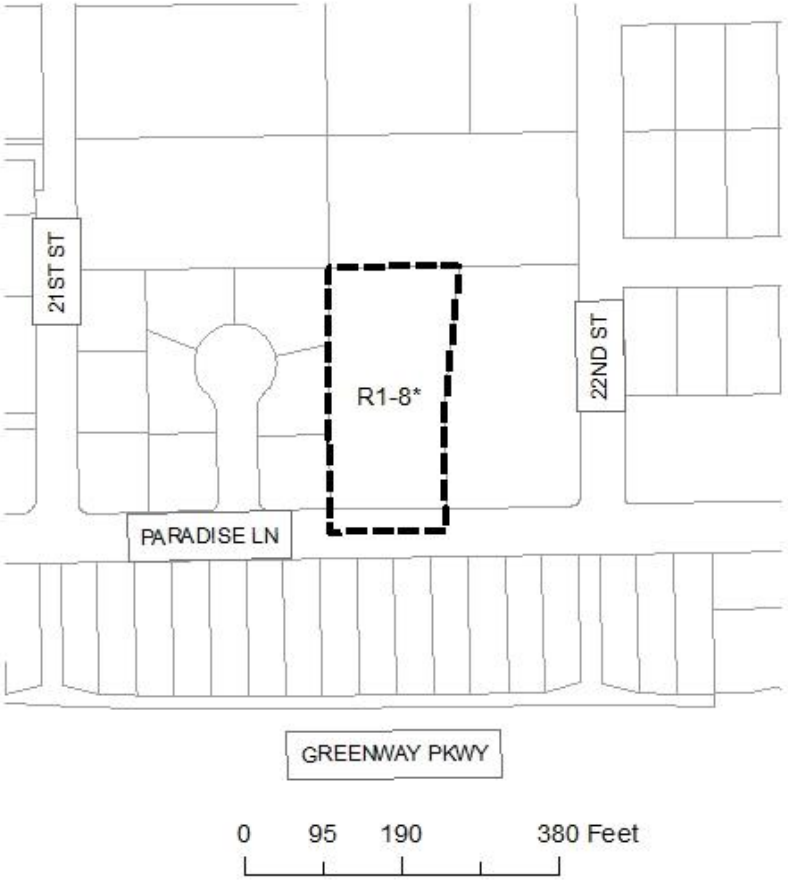
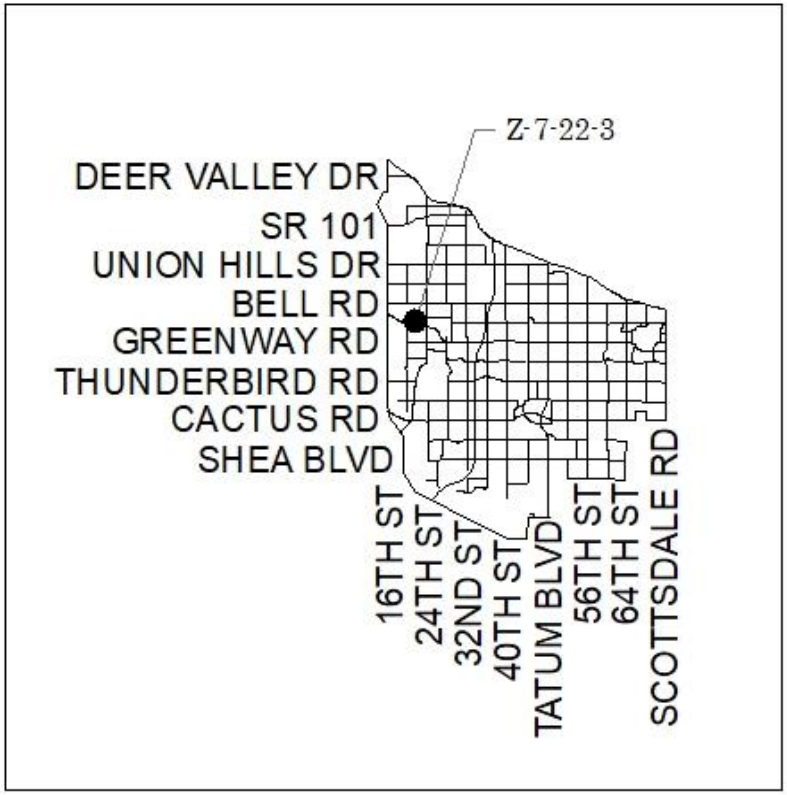
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-7-22-3
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE



Drawn Date: 5/31/2022

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City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 160

Amend City Code - Ordinance Adoption - Rezoning Application Z-10-22-4 - Approximately 400 Feet East of the Southeast Corner of Central Avenue and Roanoke Avenue (Ordinance G-7002)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-10-22-4 and rezone the site from R-4 HRI TOD-1 (Multifamily Residence District, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One) and P-1 TOD-1 (Passenger Automobile Parking, Limited, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:7 MT (Walkable Urban Code, Transect 5:7, Transit Midtown Character Area) and P-1 TOD-1 (Passenger Automobile Parking, Limited, Interim Transit-Oriented Zoning Overlay District One) to allow offices, storage and maintenance facility accessory to a larger corporate campus.

Summary

Current Zoning: R-4 HRI TOD-1 (1.10 acres) and P-1 TOD-1 (0.06 acres)
Proposed Zoning: WU Code T5:7 MT (0.54 acres) and P-1 TOD-1 (0.62 acres)
Acreage: 1.16
Proposal: Offices, storage and maintenance facility accessory to a larger corporate campus

Owner: Oxford Life Insurance Company
Applicant: Philip A. Carhuff, Architect
Representative: Nicole Hosking, Oxford Life Insurance Company

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Encanto Village Planning Committee heard this case on May 2, 2022, and recommended approval, per the staff recommendation, by a vote of 10-1.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Encanto Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 400 feet east of the southeast corner of Central Avenue and Roanoke Avenue.

Council District: 4
Parcel Address: 35 and 37 E. Roanoke Ave.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-10-22-4) FROM R-4 HRI TOD-1 (MULTIFAMILY RESIDENCE DISTRICT, HIGH-RISE INCENTIVE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) AND P-1 TOD-1 (PASSENGER AUTOMOTIVE PARKING – LIMITED, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO WU CODE T5:7 MT (WALKABLE URBAN CODE, TRANSECT 5:7 DISTRICT, TRANSIT MIDTOWN CHARACTER AREA) AND P-1 TOD-1 (PASSENGER AUTOMOTIVE PARKING – LIMITED, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.16-acre site located approximately 400 feet east of the southeast corner of Central Avenue and Roanoke Avenue, in a portion of Section 32, Township 2 North, and Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from 1.10-acres of “R-4 HRI TOD-1” (Multifamily Residence District, High-Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One) and 0.06-acres of “P-1 TOD-1” (Passenger Automotive Parking – Limited, Interim Transit-Oriented Zoning Overlay District One), to 0.54-acres of “WU Code T5:7 MT” (Walkable Urban Code, Transect 5:7 District, Transit Midtown Character Area) and

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0.62-acres of “P-1 TOD-1” (Passenger Automotive Parking – Limited, Interim Transit-Oriented Zoning Overlay District One).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B”.

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The sidewalk along Roanoke Avenue shall be shaded and detached in compliance with applicable provisions of the Walkable Urban Code and designed to replicate streetscape improvements east of the subject site with specific regard to sidewalk width, meander, materials, and landscape palette, as approved or modified by the Planning and Development Department.

2. A minimum 30-foot landscape setback shall be provided along Roanoke Avenue, excluding the width of one drive-aisle, and planted with minimum 3-inch caliper shade trees, placed 20 feet on center or in equivalent groupings, and with trees situated to provide shade on the public sidewalk, as approved by the Planning and Development Department.

3. The developer shall provide an east-west pedestrian thoroughfare across the subject site at the location depicted on the Conceptual Site Plan date stamped April 14, 2022 and improved to the following specifications, as approved or modified by the Planning and Development Department.

    a. With the exception of drive-aisle crossings, the pedestrian thoroughfare shall be shaded to 75 percent by shade trees with a minimum 3-inch caliper.

    b. The pedestrian thoroughfare shall be separated from vehicular parking and circulation areas by five-foot landscape area(s) planted with shrubs and shade trees.

    c. The pedestrian thoroughfare shall be illuminated by pedestrian scale light fixtures.

    d. Where the pedestrian thoroughfare crosses drive-aisles, the crossing shall visually contrast with parking and drive aisle surfaces.

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4. The developer shall provide secure bicycle parking for six bicycles and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

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. 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.

7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

9. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
MAYOR

DRAFT

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeff Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-10-22-4

LEGAL DESCRIPTION for PARCEL 10 (118-44-050 and 118-44-051) TO BE REZONED FROM R-4 TO P-1

A PORTION OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF EAST ROANOKE AVENUE AND NORTH THIRD STREET, FROM WHICH A BRASS CAP FLUSH AT THE INTERSECTION OF EAST THOMAS ROAD AND NORTH THIRD STREET BEARS NORTH 00 DEGREES 12 MINUTES 03 SECONDS EAST, A DISTANCE OF 1,319.30 FEET;

THENCE ALONG SAID EAST ROANOKE AVENUE, NORTH 89 DEGREES 32 MINUTES 44 SECONDS WEST, 760.57 FEET;

THENCE LEAVING SAID EAST ROANOKE AVENUE, SOUTH 00 DEGREES 27 MINUTES 16 SECONDS WEST, 30.00 FEET, TO THE POINT OF BEGINNING:

THENCE SOUTH 00 DEGREES 10 MINUTES 58 SECONDS WEST, 221.29 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 39 SECONDS WEST, 106.97 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 47 SECONDS EAST, 221.79 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS EAST, 106.98 FEET, TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 23,700 SQUARE FEET, OR 0.5441 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

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LEGAL DESCRIPTION: PARCEL NUMBER: 118-44-090D TO BE REZONED FROM R-4 TO WU CODE T5:7

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32 FROM WHICH THE CENTER OF SECTION BEARS AS THE BASIS OF BEARINGS SOUTH 00°10’07” WEST, A DISTANCE OF 2638.37 FEET;

THENCE SOUTH 00°10’07” WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 765.30 FEET; THENCE SOUTH 89°49’09” EAST, A DISTANCE OF 459.72 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°49’09” EAST, A DISTANCE OF 190.28 FEET;

THENCE SOUTH 00°10’07” WEST, A DISTANCE OF 122.87 FEET;

THENCE NORTH 89°36’21” WEST, A DISTANCE OF 190.28 FEET;

THENCE NORTH 00°10’07” EAST, A DISTANCE OF 122.16 FEET TO THE POINT OF BEGINNING.

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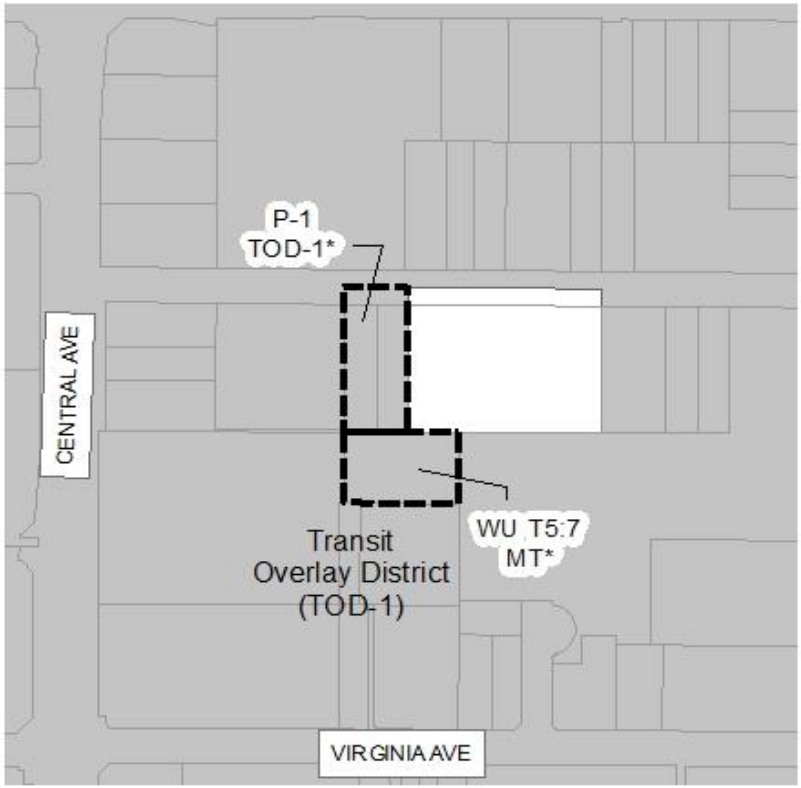
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-10-22-4
Zoning Overlay: Transit Overlay District (TOD-1)
Planning Village: Encanto



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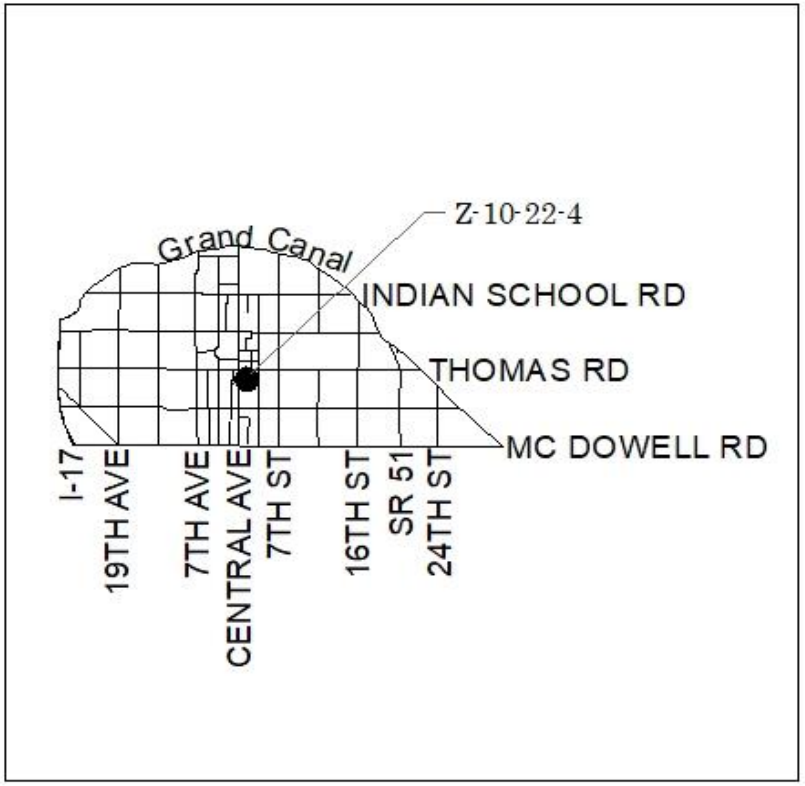

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Drawn Date: 5/31/2022

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City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 161

Amend City Code - Ordinance Adoption - Rezoning Application Z-11-22-5 - Northeast Corner of 107th Avenue and Missouri Avenue (Ordinance G-7001)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-11-22-5 and rezone the site from RE-35 (Single-Family Residence District) to R1-18 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: RE-35
Proposed Zoning: R1-18
Acreage: 20.16 acres
Proposal: Single-family residential

Owner: MPAAL, LLC
Applicant: Lou Turner, Hillstone Homes
Representative: David Maguire, Land Solutions Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Maryvale Village Planning Committee heard this case on May 11, 2022, and recommended approval, per the staff recommendation, with a deleted stipulation, by a vote of 5-1-1.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 7-0.

Location

Northeast corner of 107th Avenue and Missouri Avenue.
Council District: 5
Parcel Address: None

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-11-22-5) FROM RE-35 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R1-18 (SINGLE-FAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 20.16-acre site located on the northeast corner of 107th Avenue and Missouri Avenue in a portion of Section 17, Township 2 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from “RE-35” (Single-Family Residence District), to “R1-18” (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following

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stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the conceptual site plan date stamped February 22, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. All lots in the development shall be subject to Single-Family Design Review.

3. The maximum building height shall be 21 feet.

4. The landscape setback along 107th Avenue and Missouri Avenue shall be planted with a minimum 75% 2-inch caliper trees and minimum 25% 3-inch caliper or multi-trunk trees, as approved by the Planning and Development Department

5. A minimum of 10% percent of the gross site area shall be retained as common area, as approved by the Planning and Development Department.

6. The common open space area shall provide a minimum of 3 active recreational elements, such as, but not limited to, playground sets, ramadas, or a barbeque area, as approved by the Planning and Development Department.

7. All sidewalks shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper single-trunk shade trees, as approved by the Planning and Development Department.

8. 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.

9. The developer shall dedicate 40-feet of right-of-way and construct the east side of 107th Avenue, as approved or modified by the Planning and Development Department.

10. The developer shall dedicate minimum 30-feet of right-of-way and construct the north side of Missouri Avenue, as approved by the Planning and Development Department.

11. The developer shall underground existing electrical utilities within the public right-of-way that are impacted or those that require relocation as part of the

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project. The developer shall be responsible for coordinating with affected utilities for review and permitting.

12. The developer shall underground all existing irrigation facilities along 107th Avenue outside of City of Phoenix right-of-way. The developer shall contact SRP to identify existing land rights and establish the appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

13. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney. The disclosures shall be noted in the CC&Rs in a section titled "nuisances".

14. The developer shall provide a No Hazard Determination for proposed development for the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to Planning and Development Department's preliminary plat approval.

15. The developer shall dedicate to the City of Phoenix an avigation easement for the site, per the form and content prescribed by the City Attorney, prior to Planning and Development Department preliminary plat approval. The developer shall also dedicate and record an avigation easement in favor of the City of Glendale in the form submitted to the City of Phoenix. The avigation easements shall be noted in the CC&Rs in a section titled "airport nuisances".

16. The property owner shall record documents that disclose the existence, and operational characteristics of Glendale Airport to future owners and tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney, and in accordance with State law requiring airport disclosure.

17. The developer's engineer of record shall certify and note on the preliminary and final plats as well as relevant construction drawings that the proposed residential construction shall achieve a maximum interior noise level of 45 decibels (DNL).

18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey

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report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

19. 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.

20. 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.

21. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

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By:

_____

_____

REVIEWED BY:

_____

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-11-22-5

PARCEL NO. 1: The East 258.00 feet of the South half of the Southwest quarter of the Northwest quarter of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2: The West 258.00 feet of the East 516.00 feet of the South half of the Southwest quarter of the Northwest quarter of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3: The West 258.00 feet of the East 774.00 feet of the South half of the Southwest quarter of the Northwest quarter of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 4: The West 258 00 feet of the East 1032.00 feet of the South half of the Southwest quarter of the Northwest quarter of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 5: The South half of the Southwest quarter of the Northwest quarter of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT the East 1032.00 feet thereof; and EXCEPT the West 33.00 feet.

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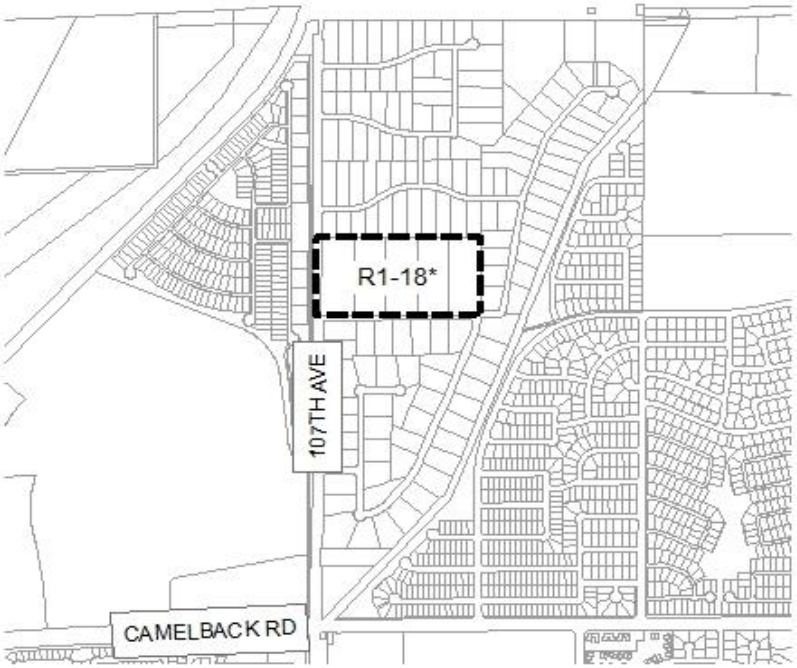
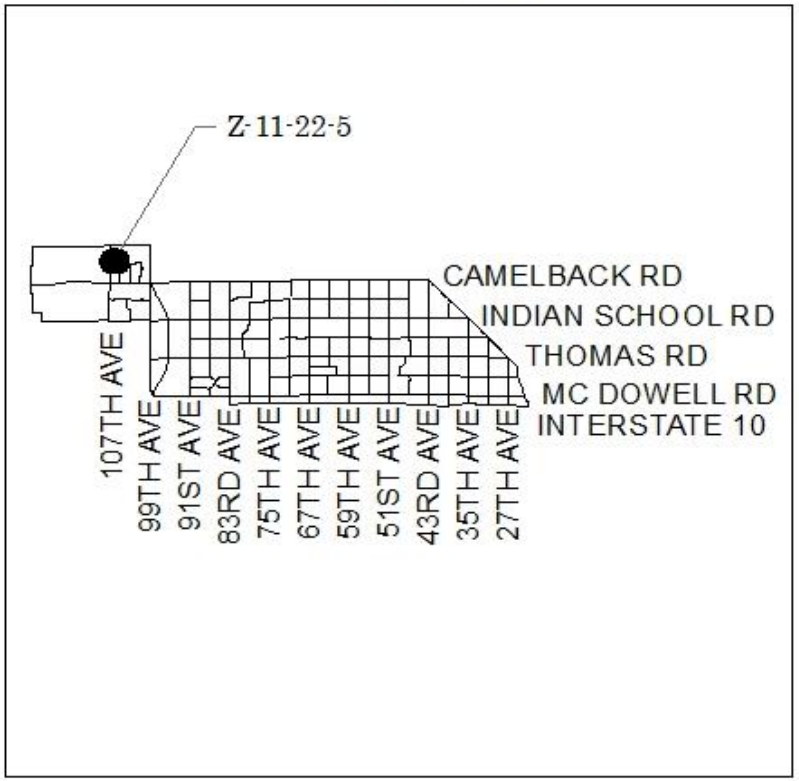
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-11-22-5
Zoning Overlay: N/A
Planning Village: Maryvale





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Drawn Date: 5/31/2022

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City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 162

Amend City Code - Ordinance Adoption - Rezoning Application Z-12-22-7 - Northwest Corner of 47th Avenue and Baseline Road (Ordinance G-6999)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-12-22-7 and rezone the site from S-1 (Ranch or Farm Residence District) to R1-8 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: S-1
Proposed Zoning: R1-8
Acreage: 14.07 acres
Proposed Use: Single-family residential

Owner: Rogers Family Living Trust
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Representative: Brennan Ray, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Laveen Village Planning Committee heard this case on May 9, 2022, and recommended approval with additional stipulations by a vote of 9-1.
PC Action: The Planning Commission heard this case on Jun. 2, 2022, and recommended approval per the staff memo dated Jun. 2, 2022, by a vote of 7-0.

Location

Northwest corner of 47th Avenue and Baseline Road.
Council District: 7
Parcel Address: 4702 W. Baseline Road.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-12-22-7) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO R1-18 (SINGLE-FAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 14.07-acre property located on the northwest corner of 47th Avenue and Baseline Road in a portion of Section 33, Township 1 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence District), to “R1-18” (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance to the site plan date stamped May 4, 2022, with specific regard to the following element, as approved by the Planning and Development Department.

    a. A minimum of 16% of the gross site area shall be retained as open space.

2. The conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to approval of the Single-Family Design Review Diversity Exhibit, with specific regard to the inclusion of the below elements. This is legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

    a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.

    b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.

    c. The front elevations shall consist of a minimum 25% non-stucco accent material.

    d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.

    e. A minimum of 75% of the standard elevations provided shall include patios and/or covered porches in the front yard at a minimum of 60 square feet in area and a depth of at least six feet, and clearly separated from the front yard with fencing, subject to the Phoenix Zoning Ordinance.

3. Lots 7, 8, 9, and 10 along Baseline Road shall be limited to 26 feet, as approved by the Planning and Development Department.

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4. No more than two two-story homes shall be built adjacent to one another along 47th Avenue, as approved by the Planning and Development Department.

5. Homes shall have minimum 5-foot-wide side yard setbacks.

6. The developer shall install wiring within homes for electric vehicle capabilities.

7. Required landscape setbacks shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with 5-gallon shrubs per tree, as approved by the Planning and Development Department.

8. The entry drives shall incorporate enhanced landscaping on both sides, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.

9. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplement detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

10. A minimum 22-foot setback shall be provided to the front of garages, measured from the back of the sidewalk, for each home in the development, as approved by the Planning and Development Department.

11. The developer shall dedicate 30 feet of right-of-way along the west side of 47th Avenue, as approved by the Planning and Development Department.

12. The developer shall complete the west side of 47th Avenue to include a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk to match the northern limit of the site, as approved by the Planning and Development Department.

13. The developer shall replenish the existing streetscape along Baseline Road, as approved by the Planning and Development Department.

14. Where sidewalks are detached along 47th Avenue, Baseline Road, and internal to the site, the landscape area located between the sidewalk and back of curb shall be planted to the following standards, as approved by the Planning and Development Department:

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a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75% shade on adjacent sidewalks.

b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

c. Where utility conflicts arise, the developer shall work with the Planning and Development on an alternative design solution consistent with a pedestrian environment.

15. The developer shall construct a clearly defined and shaded pedestrian pathway providing access to the multi-use-trail along Baseline Road, as approved by the Planning and Development Department.

16. Traffic calming measures shall be installed within the development, as approved by the Street Transportation Department.

17. 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.

18. The developer shall rebuild the bus stop pad along westbound Baseline Road according to P1260 and P1258, unless stated otherwise by the Public Transit Department.

19. 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.

20. 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.

21 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.

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SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-12-22-7

The Southeast Quarter of the Southwest Quarter of Section 33, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 55 feet thereof;

EXCEPT all that portion thereof lying within the Final Plat for Rogers Ranch Parcel 9, recorded in Book 817 of Maps, Page 16;

EXCEPT all that portion thereof lying within the Final Plat of Rogers Ranch Unit 4, recorded in Book 680 of Maps, Page 24;

EXCEPT all that portion thereof lying within 47th Avenue and Baseline Road as shown on Map of Dedication for Rogers Ranch, recorded in Book 623 of Maps, Page 29.

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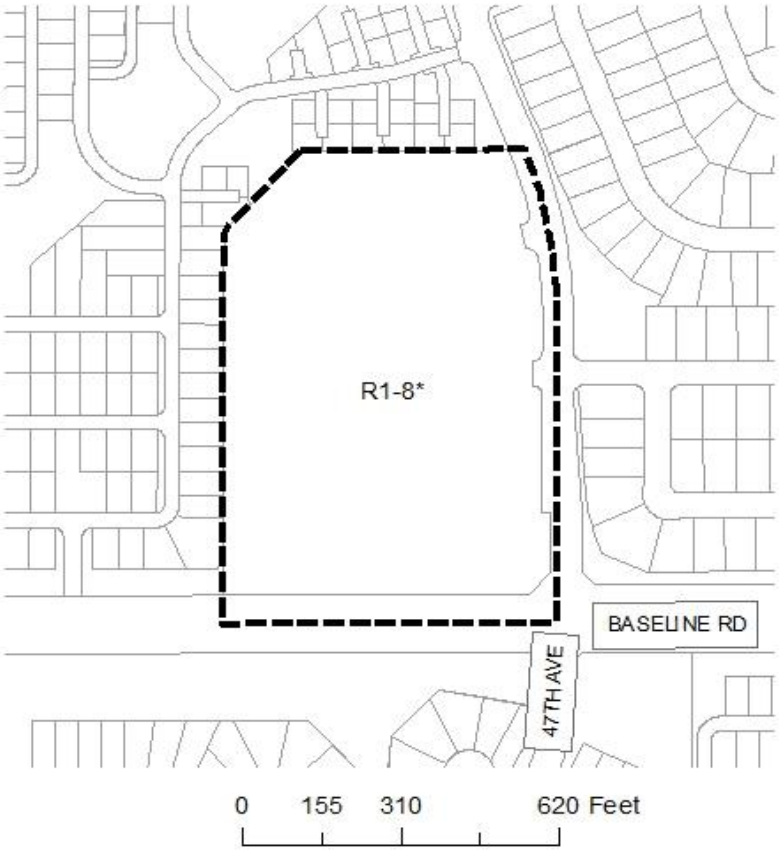
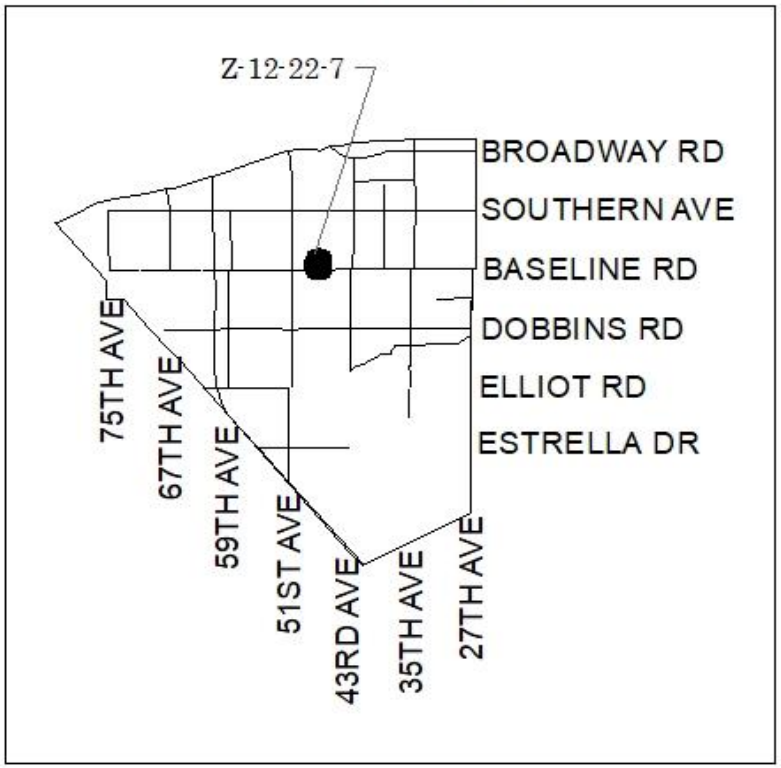
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-12-22-7
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

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Drawn Date: 5/31/2022

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City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 163

Public Hearing and Resolution Adoption - General Plan Amendment GPA-PV-4-21-2 - Southwest Corner of Kierland Boulevard and Marilyn Road (Resolution 22045)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 6.10 acres from Industrial to Mixed Use (Commercial / Residential 15+ dwelling units per acre). This is a companion case to Z-76-21-2 and must be heard first, followed by Z-76 -21-2.

Summary

Application: GPA-PV-4-21-2
Current Designation: Industrial
Proposed Designation: Mixed Use (Commercial / Residential 15+ dwelling units per are)
Acreage: 6.10 acres
Proposed Use: Multifamily residential and commercial uses

Owner: Valwood Mesquite, LLC
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval.
VPC Info: The Paradise Village Planning Committee heard this case on Feb. 7, 2022, for information only.
VPC Action: The Paradise Village Planning Committee heard this case on May 2, 2022, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Southwest corner of Kierland Boulevard and Marilyn Road.
Council District: 2

Parcel Addresses: 14646 N. Kierland Blvd., and 6901 E. Marilyn Road.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-PV-4-21-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-PV-4-21-2. The 6.10-acre site located at the southwest corner of Kierland Boulevard and Marilyn Road is designated as Mixed Use (Commercial / Residential 15+ dwelling units per acre).

SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

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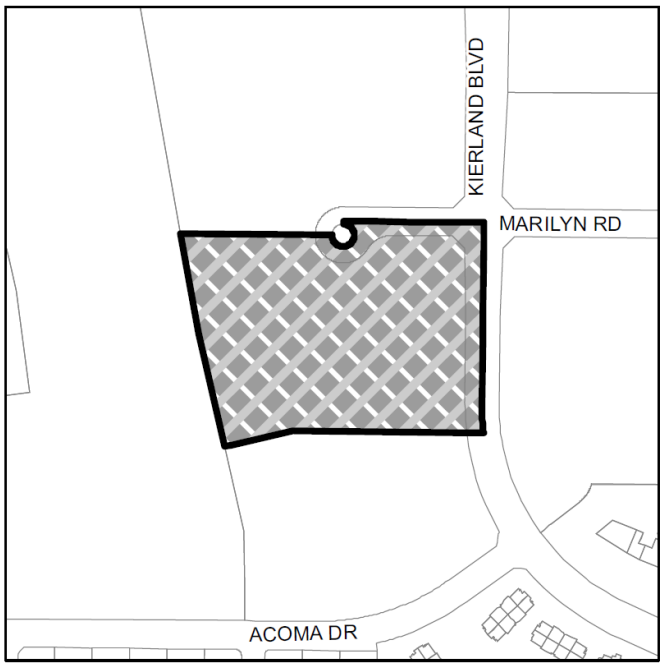
PROPOSED CHANGE:

Mixed Use (Commercial / Residential 15+ du/ac)
(6.10 +/- Acres)

Proposed Change Area

Mixed Use (Commercial / Residential 15+ du/ac)



PASSED by the Council of the City of Phoenix this 1st day of July 2022.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

DRAFT

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:tml:LF22-0991:7-1-22

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
April 25, 2022

Application:	GPA-PV-4-21-2
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	Valwood Mesquite, LLC
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Location:	Southwest corner of Kierland Boulevard and Marilyn Road
Acreage:	6.10 acres
Current Plan Designation:	Industrial (6.10 acres)
Requested Plan Designation:	Mixed Use (Commercial / Residential 15+ dwelling units per acre) (6.10 acres)
Reason for Requested Change:	Minor General Plan Amendment for a mix of commercial and residential 15+ dwelling units per acre
Paradise Valley Village Planning Committee Date:	May 2, 2022
Staff Recommendation:	Approval

FINDINGS:

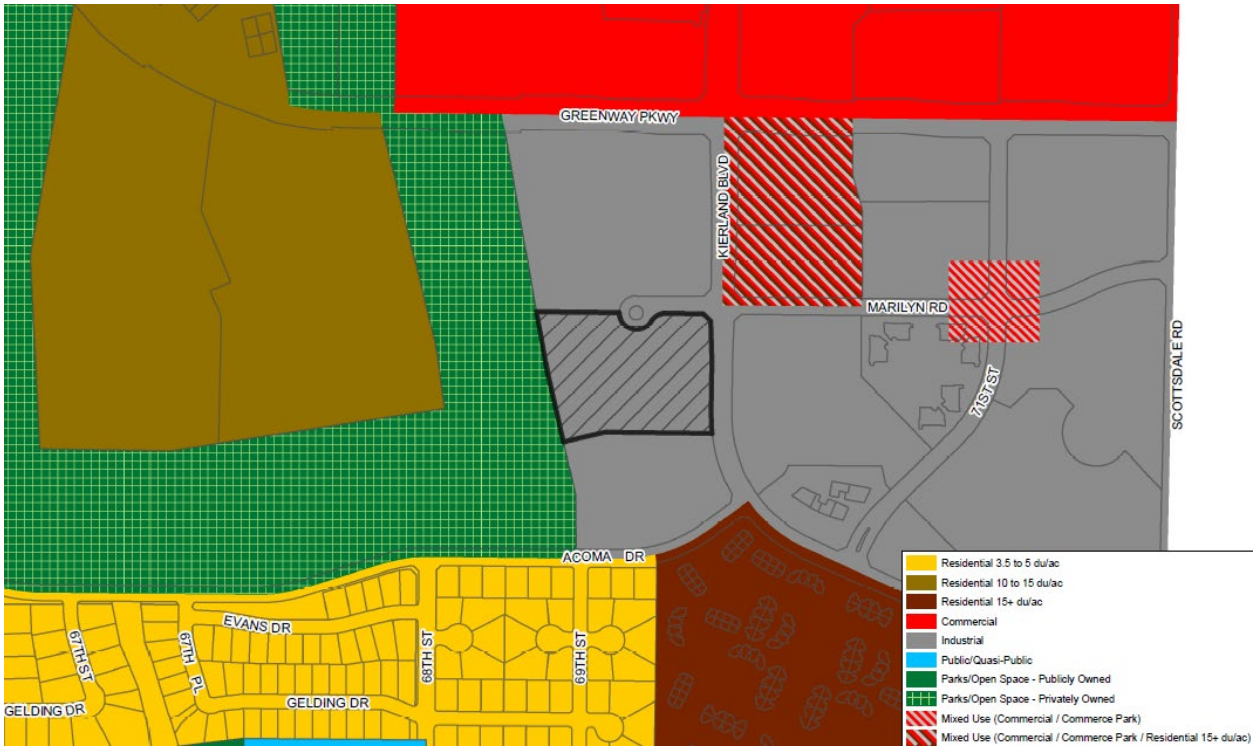
1) The companion rezoning case, Z-76-21-2, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and west.

2) The Mixed Use (Commercial / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village.

3) The proposed land use designation provides consistency with the land use pattern of property in the immediate area, while allowing for the introduction of new uses that will complement the existing employment and commercial uses in the area.

BACKGROUND

The subject site is located at the southwest corner of Kierland Boulevard and Marilyn Road and is occupied by one commercial office building and surface parking areas. The office building is located along the western portion of the site overlooking the Kierland golf course, while surface parking occupies the remainder of the site. The companion Rezoning Case No. Z-76-21-2 is a request to allow PUD zoning for multifamily residential and commercial uses on the entirety of the site.



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

Currently, the site has a General Plan Land Use Map designation of Industrial and the requested General Plan Land Use Map designation of Mixed Use (Commercial / Residential 15+ dwelling units per acre) which will allow for additional housing choices and commercial uses in the area. Recent development patterns suggest that there is a growing demand for housing choices and commercial plus employment uses in the Kierland area. The proposed General Plan Land Use Map change will allow for the continuation of these development trends across the greater Kierland area.

The requested Mixed Use designation will allow commercial and residential land uses to locate on the site in compliance with the companion PUD's development standards. Maps of the existing and proposed General Plan Land Use Map designations can be found attached to this report.

EXISTING CONDITIONS AND SURROUNDING LAND USES

The table below provides a summary of the surrounding General Plan (GP) Land Use Map designations, existing land uses and zoning surrounding the site.

Location	GP Land Use	Existing Land Uses	Zoning
North (including across Marilyn Road)	Industrial	Commercial office	CP/GCP PCD
South	Industrial	Commercial office	CP/GCP PCD
East (across Kierland Boulevard)	Industrial	Commercial office	PUD
West	Parks/Open Space - Private	Golf course	GC PCD

The site is also approximately 0.1 mile south of Greenway Road and lies within the boundaries of the Maricopa Association of Governments designated Desert Ridge/Kierland Major Employment Center and is in close proximity to a City of Phoenix designated employment center. Providing additional housing options in close proximity to the nearby workforce will add to the sustainability of established office and commercial uses built around the Desert Ridge/Kierland Major Employment Center.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

- **CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.**

  This request and the concurrent Icon Kierland PUD promotes redevelopment of the site by allowing for an increase in intensity at a scale compatible with surrounding properties and the Kierland area. The development is located in a mixed-use corridor where nearby properties are multifamily or commercial. The project site is also within a designated employment center. The concentration of people near employment uses promotes the sustainability of nearby commercial uses.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND 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.**

  The proposed General Plan Land Use Map amendment will further diversify the existing land use map designations in this part of the city by allowing multifamily and commercial uses in a major employment center. This will help to provide diverse housing opportunities in this area to both current and future residents.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

  The companion PUD narrative incorporates standards that are compatible in scale and intensity with the surrounding area and properties adjacent to the site. The development is located in a mixed-use corridor where nearby properties are multifamily or commercial. Further, there are no existing single-family residential properties in close proximity that will be directly impacted by this development.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-PV-4-21-2 as filed. The request aligns with the goals and polices of the General Plan and will result in a land use designation that will continue to support surrounding uses while maximizing the property's location in an employment center. This proposed Minor General Plan Amendment request is consistent with surrounding land uses and General Plan Land Use Map designations in the general area.

Writer
Enrique Bojórquez Gaxiola
April 25, 2022

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

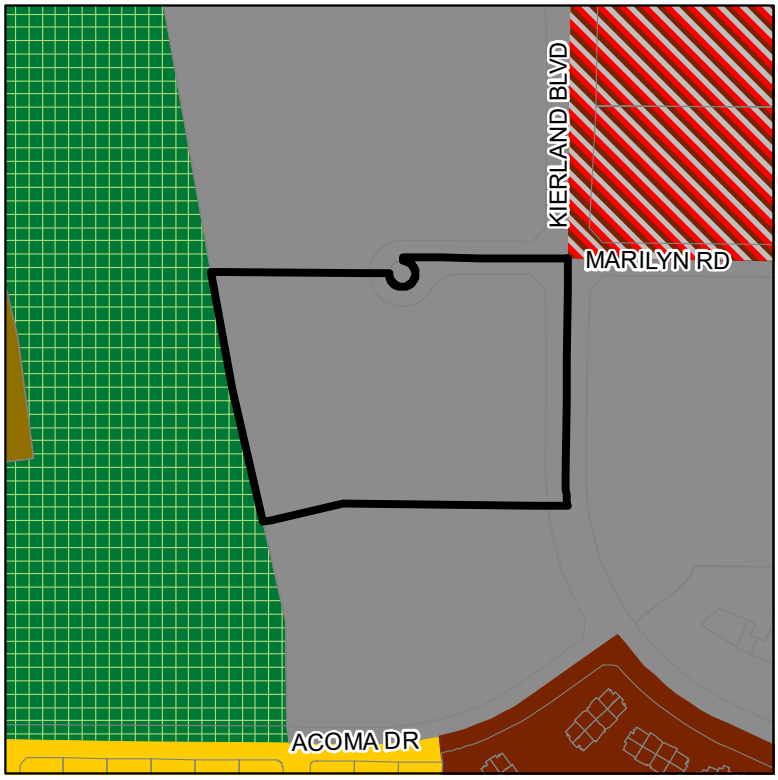
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-PV-4-21-2	ACRES: 6.10 +/-	REVISION DATE:
VILLAGE: Paradise Valley	COUNCIL DISTRICT: 2	4/20/2022
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Industrial (6.10 +/- Acres)

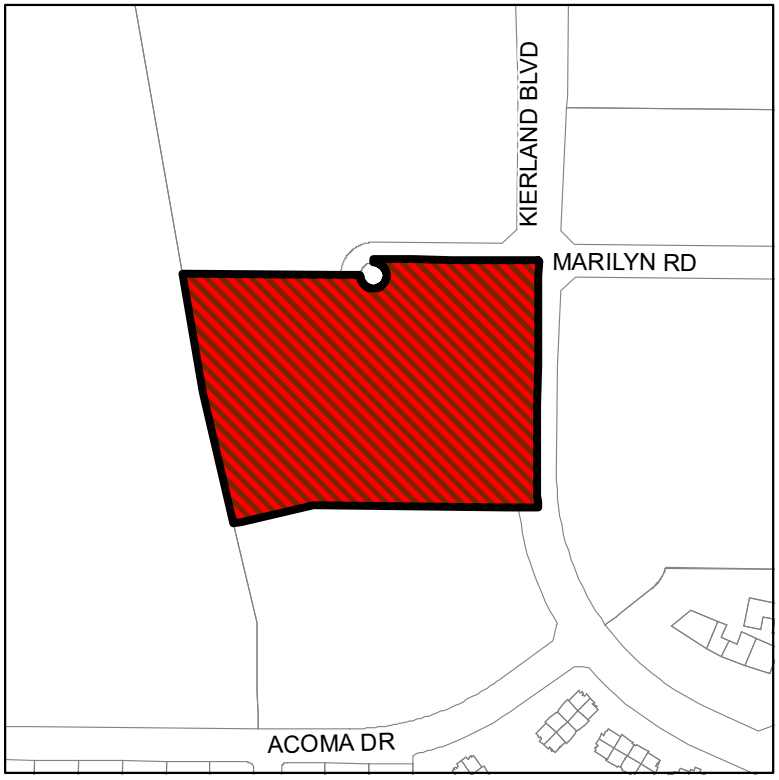
- Proposed Change Area
- Residential 3.5 to 5 du/ac
- Residential 10 to 15 du/ac
- Residential 15+ du/ac
- Industrial
- Parks/Open Space - Privately Owned
- Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)



PROPOSED CHANGE:

Mixed Use (Commercial / Residential 15+ du/ac) (6.10 +/- Acres)

- Proposed Change Area
- Mixed Use (Commercial / Residential 15+ du/ac)



GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-PV-4-21-2_BW	ACRES: 6.10 +/-	REVISION DATE:
VILLAGE: Paradise Valley	COUNCIL DISTRICT: 2	4/20/2022
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Industrial (6.10 +/- Acres)

Proposed Change Area

Residential 3.5 to 5 du/acre

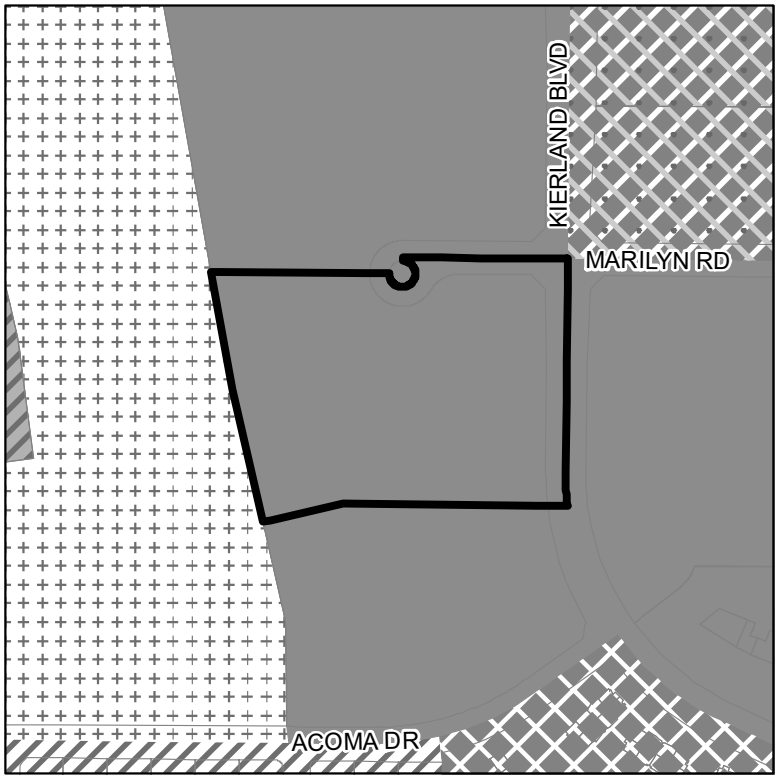
Residential 10 to 15 du/acre

Residential 15+ du/acre

Industrial

Parks/Open Space - Privately Owned

Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)

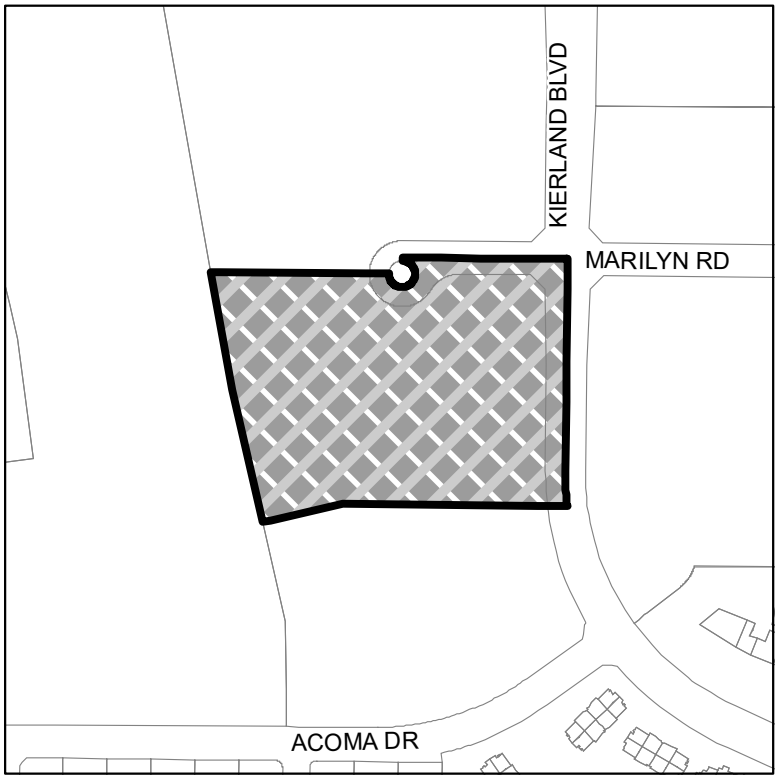


PROPOSED CHANGE:

Mixed Use (Commercial / Residential 15+ du/ac)
(6.10 +/- Acres)

Proposed Change Area

Mixed Use (Commercial / Residential 15+ du/ac)



Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-PV-4-21-2
INFORMATION ONLY

Date of VPC Meeting	February 7, 2022
Request	To amend the General Plan Land Use Map Designation on approximately 6.10 **from** Industrial **to** Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)
Location	Southwest corner of Kierland Boulevard and Marilyn Road

VPC DISCUSSION:

Cases GPA-PV-4-21-2 and Z-76-21-2 were heard concurrently.

Mr. Nick Wood, Representative with Snell & Wilmer, introduced himself and gave an overview of both e the GPA and Rezoning requests. He went over the need for housing within an employment center, the consistency with the character of the surrounding area and how this site will function with recently approved cases in the nearby area. Mr. Wood also shard specific details about the site plan, elevations, open space areas and traffic. He highlighted the setbacks proposed and frontage standards, which will activate the street frontages and help to create a more pedestrian friendly environment. He shared the shade study, which will help to reduce the urban heat island effect and discussed the proposed perimeter landscape treatments, which will provide visual interest.

VPC Discussion:

None

Public Comment:

None

Applicants Response:

None

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-PV-4-21-2

Date of VPC Meeting	May 2, 2022
Request	To amend the General Plan Land Use Map Designation on approximately 6.10 acres located at the southwest corner of Kierland Boulevard and Marilyn Road **from** Industrial to Mixed Use (Commercial / Residential 15+ dwelling units per acre) **to** allow multifamily residential and commercial uses.
Location	Southwest corner of Kierland Boulevard and Marilyn Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	**11-0** with committee members Balderrama, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, and Lesher in favor.

VPC DISCUSSION:

Cases GPA-PV-4-21-2 and Z-76-21-2 were heard concurrently by the committee.

Chair Gubser and committee member Bowman left the meeting, bringing the quorum to 11 members.

Enrique Bojórquez, staff, introduced himself and provided a presentation on cases GPA-PV-4-21-2 and Z-76-21-2. Mr. Bojórquez discussed the location of the site, noting the existing and proposed General Plan Land Use Map designations. Mr. Bojórquez discussed the surrounding zoning and proposed land uses part of the PUD case. Mr. Bojórquez discussed the location of the site within the Desert Ridge and Kierland employment center and described how this project furthers other policy plans. Mr. Bojórquez described the proposed site plan and building elevations, noting that a maximum height of six stories and 70 feet would be permitted. Mr. Bojórquez noted that that one letter of support and three letters in opposition had been received. Mr. Bojórquez concluded the presentation by providing the staff findings and recommendation of approval, describing the proposed stipulations for case Z-76-21-2, as presented in the staff report.

Nick Wood, representing the applicant with Snell & Wilmer LLP, introduced himself and his team. Mr. Wood discussed the location of the site in relation to other projects approved in the area. Mr. Wood stated that this development is over 500 feet north of the closest single-family home south of the site, adding

that the Kierland Community Alliance supports this project. Mr. Wood stated that the minor general plan amendment case supports the removal of industrially-designated land on the site. Mr. Wood compared the previous proposal with the current proposal, which show a decrease in density and shifting of the building away from the west property line. Mr. Wood stated that other changes made include the addition of patios along the street to activate this area and two stories of underground parking below grade. Mr. Wood discussed the proposed development standards, including proposed parking standards. Mr. Wood discussed the proposed open space, building articulation designs and showed site renderings. Mr. Wood concluded the presentation by requesting approval of cases GPA-PV-4-21-2 and Z-76-21-2.

Questions from the Committee:

Vice Chair Lesher asked if any committee members had questions for the presenters.

Jennifer Hall gave kudos to the applicant for the changes made and appreciates the architecture provided in this project. This design goes above and beyond, plus it looks classy.

Alex Popovic stated that a loss of 51 dwelling units from 370 to 319 is a big compromise. Mr. Popovic appreciates the applicant's collaboration with the community.

Public Comment:
None.

Applicant Response to Public Comment:
None.

Vice Chair Lesher asked for a motion on each item.

MOTION – GPA-PV-4-21-2:

Alan Spark motioned to recommend approval of GPA-PV-4-21-2 per the staff recommendation. **Alex Popovic** seconded the motion.

VOTE – GPA-PV-4-21-2:

11-0; motion to approve passed with committee members Balderrama, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, and Lesher in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comments.

Attachment E

REPORT OF PLANNING COMMISSION
ACTION June 2, 2022

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-PV-4-21-2 (Companion Case Z-76-21-2)
Location:	Southwest corner of Kierland Boulevard and Marilyn Road
From:	Industrial
To:	Mixed Use (Commercial/Residential 15+ dwelling units per acre)
Acreage:	6.10
Proposal:	Minor General Plan Amendment for Mixed Use (Commercial/Residential 15+ dwelling units per acre).
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	Valwood Mesquite, LLC
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 2/7/2022 Information only.
Paradise Valley 5/2/2022 Approval. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-PV-4-21-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Gaynor
Second: McCabe
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes (possibly in error)

Findings:

1. The companion rezoning case, Z-76-21-2, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and west.

2. The Mixed Use (Commercial / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village.

3. The proposed land use designation provides consistency with the land use pattern of property in the immediate area, while allowing for the introduction of new uses that will complement the existing employment and commercial uses in the area.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 164

Public Hearing and Ordinance Adoption - Rezoning Application Z-76-21-2 (Icon Kierland PUD) - Southwest Corner of Kierland Boulevard and Marilyn Road (Ordinance G-7007)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-76-21-2 and rezone the site from CP/GCP PCD (Commerce Park District / General Commerce Park Option, Planned Community District) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses. This is a companion case to GPA-PV-4-21-2 and must be heard following GPA-PV-4-21-2.

Summary

Current Zoning: CP/GCP PCD
Proposed Zoning: PUD
Acreage: 6.10 acres
Proposal: Planned Unit Development to allow multifamily residential and commercial uses.

Owner: Valwood Mesquite, LLC
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Paradise Valley Village Planning Committee heard this case on Feb. 7, 2022, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard this case on May 2, 2022, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Southwest corner of Kierland Boulevard and Marilyn Road.
Council District: 2
Parcel Address: 14646 N. Kierland Blvd. and 6901 E. Marilyn Road.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-76-21-2) FROM CP/GCP PCD (COMMERCE PARK DISTRICT / GENERAL COMMERCE PARK OPTION, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 6.10-acre property located at the southwest corner of Kierland Boulevard and Marilyn Road in a portion of Section 10, Township 3 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “CP/GCP PCD” (Commerce Park District / General Commerce Park Option, Planned Community District) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

DRAFT

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Icon at Kierland PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 4, 2022, as modified by the following stipulations.

    a. Front Cover, add "City Council adopted: [Insert Adoption date]"

    b. Page 9, Section D2.a., Landscape Setbacks (Minimum): Clarify landscape setback standard along the north and south property lines to be consistent with the proposed site plan by requiring a minimum 5-foot-wide landscape setback along the south and a minimum 0-foot-wide landscape setback along the north property line where not adjacent to a street.

    c. Page 10, Section D2.d., Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, South, and West Property Lines): Remove the reference to the north property line as no landscape setback is provided here.

    d. Page 11, Section D3.b., Parking Standards, Automotive Parking Location, Parking Location, Automotive: Modify the maximum number of parking spaces along the main entry drive that are located outside of the garage building footprint or building envelope to a maximum of five (5) spaces to be consistent with the proposed site plan.

    e. Page 17, Section E2. b., Uniform Perimeter Design: Modify the third bullet to "Five (5) different accent species".

    f. Page 21, Section H.1, Infrastructure, Grading and Drainage: Replace the fourth sentence as follows: Therefore, the subject site is not anticipated to provide any supplemental retention onsite, and may be required to address "first flush" stormwater treatment in accordance with the City of Phoenix Storm Water Policies and Standards Manual, current edition.

    g. Page 23, Section I., Comparative Zoning Standards Table: Replace CP/GCP standards with C-2 standards.

DRAFT

2. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

3. 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.

4. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property.

5. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.

6. 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.

7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____

MAYOR

DRAFT

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-76-21-2

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 5B-2, KIERLAND PARCELS 5B-1 AND 5B-2, ACCORDING TO THE PLAT RECORDED IN BOOK 431 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

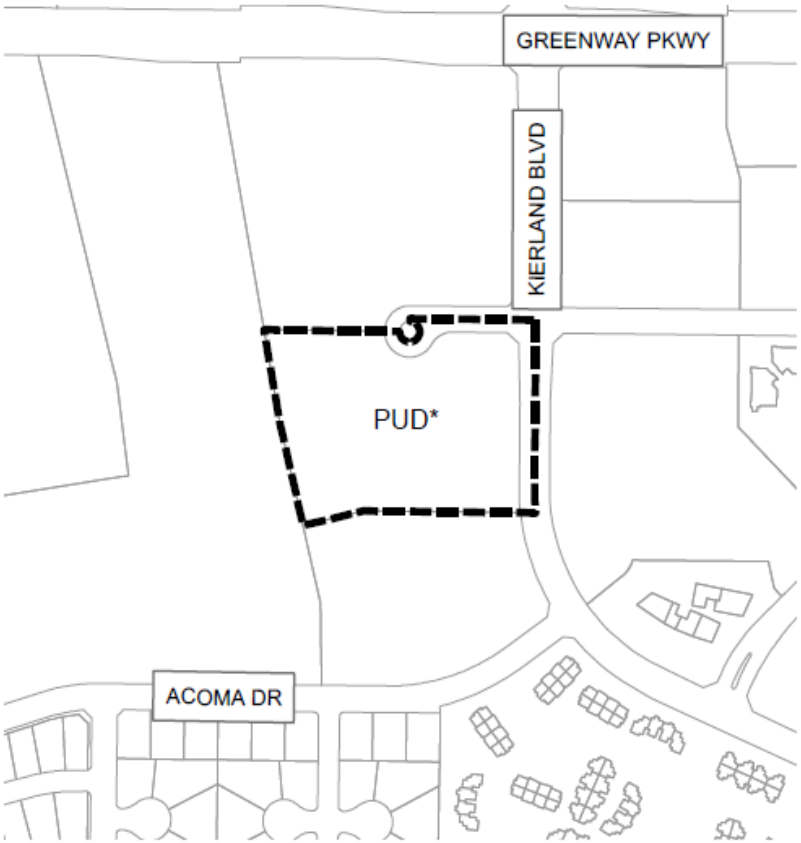
DRAFT

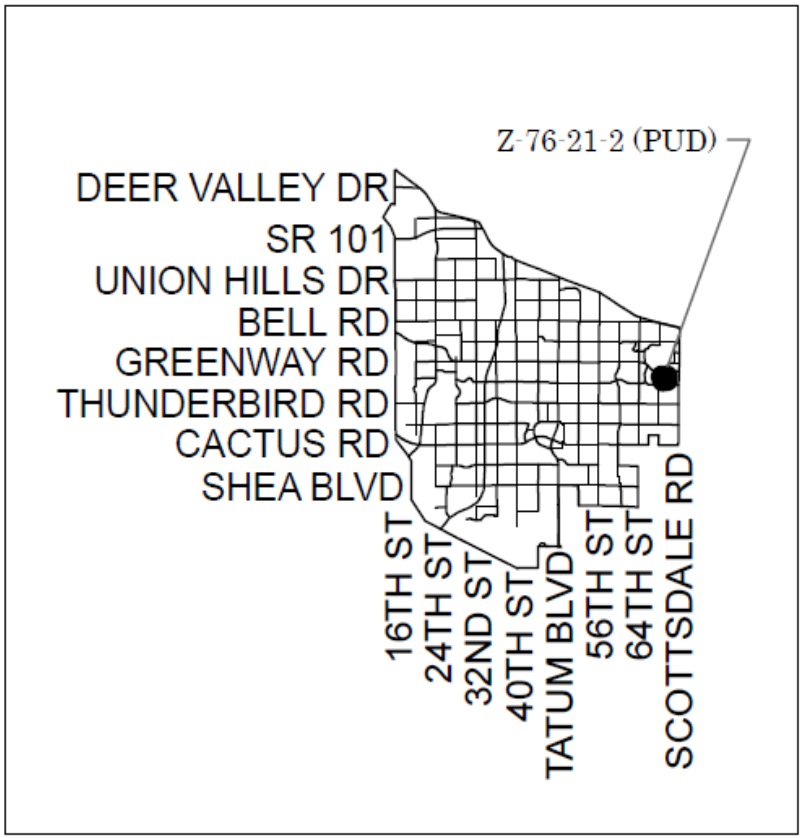
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-76-21-2 (PUD)
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 5/31/2022

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-76-21-2
Icon Kierland PUD
April 25, 2022

Paradise Valley Village Planning Committee Meeting Date:	May 2, 2022
Planning Commission Hearing Date:	June 2, 2022
Request From:	CP/GCP PCD (6.10 acres)
Request To:	PUD (6.10 acres)
Proposed Use:	Planned Unit Development to allow multifamily residential and commercial uses
Location:	Southwest corner of Kierland Boulevard and Marilyn Road
Owners:	Valwood Mesquite, LLC
Applicant/Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

<table>
<tr><th colspan="4">General Plan Conformity</th></tr>
<tr><td colspan="2">General Plan Land Use Map Designation</td><td colspan="2">Current: Industrial

Proposed (GPA-PV-4-21-2): Mixed Use (Commercial / Residential 15+ dwelling units per acre)</td></tr>
<tr><td rowspan="2">Street Map Classification</td><td>Kierland Boulevard</td><td>Collector Street</td><td>Width varies from 40-foot to 35-foot west half street</td></tr>
<tr><td>Marilyn Road</td><td>Local Street</td><td>30-foot south half street</td></tr>
<tr><td colspan="4">CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.
The Icon Kierland Planned Unit Development (PUD) proposes multifamily and commercial uses that are compatible in scale and intensity with the surrounding Kierland area and properties adjacent to the site. The development is in a mixed-use corridor where nearby</td></tr>
</table>

properties are multifamily or commercial. The project site is also within a designated employment center, thus the concentration of residential uses in this commercial area will promote new and existing businesses. The requested PUD will facilitate ongoing investment and development of the greater Kierland area.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPILE*: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The Icon Kierland PUD proposes landscaping around the perimeter of the building. Shaded detached sidewalks along Kierland Boulevard and Marilyn Road will provide thermal comfort for pedestrians. The PUD requires that public pedestrian pathways be shaded a minimum of 75 percent.

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should be designed to included convenient bicycle parking.

The proposed development will provide bicycle parking for both residents and guests. The project also is adjacent to a shared use pathway along Kierland Boulevard and will support tenants who prefer using alternative modes of transportation to get to work or nearby entertainment.

Applicable Plans, Overlays, and Initiatives
Maricopa Association of Governments (MAG) Desert Ridge and Kierland Employment Center – See background item No. 4
Tree and Shade Master Plan – See background item No. 6
Complete Streets Guiding Principles – See background item No. 7
Comprehensive Bicycle Master Plan – See background item No. 8
Housing Phoenix Plan – See background item No. 9
Zero Waste PHX – See background item No. 10

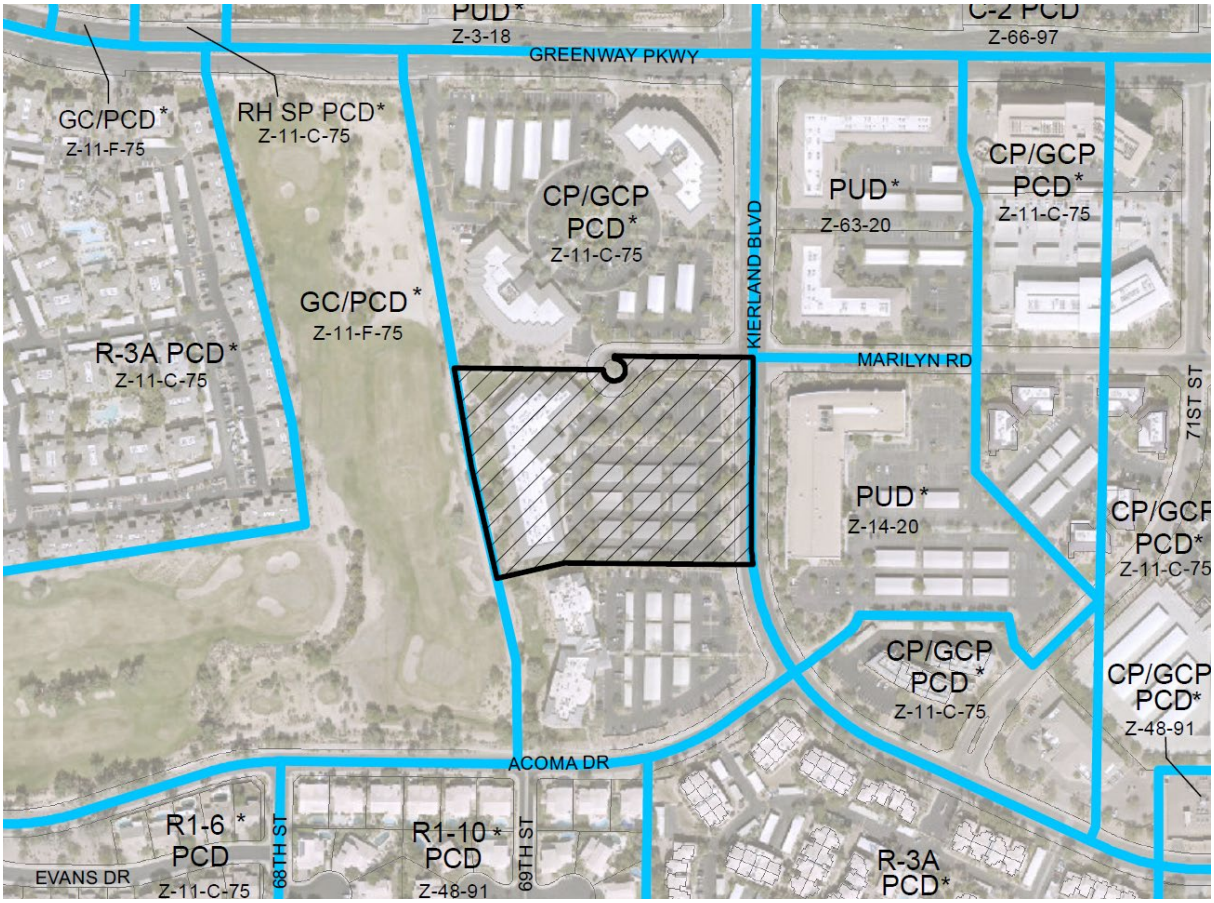
Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Commercial office	CP/GCP PCD
North (including across Marilyn Road)	Commercial office	CP/GCP PCD
South	Commercial office	CP/GCP PCD

East (across Kierland Boulevard)	Commercial office	PUD
West	Golf course	GC PCD

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 6.10-acre site located on the southwest corner of Kierland Boulevard and Marilyn Road from CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses.



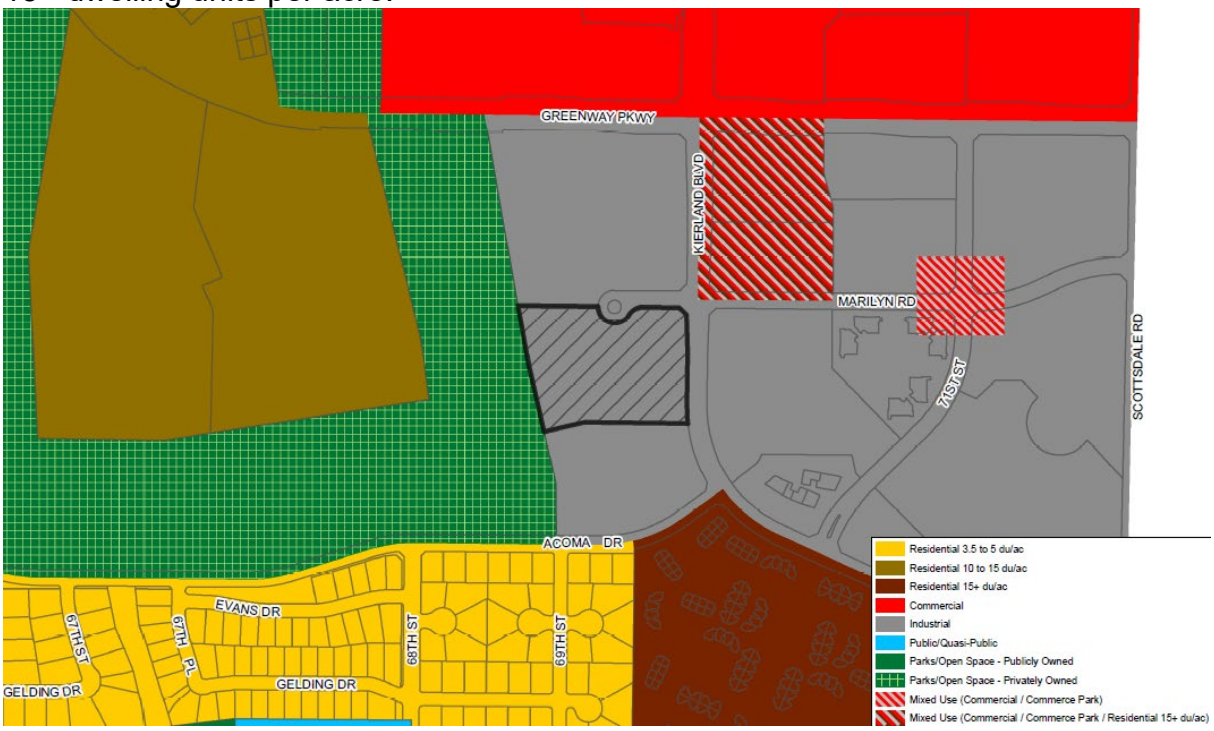
Aerial Zoning Map, Source: Planning and Development Department

2. The subject site consists of one parcel that currently contains one two-story office building with surface parking. The subject site was annexed into the City of Phoenix on October 15, 1961. At that time the subject site and the surrounding area vastly consisted of vacant land. This area was planned in 1975 as a Planned Community District (PCD) of 1,082 acres, previously known as the Desert Springs PCD and now known as the Kierland PCD, through Rezoning Case No. Z-11-75. Subsequently, the Kierland PCD went through several amendments since its original approval. The

PCD Zoning District is intended to establish a development pattern for a larger area while permitting flexibility for specific developments and safeguards that adequate infrastructure needs are met for the area. The proposed PUD also proposes to remove the property from the PCD, and the developer will be required to provide updated infrastructure as needed and determined through the Planning and Development Department's site development process.

3. The General Plan Land Use Map designation for the subject site is Industrial, thus the proposal is not consistent with this General Plan Land Use Map designation. A companion General Plan Amendment request (GPA-PV-4-21-2) proposes a Land Use Map designation of Mixed Use (Commercial / Residential 15+ dwelling units per acre). This Mixed Use designation will allow residential and commercial land uses the flexibility to locate on any portion of the site in compliance with the PUD's development standards.

The General Plan Land Use Map designations on three sides of the subject parcel are also Industrial. To the west, the General Plan Land Use Map designation is Parks/Open Space – Privately Owned. To the northeast, the General Plan Land Use Map designation is Mixed Use (Commercial / Commerce/Business Park / Residential 15+ dwelling units per acre.

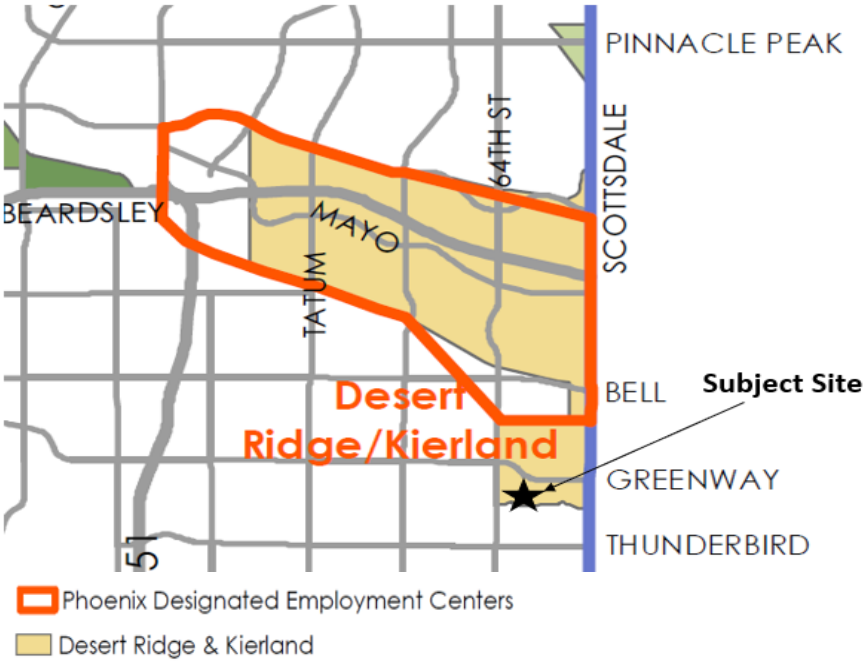


General Plan Land Use Map, Source: Planning and Development Department

4. The subject site is within the boundaries of the Maricopa Association of Governments designated Desert Ridge/Kierland major employment center and in close proximity to a City of Phoenix designated employment center.

The Desert Ridge/Kierland employment center profile provided by the City of Phoenix Community and Economic Development Department identifies the Kierland area as being comprised of a highly educated, executive, and professional workforce with a large inventory of Class A office space. Providing additional residential options in close proximity to the nearby office spaces will add to the sustainability of the established employment center and the Kierland area overall.

Employment Centers Map, Source: City of Phoenix Planning and Development Department



PROPOSAL

5. The proposal was developed utilizing the PUD zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

   Where the Icon Kierland PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

List of Uses

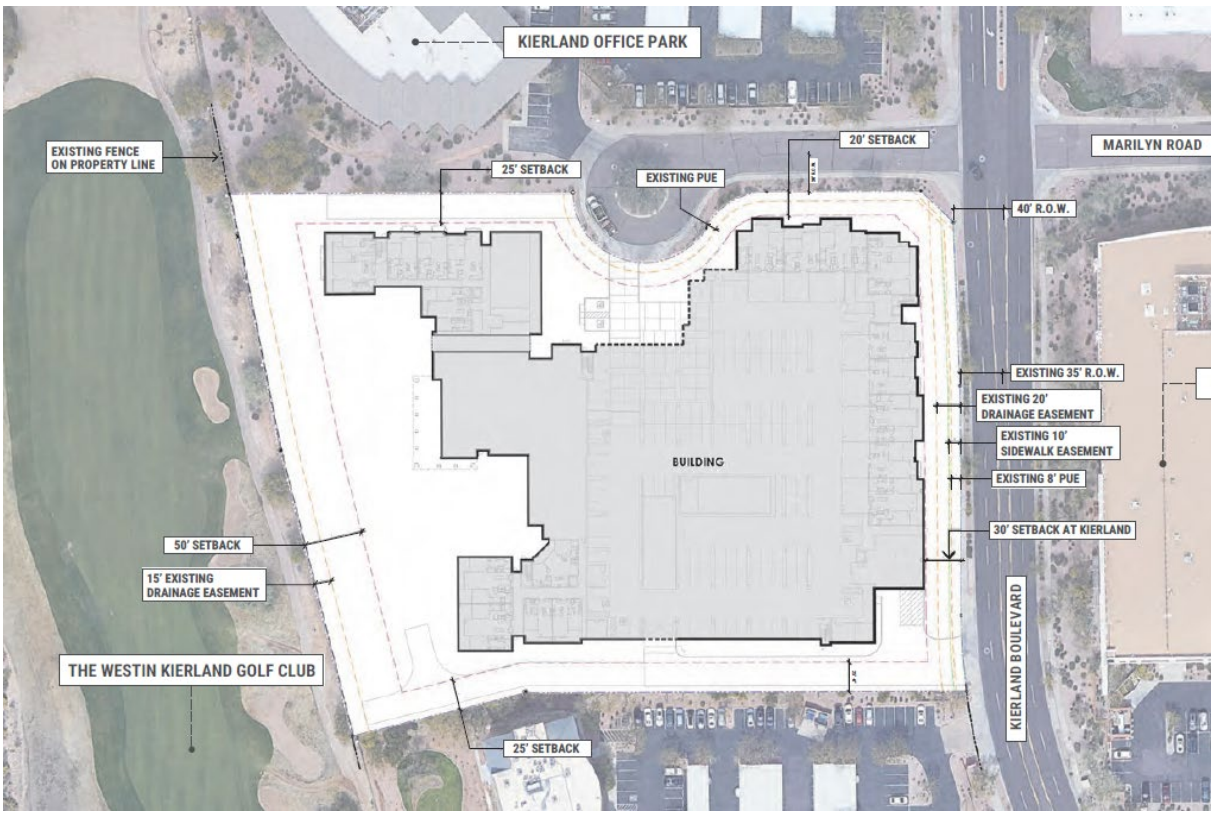
The Development Narrative proposes several permitted uses. The proposed uses consist of the permitted C-2 uses found in Sections 623 of the Phoenix Zoning Ordinance. Additionally, multifamily residential is permitted with a maximum of 319 residential dwelling units.

The Development Narrative also proposes restricting certain uses that are inconsistent with the Narrative's vision of mixed-use pedestrian-oriented

development such as auto title loan establishments, gas stations, and automobile service stations.

Conceptual Site Plan

The development's main access point is along Marilyn Road, with a secondary access point along Kierland Boulevard. The proposal includes a five-story, 70-foot tall multifamily building. The parking garage is wrapped by dwelling units, except along the garage entry point. Two amenity courtyards are proposed and are reserved as private common open space. Both street frontages will have an enhanced streetscape with a minimum five-foot wide detached sidewalk, framed by landscape areas that will include trees, shrubs, and live ground cover.



Site Plan, Source: Todd + Associates

Development Standards

The PUD development narrative proposes development standards based on the C-2 Zoning District. These standards vary from the C-2 standards in relation to height, density, lot coverage, open space and building setbacks. All other development standards are comparable.

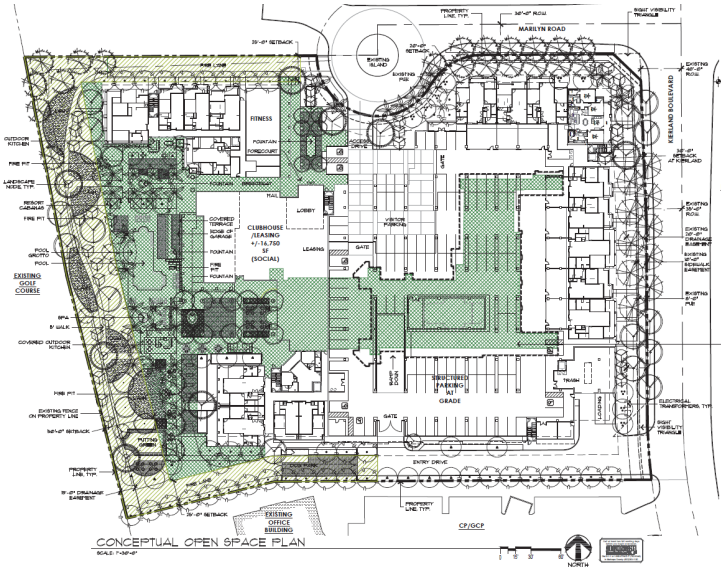
Maximum Residential Unit Count: Maximum Dwellings Maximum Density	 319 dwelling units 52.30 dwelling units per gross acre
Minimum Lot Width/Depth	No Minimum
Minimum Building Setbacks	**From Property Line**
North (Including Marilyn Road) South (Interior property lines) East (Kierland Boulevard) West (Interior property line)	20 feet 25 feet 30 feet 50 feet
Minimum Landscape Setbacks	
North (Marilyn Road) North (Interior property line) South (Interior property lines) East (Kierland Boulevard) West (Interior property line)	20 feet 0 feet 5 feet 30 feet 50 feet
Maximum Building Height	70 feet
Maximum Lot Coverage	60 percent of total net site area
Common Area	Minimum 20 percent of net site area

The proposed maximum height is 70 feet. The C-2 standards allow a maximum height of 30 feet and up to 56 feet with a height waiver. Staff is supportive of the additional height due to enhanced design elements, placement, and comparable heights with other developments in the area. The lot coverage proposed for the project is 60 percent, while the maximum lot coverage permitted in the C-2 zoning district is 50 percent. However, additional common area (a minimum of 20 percent of the net site area) is being provided, which exceeds the minimum of 5 percent of the gross site area required for multifamily projects.



Conceptual East Building Elevation, Source: Todd + Associates

The required common area per the Zoning Ordinance standards is 13,285 square feet, while the common area proposed is 59,173 square feet. The proposed building setbacks where adjacent to non-residential zoning are a minimum of 25 feet where 0 feet is the minimum distance required in the C-2 zoning district standards. A minimum 20 foot building setback is proposed along Marylin Road, while a 30 foot building setback is proposed along Kierland Boulevard, which are comparable to the C-2 zoning district requirements.



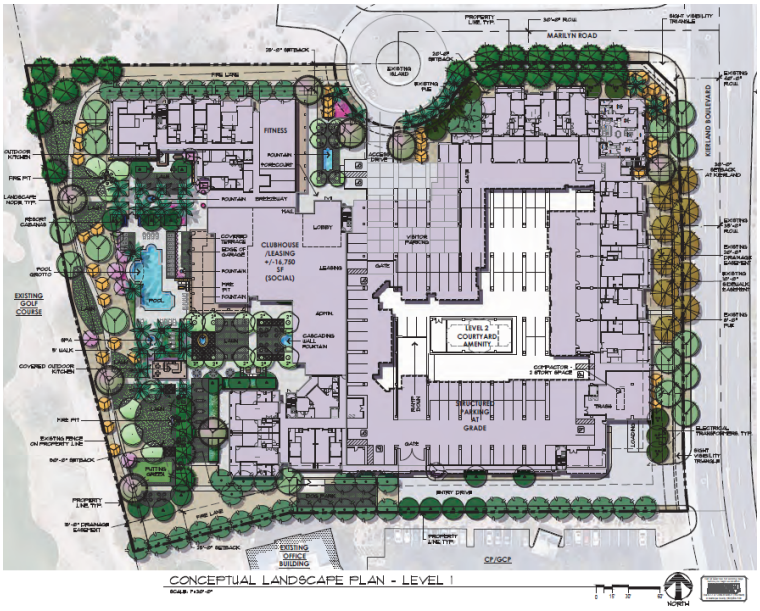
Conceptual Open Space Plan, Source: Collaborative V Design Studio Inc.

Density Standards

Based on the size of the property, the C-2 zoning district would allow 88 dwelling units, and up to 106 with a density bonus; or up to 318 units with a density waiver and bonus points. A public hearing would be required for a density waiver. The proposed density is of 319 dwelling units.

Landscape Standards

The PUD proposes landscaping along all sides of the building. The Development Narrative includes increased landscape setbacks adjacent to the street frontages. Landscape setbacks ranging from 20 to 30 feet will be provided along Kierland Boulevard and Marilyn Road. These areas will incorporate a mixture of two-inch and three-inch caliper trees in the landscape areas and shall utilize existing trees where possible.



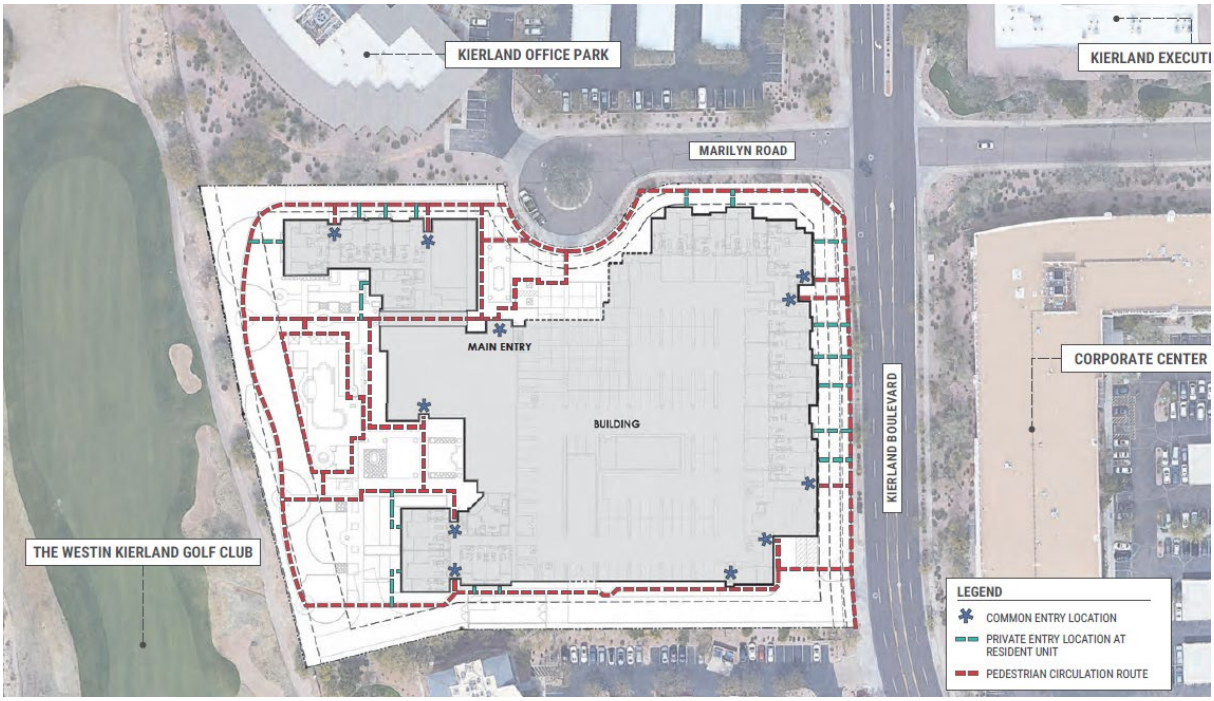
Conceptual Landscape Plan, Source: Collaborative V Design Studio Inc.

In addition to the trees, the developer shall install a minimum of five, five-gallon drought tolerant shrubs per tree and achieve 75 percent live ground cover. The streetscapes along 71st Street and Marilyn Road will include a minimum five-foot wide detached sidewalk and a mixture of two-inch, 3-inch and 4-inch caliper trees along the public rights-of-way, exceeding the minimum tree size requirements. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on all public sidewalks and 50 percent shade along the private pedestrian pathways. The shade standard along public sidewalks exceeds the minimum requirements of the Zoning Ordinance.

Staff recommends Stipulation Nos. 1.b. and 1.c. to clarify the landscape setback standards along the north and south property lines, consistent with the proposed site plan. Stipulation No. 1.e. is a technical correction to a typographical error.

Design Guidelines and Standards

The Development Narrative includes design standards that promote pedestrian circulation on and around the site. The graphic below illustrates the proposed pedestrian network for the site.



Pedestrian Circulation Plan, Source: Todd + Associates

Design standards ensure that the building facade will contain a minimum of 25 percent glazing, maximum of 45 percent stucco, and minimum of 30 percent other materials as depicted in the graphic below. Each unit above the first floor will have at minimum one private balcony per unit and first floor units along Kierland Boulevard

will include a private patio. The building corner along the intersection of Kierland Boulevard and Marylin Road shall incorporate building articulation and architectural detailing that emphasizes the corner and is architecturally distinctive from the primary building façade in order to provide visual interest, as depicted in the graphic below. The final elevations and building plans submitted to the City will incorporate the provisions outlined in the development narrative and shall follow the Design Guidelines of Section 507.Tab A of the Phoenix Zoning Ordinance.



Conceptual Building Corner Rendering, Source: Todd + Associates

The PUD Narrative includes standards that require the parking garage to be wrapped by dwelling units to promote pedestrian orientation onto adjacent streets. Furthermore, streetscape design standards will provide uniform perimeter design. Lastly, several residential amenities are also provided, which are outlined further below.

Parking Standards

The proposed vehicular parking of 1.50 spaces per dwelling unit is consistent with the Zoning Ordinance requirements for one and two-bedroom units. However, this standard proposes a reduction for three-bedroom units as the Zoning Ordinance requires two parking spaces each.

Furthermore, the PUD proposes bicycle parking spaces in accordance with Section 1307.H. of the Phoenix Zoning Ordinance which requires spaces to be provided at a rate of 0.25 spaces per unit, and up to a maximum of 50 spaces. A minimum of eight bicycle parking spaces shall be provided near the entrance to the development for

visitors. Staff recommends Stipulation No. 1.d. to ensure that most of the parking stalls provided within the development are located within the parking garage building envelope, consistent with the proposed site plan.

Fences/Walls

All fences and walls will adhere to the Zoning Ordinance requirements per Section 703, per the development standards in the Narrative. In addition, all screen walls shall include architectural detailing consistent or complementary to the building facade.

Amenities

The PUD proposes amenities intended for use by residents and guests to include a clubhouse and fitness center no less than 13,000 square feet. The following amenities shall be provided within a pool courtyard:

- Swimming pool and spa
- Lounge area
- Shaded outdoor dining area and seating nodes
- Covered patio
- Barbeque grills
- Water and fire features

If an internal courtyard is provided on the second floor, it will include at least three of the following at a minimum:

- Lounge deck
- Shaded outdoor dining area
- Seating nodes
- Barbecue grills
- Water feature
- Fire feature
- Pool and/or spa

Shade
The proposed shade standards require a minimum of 75 percent shade cover be provided over public sidewalks and 50 percent shade coverage over private sidewalks. The required shade standards along public sidewalks exceed the Zoning Ordinance requirements.

Lighting Plan
All lighting will be consistent with the standards of Section 704 (Environmental Performance Standards) and Section 507 Tab. A of the Zoning Ordinance, and Section 23-100 of the City Code. Furthermore, pedestrian lighting provided along public and private sidewalks shall comply with the Walkable Urban Code standards in Sections 1304.D and Section 1304.H.5 of the Phoenix Zoning Ordinance.

Signage
The proposed sign standards shall comply with Section 705 of the City of Phoenix Zoning Ordinance and the adopted Kierland Comprehensive Sign Plan as amended.

Sustainability
The Development Narrative proposes several options to incorporate sustainability principals including drought-tolerant landscaping, LED landscape and exterior building lighting, and recycling receptacles. The project also proposes retaining established trees where possible along adjacent streets, and the utilization of low flow water fixtures.

Phasing
The project will be constructed in one phase.

Infrastructure
The development shall comply with City of Phoenix standards pertaining to infrastructure. Staff recommends Stipulation No. 1.f. to clarify grading and drainage requirements.

Comparative Zoning Standards
Staff recommends Stipulation No. 1.g. to replace CP/GCP standards with C-2 standards to be consistent with proposed uses and standards in the development Narrative.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. **Tree and Shade Master Plan**
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes shaded pedestrian walking paths,

open space areas and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

7. **Complete Streets Guiding Principles**
In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. There are proposed detached sidewalks adjacent to the public streets and pathways throughout the site which provides a safer and more comfortable pedestrian experience.

8. **Comprehensive Bicycle Master Plan**
The Comprehensive Bicycle Master Plan also supports options for both short and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U style or other decorative design and installed per the requirements of Section 1307.H. of the City of Phoenix Zoning Ordinance.

9. **Housing Phoenix Plan**
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 supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by allowing up to 319 multifamily residential units and contributing to the variety of housing types in the area.

10. **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. The provision of recycling is addressed in the PUD narrative. Recycling receptacles will be provided in the refuse room.

COMMUNITY INPUT SUMMARY

11. At the time the staff report was written, staff has received three letters of opposition and one letter in support. Concerns include change in character of the area,

oversaturation of multifamily residential in the area, blocking of views, lack of new services and increased traffic. The letter of support referenced the development standards as appropriate, including the proposed height, building setbacks, parking standards and open space, among other standards.

INTERDEPARTMENTAL COMMENTS

12. The Parks and Recreation Department requested that the shared use pathway along Kierland Boulevard be preserved and maintained. This is addressed in the PUD narrative.

13. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, shall be constructed with all required elements, including meeting ADA requirements. Furthermore, no preliminary approval of plans shall be granted until a Traffic Impact Study is reviewed and approved by the City. These are addressed in Stipulation Nos. 2 and 3.

14. The City of Phoenix Aviation Department has noted that the site is within the Scottsdale Municipal Airport (SDL) traffic pattern airspace, therefore, the developer shall provide notice to prospective tenants or purchasers of the existence and operation characteristics of the Scottsdale Airport and shall provide documentation that Form 7460-1 from has been filed with the FAA. The requirements are addressed in Stipulation Nos. 4 and 5.

15. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

16. The City of Phoenix Floodplain Management division of the Public Works Department did not have any comments on this case.

17. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements. Furthermore, the development maybe required to submit a water and wastewater master plan as required for development within the Kierland area.

OTHER

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 6.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 7.

20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Commercial / Residential 15+ dwelling units per acre).

2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.

3. The proposed development will provide additional housing options close to employers in a designated Major Employment Center.

Stipulations

1. An updated Development Narrative for the Icon at Kierland PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 4, 2022, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    b. Page 9, Section D2.a., Landscape Setbacks (Minimum): Clarify landscape setback standard along the north and south property lines to be consistent with the proposed site plan by requiring a minimum 5-foot-wide landscape setback along the south and a minimum 0-foot-wide landscape setback along the north property line where not adjacent to a street.

    c. Page 10, Section D2.d., Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, South, and West Property Lines): Remove the reference to the north property line as no landscape setback is provided here.

d. Page 11, Section D3.b., Parking Standards, Automotive Parking Location, Parking Location, Automotive: Modify the maximum number of parking spaces along the main entry drive that are located outside of the garage building footprint or building envelope to a maximum of five (5) spaces to be consistent with the proposed site plan.

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f. Page 21, Section H.1, Infrastructure, Grading and Drainage: Replace the fourth sentence as follows: Therefore, the subject site is not anticipated to provide any supplemental retention onsite, and may be required to address "first flush" stormwater treatment in accordance with the City of Phoenix Storm Water Policies and Standards Manual, current edition.

g. Page 23, Section I., Comparative Zoning Standards Table: Replace CP/GCP standards with C-2 standards.

2. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

3. 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.

4. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property.

5. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.

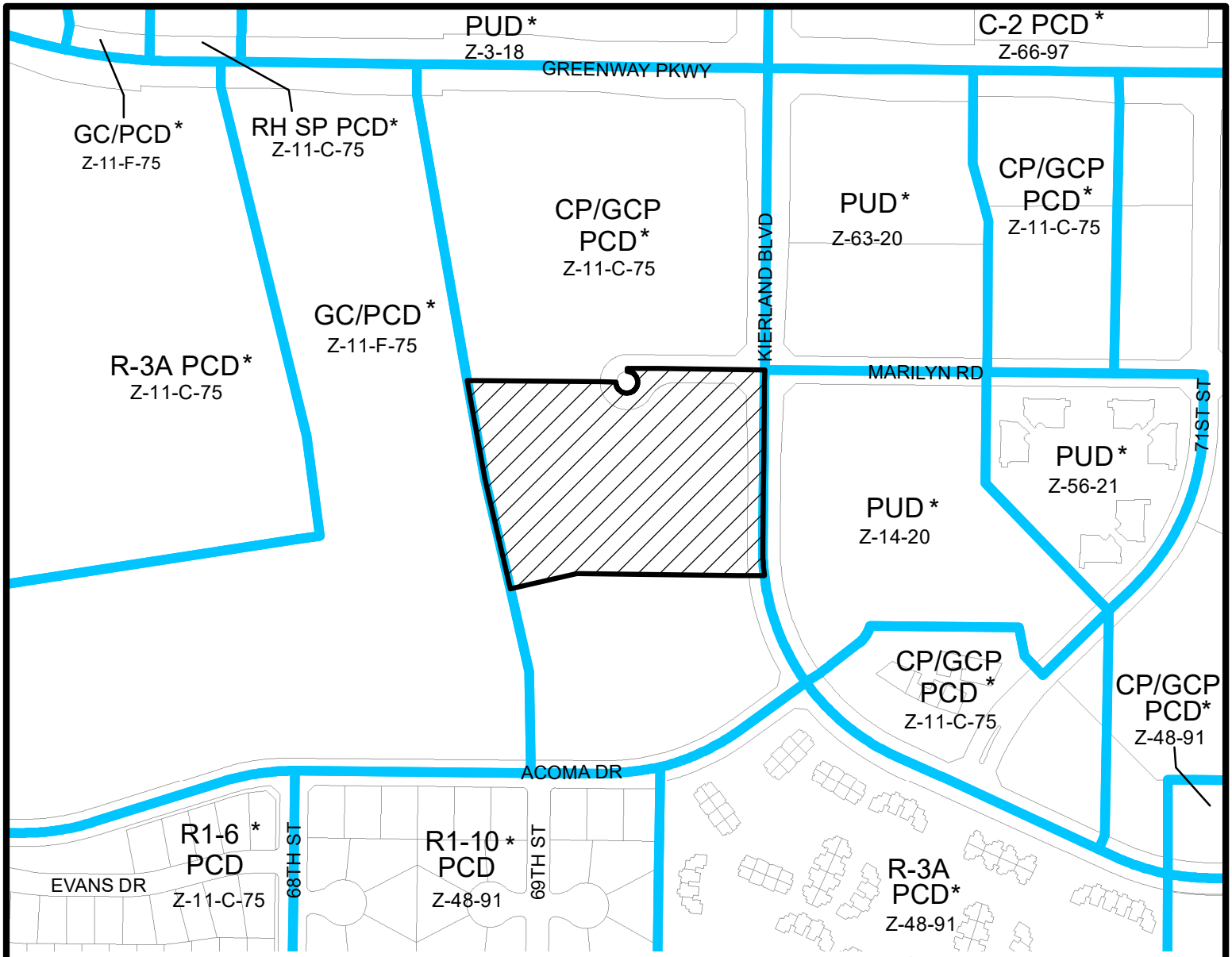
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Enrique Bojórquez Gaxiola
April 25, 2022

Team Leader
Racelle Escolar

Exhibits
Zoning Sketch Map
Zoning Aerial Map
Community Correspondence (7 pages)
Icon Kierland PUD Development Narrative date stamped April 4, 2022



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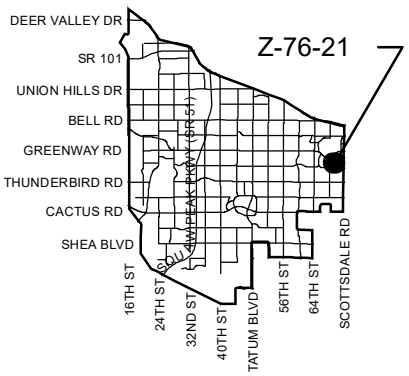
PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



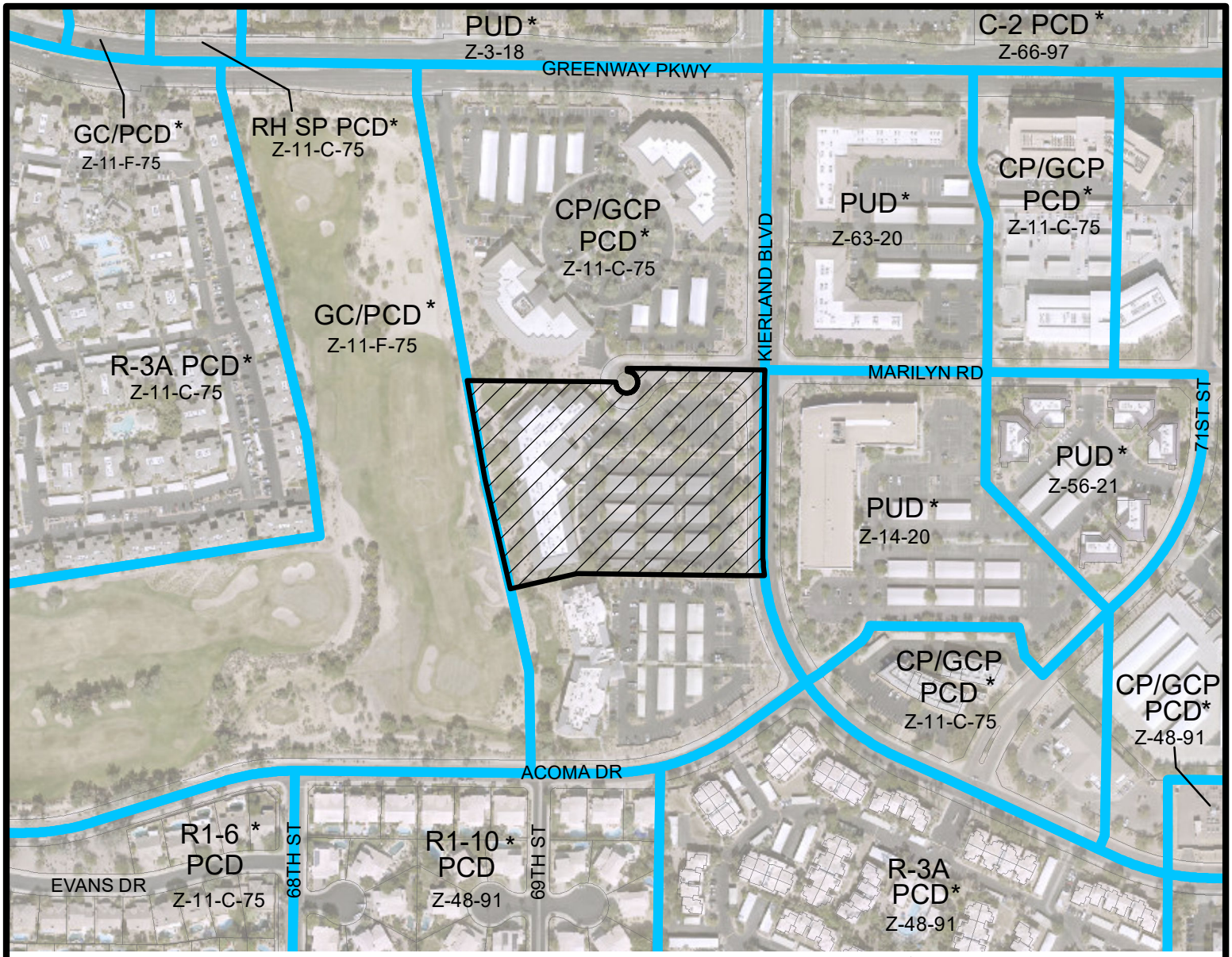
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Nick Wood, Esq.	**REQUESTED CHANGE:**
APPLICATION NO. Z-76-21	DATE: 12/16/2021
	REVISION DATES: 4/13/2022
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.10 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 34-44 / ZONING MAP L-12
	FROM: CP/GCP PCD (6.10 a.c.)
	TO: PUD (6.10 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
CP/GCP PCD	N/A	N/A
PUD	319	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2021\Z-76-21.mxd



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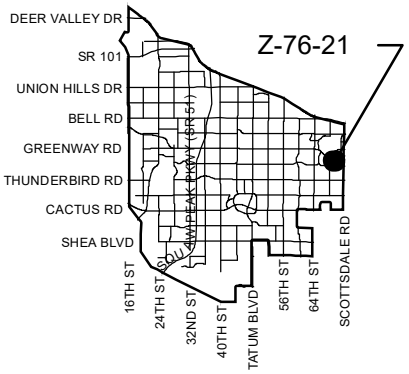
PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Nick Wood, Esq.
APPLICATION NO.	Z-76-21
DATE:	12/16/2021
REVISION DATES:	4/13/2022
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ZONING MAP	L-12

REQUESTED CHANGE:

FROM: CP/GCP PCD (6.10 a.c.)

TO: PUD (6.10 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
CP/GCP PCD	N/A	N/A
PUD	319	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2021\Z-76-21.mxd

David O Simmons

From: David O Simmons
Sent: Wednesday, February 9, 2022 9:15 AM
To: Randy Hein
Cc: Griemsmann, Noel; Moran, Taylor N.
Subject: RE: Comments on GPA-PV-4-21-2 & Z-76-21-2

Mr. Hein,

Thank you for reaching out in regard to Rezoning Case No. Z-76-21-2 and the companion case, GPA-PV-4-21-2. Your comments have been saved to the case file to be included as part of the public record. I have also cc'd the applicants representatives so they are aware of your concerns.

This case has not been scheduled for public hearings for recommendation. Hearing dates will not be provided until staff has an acceptable copy of the applicants development narrative. PUD development narratives typically require 3 review cycles. We are currently working on the 1st review cycle for this request. You may review the applicants development narratives here: https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases Cases are filed by case number (Z-76-21-2).

Once hearing dates have been provided and you wish to speak on an item, you may submit a request to speak to myself at least 24 hours prior to the hearing. Please let us know if you have additional comments or concerns.

Respectfully,

David Simmons, MA
Paradise Valley & Deer Valley
Village Planner *II
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

From: Randy Hein <randy@heinbond.com>
Sent: Monday, February 7, 2022 3:24 PM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: Comments on GPA-PV-4-21-2 & Z-76-21-2

Hi David, the following are my concerns for the current plans on these two projects:

Cases GPA-PV-4-21-2 & Z-76-21-2

I am concerned about the height the densities of the buildings. This effects our open air and views that are special and unique to Phoenix and the West. I am use to the wide open spaces of the desert. That's what I found that was most attractive the Phoenix and the Kierland area. I am also concerned about the amount of traffic that would be on Acoma and Kierland blvd. The heights densities are way too much for this side of Greenway. We are in one story home about two blocks away. The Optima buildings on 71st and Kierland Commons Block Tower already block out our view to the mountains to the NE. Right now it's just a node, or clump of towers that we can at least see around. But if these towers are too continue across Greenway and down Kierland Aveunue, this would create a giant wall or blockcade to almost all of our mountain views to the East. I think Phoenix development, like the west should stay horizontal and protect the views and sunsets etc. This would be good for everyone, not just the people in the higher towers. Don't close us in! You don't know what you have until it's gone. Just walk by the Optima Buildings, If they were half as high would feel more like Phoenix. Also, the new AC Hotel looks like it just landed there and is so out-of-place. If it were half the height it would fit right in. The new apartment building on Scottsdale Road that replaced a fitness business is so overbuilt and does not look like it belongs there. I feel sorry for the people that live to the west of it. I understand that Phoenix needs more housing. We just don't need it all to be stacked up around one small area. Please do not overbuild this area. There are only 6 blocks of downtown and it’s already getting too crowded. We used to wait 15 minutes for a table at a restaurant, now it’s 60. It’s not just any one project that is effected this area. It is all of these new apartment projects. There are really adding up to potentially 1500 to 2000 new apartments in about 4 square blocks. I am not opposed to the new development. I am just opposed to the size of it. I think that currently we have a great life style here and would like to keep it that way. Good planning and zoning should keep it that way! If all of them were cut down to half the height and density, we could keep the look and feel of our neighborhood and keep Kierland special!

Randy Hein, 6753 E. Evans Drive, Phoenix, AZ
--

Hein | Bond
ARCHITECTS

Randy Hein
Architect, AIA, NCARB
307.234.3601
randy@heinbond.com
www.heinbond.com [heinbond.com]

David O Simmons

From: Joanne Thomas <joanne.e.thomas68@gmail.com>
Sent: Tuesday, December 28, 2021 11:20 AM
To: David O Simmons
Subject: Icon Kierland (Case #GPA-PV-4-21-2)

I strongly oppose the change in zoning to build the ICON Kierland. The homes/condos adjacent to the proposed property are no larger than two story, with the exception, down the road to Elite and Ascend Apartments. The project is too large at six stories/370 units. We need jobs in this area – not more housing.

In addition to the size of the project, the roads (Acoma/Kierland) are already highly used as a pass-through between Scottsdale Rd. and Greenway. Adding the amount of proposed units is oversaturating the traffic for the area.

More housing is not needed in this area; more traffic is not needed in this area. Do not make this "downtown Phoenix"!!

Again, I strongly oppose the change in zoning. Please add this to the record and take this into consideration.

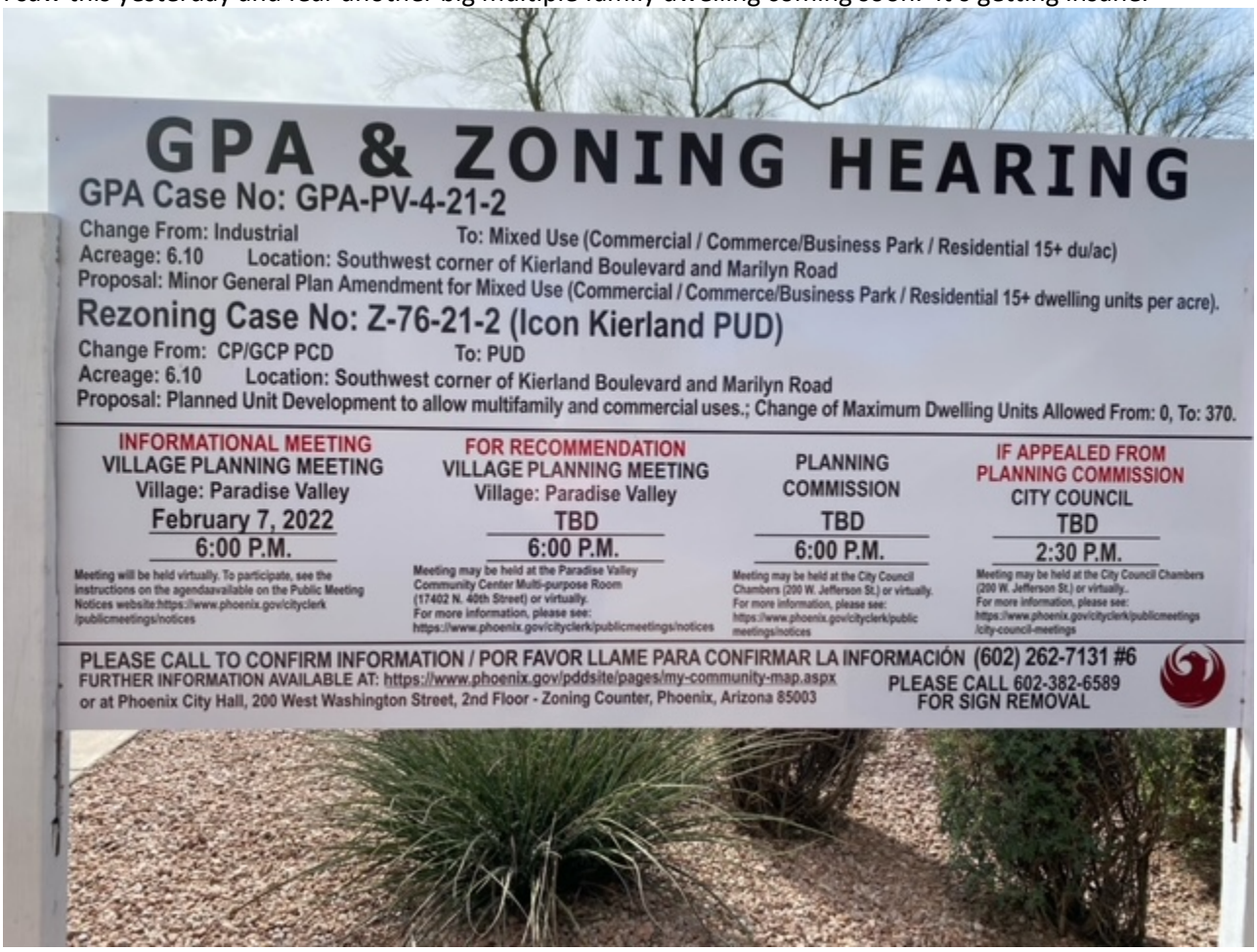
Thank you.
Joanne Thomas
Homeowner on Acoma

Sent from Mail [go.microsoft.com] for Windows

David O Simmons

From: Donna Wilke <djwrnp@cox.net>
Sent: Thursday, March 3, 2022 2:53 PM
To: David O Simmons
Subject: Re: Paradise Valley Village Planning Committee

Hi & thank you.
I will check out the sites.
I saw this yesterday and fear another big multiple family dwelling coming soon. It's getting insane.



On Mar 1, 2022, at 9:22 AM, David O Simmons <david.simmons@phoenix.gov> wrote:

Good morning Donna,

My name is David Simmons. I am the Paradise Valley Village Planner. The Village Planning Committee does not have a formal newsletter. However, the Village does have a dedicated web page: https://www.phoenix.gov/villages/Paradise-Valley The City of Phoenix also has a dedicated web page (My Community Map) for development projects city wide. Please feel free to reach out to me directly in the event you have inquiries about any site specific project within the village boundaries.

Respectfully,

David Simmons, MA
Paradise Valley & Deer Valley
Village Planner *II
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov



From:	James Wayne mailloux
To:	Sarah Stockham
Cc:	Nick Wood; Council District 2 PCC
Subject:	RD ICON KIERLAND May 2, 2022 Village Planning Committee hearing, Case Nos. GPA-PV-4-21-2 & Z-76-21-2
Date:	Wednesday, April 20, 2022 6:46:59 PM

I write you on behalf of the Kierland Community Alliance (KCA), regarding the above case, and ask that you include this letter in the package for the Village Planning Committee on May 2.

We, the KCA board, met with the representatives of RD Group including their attorney Nick Wood, of Snell and Wilmer, several weeks ago to discuss their proposed PUD and to review its impact on the Kierland community, located in the area south of Greenway Parkway and west of Kierland Blvd.

Our interactions with the Rd Group representatives were detailed and positive. We discussed in particular the impact on single family dwellings in the area. After thorough review, we support this project as submitted, and we have no objections to the project as presented.

Please note some of the key reasons why we support the submission:

- 6 stories and 70 feet in height, appropriate given the distances from single family dwelling front yards. Had these distances been less, we would not support the height which is planned.
- Setbacks of 25 feet on the south side of the property, and distances of 560 feet+/- of the southwest corner of the building to the front of the furthest home on the west and south side of East Acoma Rd., and

430 ft+/-from the from the closest home on the east and south side of East Acoma Rd., at the intersection of N 69th street.

- We also like the underground parking, and # of parking spots planned, which exceed ordinance requirements; the 27% open space, which also exceeds ordinance requirements, and 52.3 DU/AC, which is well within densities for comparable projects north and south of Greenway Parkway within Kierland.

Additionally, the developer has generously agreed to donate $100,000 to the Parks Foundation for the renovation of SandPiper park in the area, for the benefit of the entire neighborhood.

We believe the RD Group have set a good example of responsible development in Kierland, and their collaborative and positive engagement with us is responsive, in

our opinion, to the needs of the neighborhood.

As you know, it is the KCA mission and vision to help produce positive outcomes which consider and respond to the needs of existing residents as well as future residents for all development and re-development in the Kierland neighborhood.

Thank you for your attention and consideration of this project when it comes before you at the City Council.

Wayne Mailloux
Chairman,
Kierland Community Alliance

waynemailloux@me.com

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-76-21-2
INFORMATION ONLY

Date of VPC Meeting	February 07, 2022
Request From	CP/GCP PCD
Request To	PUD
Location	Southwest corner of Kierland Boulevard and Marilyn Road

VPC DISCUSSION:

Cases GPA-PV-4-21-2 and Z-76-21-2 were heard concurrently.

Mr. Nick Wood, Representative with Snell & Wilmer, introduced himself and gave an overview of both the GPA and Rezoning requests. He went over the need for housing within an employment center, the consistency with the character of the surrounding area and how this site will function with recently approved cases in the nearby area. Mr. Wood also shard specific details about the site plan, elevations, open space areas and traffic. He highlighted the setbacks proposed and frontage standards, which will activate the street frontages and help to create a more pedestrian friendly environment. He shared the shade study, which will help to reduce the urban heat island effect and discussed the proposed perimeter landscape treatments, which will provide visual interest.

VPC Discussion:

None

Public Comment:

None

Applicants Response:

None

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-76-21-2

Date of VPC Meeting	May 2, 2022
Request From	CP/GCP PCD
Request To	PUD
Proposed Use	Multifamily residential and commercial uses
Location	Southwest corner of Kierland Boulevard and Marilyn Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	**11-0** with committee members Balderrama, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, and Lesher in favor.

VPC DISCUSSION:

Cases GPA-PV-4-21-2 and Z-76-21-2 were heard concurrently by the committee.

Chair Gubser and committee member Bowman left the meeting, bringing the quorum to 11 members.

Enrique Bojórquez, staff, introduced himself and provided a presentation on cases GPA-PV-4-21-2 and Z-76-21-2. Mr. Bojórquez discussed the location of the site, noting the existing and proposed General Plan Land Use Map designations. Mr. Bojórquez discussed the surrounding zoning and proposed land uses part of the PUD case. Mr. Bojórquez discussed the location of the site within the Desert Ridge and Kierland employment center and described how this project furthers other policy plans. Mr. Bojórquez described the proposed site plan and building elevations, noting that a maximum height of six stories and 70 feet would be permitted. Mr. Bojórquez noted that that one letter of support and three letters in opposition had been received. Mr. Bojórquez concluded the presentation by providing the staff findings and recommendation of approval, describing the proposed stipulations for case Z-76-21-2, as presented in the staff report.

Nick Wood, representing the applicant with Snell & Wilmer LLP, introduced himself and his team. Mr. Wood discussed the location of the site in relation to other projects approved in the area. Mr. Wood stated that this development is over 500 feet north of the closest single-family home south of the site, adding that the Kierland Community Alliance supports this project. Mr. Wood stated that the minor general plan amendment case supports the removal of industrially-designated land on the site. Mr. Wood compared the previous proposal with the current proposal, which show a decrease in

density and shifting of the building away from the west property line. Mr. Wood stated that other changes made include the addition of patios along the street to activate this area and two stories of underground parking below grade. Mr. Wood discussed the proposed development standards, including proposed parking standards. Mr. Wood discussed the proposed open space, building articulation designs and showed site renderings. Mr. Wood concluded the presentation by requesting approval of cases GPA-PV-4-21-2 and Z-76-21-2.

Questions from the Committee:
Vice Chair Lesher asked if any committee members had questions for the presenters.

Jennifer Hall gave kudos to the applicant for the changes made and appreciates the architecture provided in this project. This design goes above and beyond, plus it looks classy.

Alex Popovic stated that a loss of 51 dwelling units from 370 to 319 is a big compromise. Mr. Popovic appreciates the applicant's collaboration with the community.

Public Comment:
None.

Applicant Response to Public Comment:
None.

Vice Chair Lesher asked for a motion on this item.

MOTION – Z-76-21-2:

Alan Sparks motioned to recommend approval of Z-71-21-2 per the staff recommendation. **Roy Wise** seconded the motion.

VOTE – Z-76-21-2:

11-0; motion to approve passed with committee members Balderrama, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, and Lesher in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comments.

Attachment E

REPORT OF PLANNING COMMISSION ACTION
June 2, 2022

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-76-21-2 (Icon Kierland PUD) (Companion Case GPA-PV-4-21-2)
Location:	Southwest corner of Kierland Boulevard and Marilyn Road
From:	CP/GCP PCD
To:	PUD
Acreage:	6.10
Proposal:	Planned Unit Development to allow multifamily residential and commercial uses.
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	Valwood Mesquite, LLC
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 2/7/2022 Information only
Paradise Valley 5/2/2022 Approval, per the staff recommendation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-76-21-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Gaynor
Second: McCabe
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes (possibly in error)

Findings:

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Commercial / Residential 15+ dwelling units per acre).

2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.

3. The proposed development will provide additional housing options close to employers in a designated Major Employment Center.

Stipulations:

1. An updated Development Narrative for the Icon at Kierland PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 4, 2022, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    b. Page 9, Section D2.a., Landscape Setbacks (Minimum): Clarify landscape setback standard along the north and south property lines to be consistent with the proposed site plan by requiring a minimum 5-foot-wide landscape setback along the south and a minimum 0-foot-wide landscape setback along the north property line where not adjacent to a street.

    c. Page 10, Section D2.d., Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, South, and West Property Lines): Remove the reference to the north property line as no landscape setback is provided here.

    d. Page 11, Section D3.b., Parking Standards, Automotive Parking Location, Parking Location, Automotive: Modify the maximum number of parking spaces along the main entry drive that are located outside of the garage building footprint or building envelope to a maximum of five (5) spaces to be consistent with the proposed site plan.

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4. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property.

5. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used

during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

6. 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.

7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder’s Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 165

Public Hearing and Resolution Adoption - General Plan Amendment GPA-DSTV-1-22-2 - Approximately 2,400 Feet Southwest of the Southwest Corner of Cave Creek Road and Jomax Road (Resolution 22044)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 29.48 acres from Parks / Open Space - Publicly Owned and Residential 2 to 5 dwelling units per acre, to Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. This is a companion case to Z-6-22-2 and must be heard first, followed by Z-6-22-2.

Summary

Application: GPA-DSTV-1-22-2
Current Designation: Parks / Open Space - Publicly Owned (1.56 acres) and Residential 2 to 5 dwelling units per acre (27.92 acres)
Proposed Designation: Residential 10 to 15 dwelling units per acre (14.39 acres) and Residential 15+ dwelling units per acre (15.09 acres)
Acreage: 29.48 acres
Proposed Use: Multifamily residential

Owner: Arizona State Land Department
Applicant: Jason Morris, Withey Morris, PLC
Representative: Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval.
VPC Action: The Desert View Village Planning Committee heard this case on May 3, 2022, and recommended approval, per the staff recommendation, by a vote of 7-2.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Desert View Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road.

Council District: 2
Parcel Addresses: None

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-DSTV-1-22-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-DSTV-1-22-2. The 29.48 acres located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road is designated as 14.39 acres of Residential 10 to 15 dwelling units per acre and 15.09 acres of Residential 15+ dwelling units per acre.

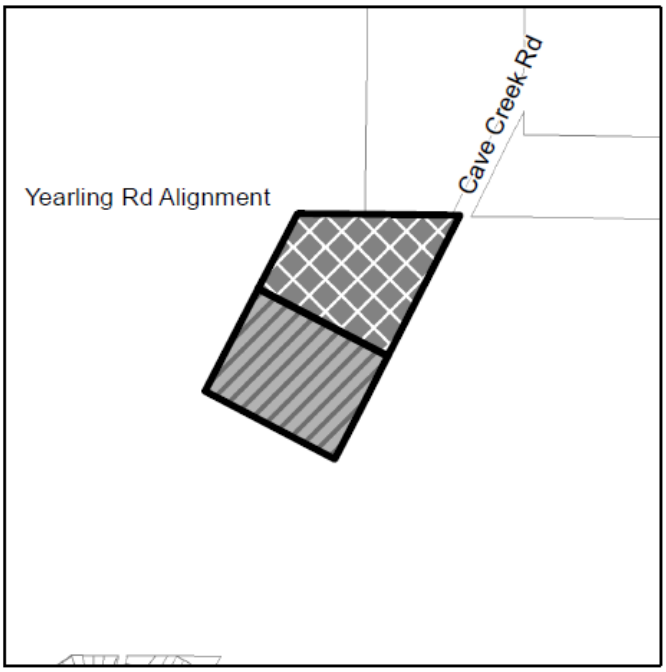
SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

DRAFT

PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.39 +/- Acres)
Residential 15+ du/ac (15.09 +/- Acres)

Proposed Change Area
Residential 10 to 15 du/acre
Residential 15+ du/acre



PASSED by the Council of the City of Phoenix this 1st day of July 2022.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:tml:LF22-0990:7-1-22

DRAFT

Attachment B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
April 29, 2022

Application:	GPA-DSTV-1-22-2
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	Arizona State Land Department
Representative:	Jason Morris, Withey Morris, PLC
Location:	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
Acreage:	29.48 acres
Current Plan Designation:	Parks/Open Space - Publicly Owned (1.56 acres) Residential 2 to 5 dwelling units per acre (27.92 acres)
Requested Plan Designation:	Residential 10 to 15 dwelling units per acre (14.39 acres) and Residential 15+ dwelling units per acre (15.09 acres)
Reason for Requested Change:	A minor General Plan Amendment to Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre to allow multifamily residential
Desert View Village Planning Committee Meeting Date:	May 3, 2022
Staff Recommendation:	Approval

FINDINGS:

1) The proposed General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre would allow

higher density attached townhouses, condominiums, or apartments, which are consistent with land uses in the surrounding area.

2) The companion rezoning case, Z-6-22-2, proposes a single-family and multifamily residential development, which, as stipulated, protects the character of the surrounding area by concentrating density along Cave Creek Road, an arterial street, and away from the undisturbed hillside portion of the development.

3) The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides various opportunities for recreation to future residents.

BACKGROUND

The subject site is 29.48 acres of undeveloped desert land, located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road. The companion Rezoning Case Z-6-22-2 is requesting to rezone a larger site (417.33 acres) from S-1 (Ranch or Farm Residence District) to R1-10 (Single-Family Residence District), R-2 (Multifamily Residence District), and R-3A (Multifamily Residence District) to allow the development of a new single-family and multifamily residential community.

The General Plan Land Use Map designates 27.92 acres of the subject site as Residential 2 to 5 dwelling units per acre and designates 1.56 acres on the northern edge of the site as Parks/Open Space - Publicly Owned. While the subject site overlaps slightly with the larger Parks/Open Space - Publicly Owned designation to the north, the subject site is part of a larger area that was recently auctioned by the Arizona State Land Department to a private developer with no plans for preservation within the subject site. However, as stipulated in the companion rezoning case Z-6-22-2 the developer shall dedicate a portion of the overall site to the City of Phoenix for a future mountain preserve. Furthermore, a public multi-use trail will be provided on the site to promote recreation and connectivity. In 1996, the City Council approved the North Land Use Plan, which identified strategies for regional employment, desert preservation, the location of primary washes, residential changes based on hydrology, infrastructure efficiency, and character areas. The plan identifies the subject site as a proposed land use of Residential 2 to 5 dwelling units per acre and within the suburban desert character area.

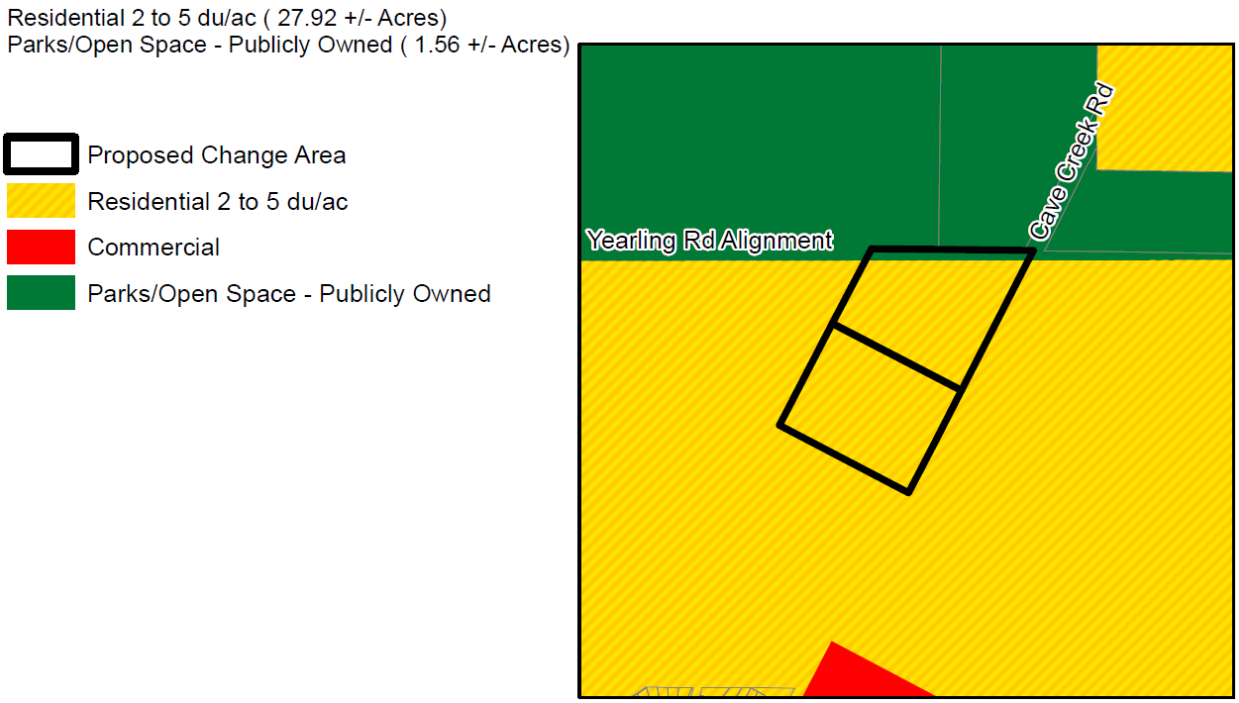
The overall development proposes a residential density of 3.7 dwelling units per acre, which is consistent with the density envisioned in the North Land Use Plan. However, since the density is concentrated along the Cave Creek Road frontage, a minor General Plan Amendment to Residential 10 to 15 and Residential 15+ dwelling units per acre is required. Additionally, the proposed development, as stipulated in the companion case, would preserve and protect the surrounding natural resources by incorporating design features, such as significant preserved hillside land, preserved natural washes and

open space amenities on site, and significant landscaped buffers surrounding the multifamily development, furthering the intent of the North Land Use Plan.

SURROUNDING LAND USES

North of the subject site is the Cave Buttes Dam, owned by the Flood Control District of Maricopa County, which is designated as Parks/Open Space - Publicly Owned on the General Plan Land Use Map.

South, east, and west of the site is undeveloped desert land, which is designated on the General Plan Land Use Map as Residential 2 to 5 dwelling units per acre.



Existing General Plan Land Use Map designation, Source: Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

  The proposed minor General Plan Amendment, along with the companion rezoning case, Z-6-22-2, would allow development of a new residential community that is compatible with surrounding neighborhoods and respectful of local conditions. The overall proposed density of the site is similar to densities in

the surrounding neighborhood and as stipulated, the proposal incorporates large setbacks, landscaping, and density limits that prevent the development from having a negative impact on the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & CHARACTER: DESIGN PRINCIPLES: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village; Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.***

  As stipulated in the companion rezoning case, Z-6-22-2, the proposed development will reinforce the character of the area by dedicating land to the City for the Sonoran Preserve, providing a public trail network with access points to the desert park/mountain preserve area, and by maintaining the existing wash and hillside areas within the subdivision as natural features. These design elements, which are facilitated by the shift in units allowed by the proposed minor General Plan Amendment, enhance the desert character of the Village and incorporate natural features that promote the identity of the Village.

BUILD THE SUSTAINABLE DESERT CITY

- ***TREES AND SHADE: DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

  As stipulated in the companion rezoning case Z-6-22-2, the proposal will be required to provide shade along the sidewalks, trails, and pedestrian paths within and adjacent to the site, in addition to providing significant landscaping. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-22-2. The proposed land use map designation allows for development that is consistent in overall density with the surrounding developments and locates density appropriately near a major street. The companion rezoning case, Z-6-22-2, as stipulated, will provide compatibility with the surrounding area and protect the natural character of the Desert View Village.

Writer
Anthony Grande
April 29, 2022

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

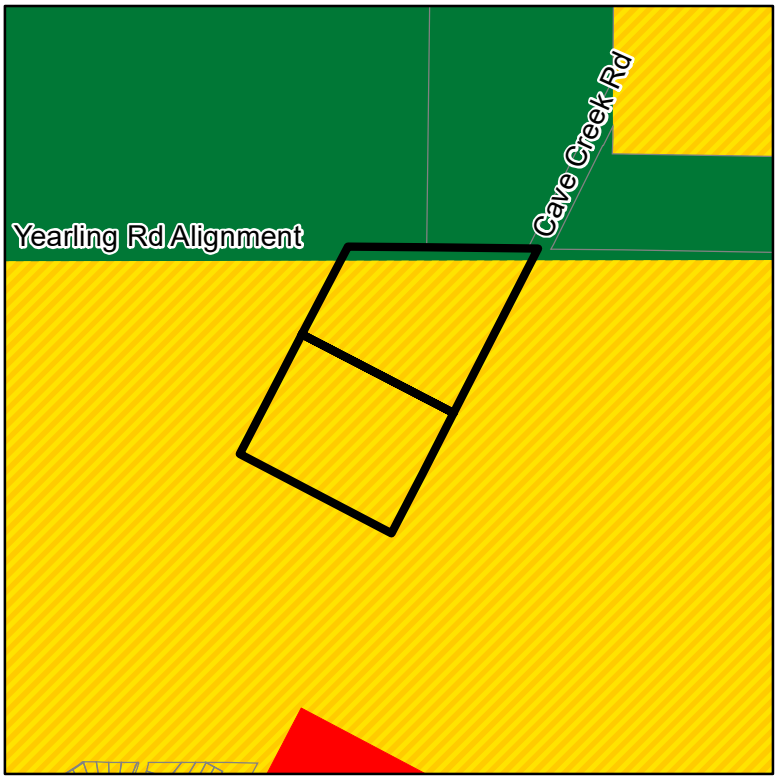
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-22-2	ACRES: 29.48 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	
APPLICANT: Jason Morris		

EXISTING:

Residential 2 to 5 du/ac (27.92 +/- Acres)
Parks/Open Space - Publicly Owned (1.56 +/- Acres)

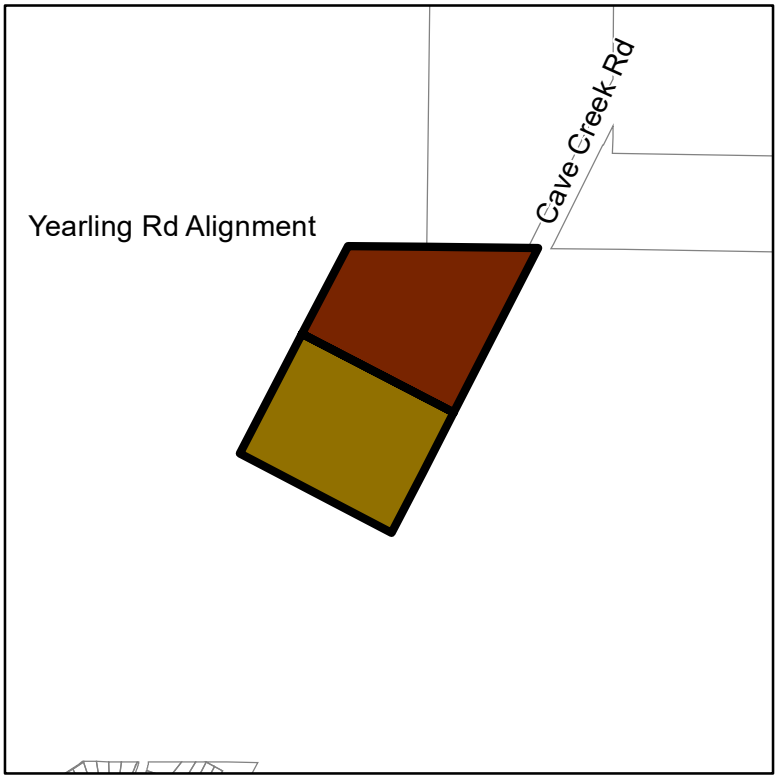
Proposed Change Area
Residential 2 to 5 du/ac
Commercial
Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.39 +/- Acres)
Residential 15+ du/ac (15.09 +/- Acres)

Proposed Change Area
Residential 10 to 15 du/ac
Residential 15+ du/ac



GENERAL PLAN AMENDMENT

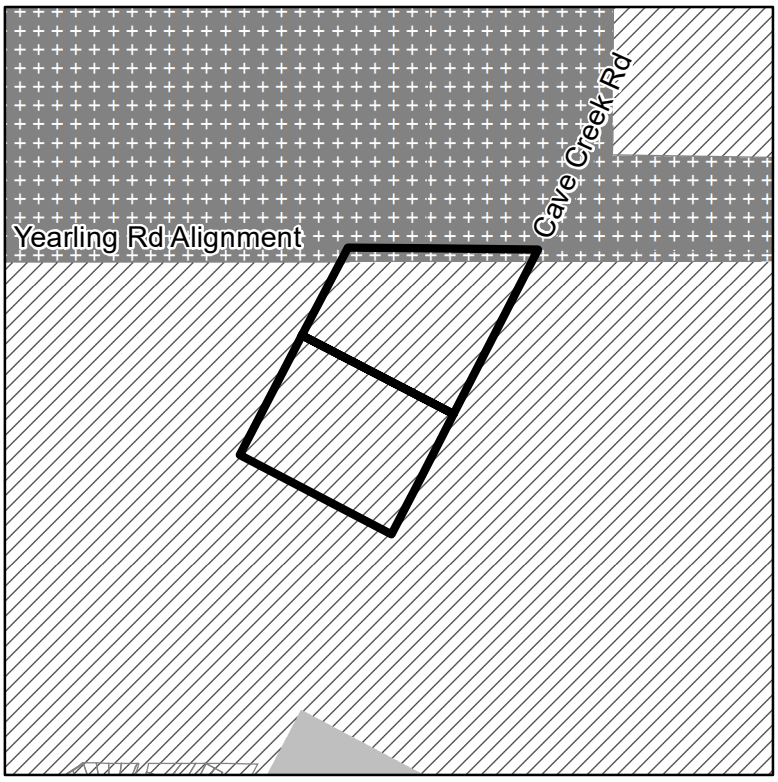
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-22-2_BW	ACRES: 29.48 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	
APPLICANT: Jason Morris		

EXISTING:

Residential 2 to 5 du/ac (27.92 +/- Acres)
Parks/Open Space - Publicly Owned (1.56 +/- Acres)

Proposed Change Area
Residential 2 to 5 du/acre
Commercial
Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.39 +/- Acres)
Residential 15+ du/ac (15.09 +/- Acres)

Proposed Change Area
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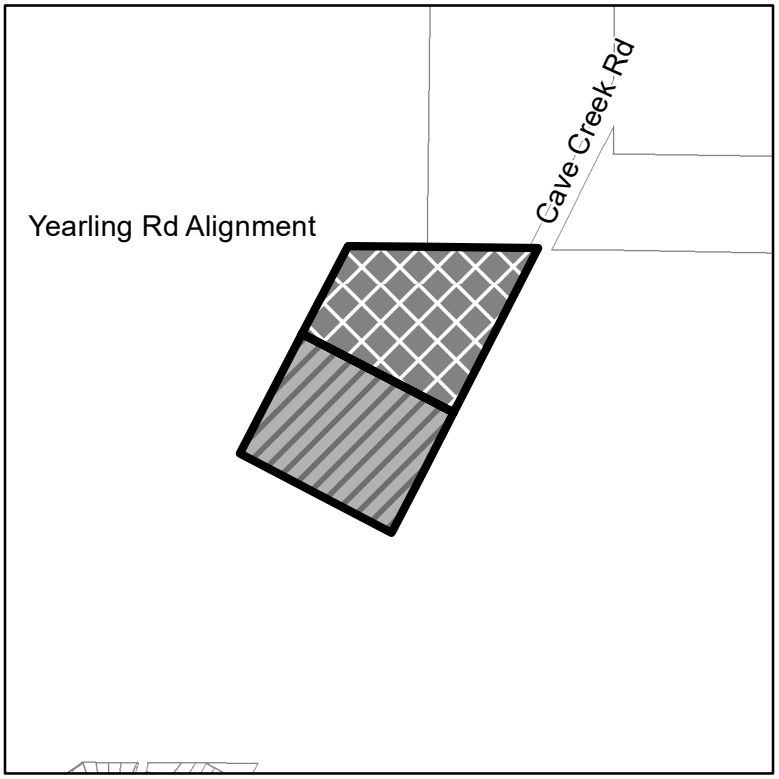
Residential 15+ du/acre



Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-1-22-2

Date of VPC Meeting	May 3, 2022
Request From	Parks/Open Space - Publicly Owned and Residential 2 to 5 dwelling units per acre
Request To	Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre
Proposed Use	Single-family and multifamily residential
Location	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
VPC Recommendation	Approval
VPC Vote	7-2

VPC DISCUSSION:

Cases GPA-DSTV-1-22-2 and Z-6-22-2 were heard concurrently.

One request to speak in favor and nine requests to speak in opposition were made for this request.

Anthony Grande, staff, provided a combined presentation for companion cases GPA-DSTV-1-22-2 and Z-6-22-2. Mr. Grande provided an overview of the location of the request and summarized the General Plan Land Use Map designation and proposed amendment, noting that staff recommends approval of the GPA. He described the surrounding land uses and zoning, the proposed zoning districts, and the proposed development, noting the unit counts in each portion and certain aspects of the open space and trails to be provided. He summarized the community input and the staff findings, noting that the staff recommends approval of the rezoning with stipulations.

Vice Chair Lagrave asked about the setback from Cave Creek Road. **Mr. Grande** replied that it is 140 feet from the property line, which would be 205 feet from the centerline of the street.

Benjamin Tate, representative with Withey Morris, summarized the history of the property, existing zoning, and surrounding land uses. He described the details of the proposal, including the housing product types, network of proposed trails, the hillside dedication to the city, the maintenance of the existing wash as a natural resource, and

the landscaping and shade aspects of the proposal. He described the existing densities in the surrounding area, which he stated are comparable to the density of the applicant's proposed development. He described the transportation aspects of the project, including dedicating right-of-way for Cave Creek Road, a new traffic signal at the intersection with Cave Creek Road, and the connections with the existing stub streets.

Committee Questions

Chair Bowser asked whether the lots on the western edge are hillside lots. **Mr. Tate** replied that there would be no hillside lots in the development.

Vice Chair Lagrave stated that he believes the proposal fits with the surrounding area, but that he is concerned with the lots directly adjacent to the existing R1-18 zoning district. **Mr. Tate** stated that the site plan concentrates a significant amount of open space along that edge of the development to create a buffer and that the development has an appropriate density gradient.

Committee Member Powell asked if the developer would be widening Cave Creek Road to three southbound lanes and if there would be a change to the northbound lanes. **Mr. Tate** replied that the developer would be widening the southbound side to three lanes, but that the northbound lanes would be up to a future developer on the east side of Cave Creek Road.

Committee Member Nowell asked about the stipulated bus stop and if there was bus service along Cave Creek Road today. **Mr. Tate** replied that he didn't believe there was existing bus service on that corridor but that it is likely stipulated because of the potential for future service.

Committee Member Hankins asked about the dam to the north of the project and the remote-control air strip on the other side of the dam. **Chair Bowser** noted that the question about the dam was not a land use issue. **Mr. Tate** replied that the remote-control air strip doesn't require notification, but that they would disclose the existence of the air strip to future residents. **Chair Bowser** agreed that it is better to disclose it.

Mr. Powell asked if the apartments would have electric vehicle charging stations installed. **Mr. Tate** stated that they would be provided, as this is now considered an expectation in luxury buildings.

Committee Member Israel asked about the community outreach conducted. **Mr. Tate** replied that they had conducted the required notifications and neighborhood meetings and had individual conversations with neighbors to address concerns.

Mr. Israel asked if the 3-story buildings would have elevators and what the cost for electric vehicle charging would be. **Mr. Tate** replied that the buildings would be walk-ups and that the electric vehicle charging cost to the tenants is minimal and only covers the

cost of the electricity, not generating profit for the developer.

Mr. Nowell asked about the density when the hillside area is subtracted from the calculation. **Mr. Tate** replied that it would be 4.25 units per acre. **Mr. Nowell** followed up by asking if it made more sense to be less dense closer to the preserve. **Mr. Tate** agreed and stated that the development provides its largest lots and lowest densities along the edge of the preserve, creating a desirable density gradient between the eastern and western edges of the property.

Public Comments

Denny Hasenbank introduced himself and stated that he had moved to the neighborhood because of the larger lots and that 80 percent of the residents are opposed to the development. He stated that the development economics doesn't work out without the apartment component and that he is concerned about the minimal architectural styling and the effect of the development on surrounding property values.

Robert Funk introduced himself and stated that adding 400 rental units is a problem, as it would result in over 1,000 people living there. He stated that residents of this area want single-family housing, noting that residents have made comments about infrastructure and schools. He stated he wants to enjoy the lower density of the area.

Jeff Karau introduced himself and stated that he was concerned about the connecting streets, which require a half-mile drive within the existing subdivision. He stated that he suggests removing the stub street connections. He further stated that there are no three-story buildings along this stretch of Cave Creek Road and that he believes the height is a problem.

William Langdon introduced himself and asked about floodplain issues and stated concerns about traffic on Hillstone Way. He asked whether a new development would be on the adjacent hillside area. He stated that traffic on Cave Creek Road is a problem and that there is too much density in the area. He further stated concerns about schools.

Joe Abrahamson introduced himself and stated that the density is getting too high in this area. He stated that he didn't move to this area to have apartments nearby and that they didn't need those types of buildings in this area.

Marcy Mevorach introduced herself and stated that the population is growing and Phoenix needs to accommodate the growth with new development. She stated that the existing communities also had to clear vacant land, noting that eventually every piece of land will be developed. She stated that she believes the developer is proposing a good product.

Mead Summer introduced himself and stated that the community had argued against the three-story request for the other multifamily development in this area and the

committee agreed to limit it to two stories. He stated that Cave Creek Road has a lot of traffic and it's not safe to add more, further stating concern about the stub street connections to the existing subdivision.

Lauren Prole introduced herself and stated that she is concerned about the density of the proposal and that Desert Peak Parkway already has a lot of traffic. She stated that the roads are getting busier and unsafe for children. She stated that she believes schools are an issue as well.

Brian Wilson introduced himself and stated he was concerned with the connections to the stub streets into the existing subdivision, which doesn't add value to the existing residents since the new development would be gated. He stated that it would be an expense to the existing community to take down fencing.

Z. Prole introduced himself and stated that he is concerned about the traffic generated from the proposed project.

Chair Bowser stated that it was important to note the correct information about the schools in the area and that the schools are under capacity.

Applicant Response

Benjamin Tate stated that the development is driven by what the General Plan calls for, not simply economics. He stated that the connection to the stub streets is not driven by the developer, rather by requirements of the Street Transportation Department, and that the applicant would work with the City to see if they can make the connections emergency only. He stated the development team had a meeting with the school superintendent to discuss school needs and that there was no need for a new school since the school are not at capacity. He stated that the vast majority of the traffic from the site will be southbound and that the multifamily buildings will be over a mile from any of the homes in the existing subdivision, where neighbors have concerns.

Committee Discussion

Vice Chair Lagrave stated that the committee tries to keep the zoning similar to the surrounding area and that the proposal fits. He stated that adding people will drive demand for new commercial uses and that he understood the desire to limit the development to two stories.

Chair Bowser stated that the grade of Cave Creek Road is another factor to consider.

MOTION – GPA-DSTV-1-22-2

Vice Chair Lagrave made a motion to recommend approval of GPA-DSTV-1-22-2.
Committee Member Hankins seconded the motion.

VOTE

7-2, motion to recommend approval passed; Members Dean, Hankins, Israel, Powell, Santoro, Lagrave, and Bowser in favor; Members Nowell and Reynolds against.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Attachment D

REPORT OF PLANNING COMMISSION ACTION
June 2, 2022

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)
Location:	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
From:	Residential 2 to 5 dwelling units per acre and Parks/Open Space - Publicly Owned
To:	Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre
Acreage:	29.48
Proposal:	A Minor General Plan Amendment to allow development of garden-style multifamily residential development (15+ dwelling units per acre) and casita-style single-family duplex rental residences (10 to 15 dwelling units per acre).
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	Arizona State Land Trust
Representative:	Jason, Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Desert View 5/3/2022 Approval. Vote: 7-2.

Planning Commission Recommendation: Approval, per the Desert View Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-DSTV-1-22-2, per the Desert View Village Planning Committee recommendation.

Maker: Gaynor
Second: Gorraiz
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes

Findings:

1. The proposed General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre would allow higher density attached townhouses, condos, or apartments, which do not conflict with the land uses in the surrounding area.

2. The companion rezoning case, Z-6-22-2, proposes a single-family and multifamily residential development, which, as stipulated, protects the character of the surrounding

area by concentrating density along Cave Creek Road, an arterial street, and away from the undisturbed hillside portion of the development

3. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides various opportunities for recreation to future residents.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.

Anthony M Grande

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

Hi Anthony,

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

Thank you,

Tom Bonanno
M: 602.743.9200

Anthony M Grande

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

Dear Desert View VPC,

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

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

Thank you,

Stone Butte Homeowner
Sarah Crank
sarahcrank@me.com
480.236.6232

Anthony M Grande

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

Dear Anthony,
II want to go on record as strongly objecting to the proposed amendment for 400 Rental Units. A year ago my family purchased a house in Stone Butte North that was developed by D R Horton with zoning for 1.9 houses per acre. The zoning application next to us by the same developer will be more than double my density.
D R Hortons Rezoning Application (Case Z-4-6-22-2) is more than dense enough for this area with out adding 400 rental units onto it. If you approve this amendment the Village Planning Committee you will not be serving the best interests of the neighboring developments.
Please VOTE NO.

Sent from Mail [go.microsoft.com] for Windows

Anthony M Grande

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

Dear Anthony,

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

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

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

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

Respectfully submitted,

Bruce Gross

Desert Peak owner

Bruce Gross

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

Involve me and I learn." Benjamin Franklin

Anthony M Grande

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

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

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

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

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

Anthony M Grande

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

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

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

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

Regards
Nilesh Joshi
2108 E Chama Dr Phoenix AZ

Anthony M Grande

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

Dear Desert View VPC,

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

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

Thank you,

Chris Smith

Anthony M Grande

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

To Whom it May Concern,

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

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

Thank you for your consideration,

Bill & Angie Wiltse
2127 E Fallen Leaf Lane

Anthony M Grande

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

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

Thanks,

Joe Abrahamson

Phoenix 85024

~~~~~

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

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

Submit a comment on an agenda item:
Send your comments to: Anthony Grande at anthony.grande@phoenix.gov

By: 48 hours prior to start of the meeting - DEADLINE Sunday May1st 6:30 pm
Indicate Item Number and case number:
GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)
~~~~~

Anthony M Grande

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

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

Jim Brabender

Sent from my iPhone

Anthony M Grande

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

Dear Desert Peak VPC,

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

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

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

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

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

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

Anthony M Grande

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

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

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

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

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

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

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

Sent from Yahoo Mail for iPad [overview.mail.yahoo.com]

Anthony M Grande

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

Dear Desert View VPC,

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

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

Thank you,

Matt Harmon
Stone Butte Homeowner

Matt Harmon, Dealer Marketing Consultant
General Motors CSSR – Western Region
Text / Mobile: 425-309-1229
epsilon.com [epsilon.com]



Disclaimer The information in this email and any attachments may contain proprietary and confidential information that is intended for the addressee(s) only. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, retention or use of the contents of this information is prohibited. When addressed to our clients or vendors, any information contained in this e-mail or any attachments is subject to the terms and conditions in any governing contract. If you have received this e-mail in error, please immediately contact the sender and delete the e-mail.

Anthony M Grande

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

Dear Desert View VPC,

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

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

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

Thank you,
Jill Smith

Anthony M Grande

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

Dear Desert Peak PVC,

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

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

Thank you for understanding!

Regards
Kamal JAGGA
--
Regards,
Kamal Jagga

Anthony M Grande

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

Dear Desert View Village Planning Committee,

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

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

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

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

Thank you for your time.

Sincerely,
Greg and Jaime Pelegrin

Anthony M Grande

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

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

Get Outlook for iOS [aka.ms]

Anthony M Grande

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

Good afternoon Desert Peak VPC,

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

Thank you for your time.

- Lukas

Anthony M Grande

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

Mr. Grande:

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

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

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

Sincerely,

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

Anthony M Grande

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

To Whom it May Concern;

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

The following concerns exist for the majority of the current homeowners.
New construction will drive wildlife into our neighborhoods and backyards, creating dangers for our children, pets, and ourselves.
Plans show through streets from our existing neighborhood roads and cul de sacs to the new neighborhoods, robbing us of these areas and creating safety concerns.
The current traffic on Cave Creek is already difficult to navigate through without the addition of 4k plus new vehicles.
The plans call for a small area of Cave Creek to be widened, showing a futile attempt to appease the matter.
The continued growth of multi-family residential areas is not something any of the current residents support.
Local schools are not equipped to support the massive spike in new residents.

Jessica White
4806486468

Racelle Escolar

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

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

Thanks,
Jeff

Racelle Escolar

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

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

Sent from my iPhone

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

Rcvd 6/2/2022

Desert Peak Homeowners Association

A Non-Profit Corporation

City of Phoenix Planning Commission
pdd.planningcomm@phoenix.gov

Dear Planning Commission Members,

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

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

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

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

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

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

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

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

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

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

Sincerely,

Desert Peak HOA Board of Directors

Brian Wilson, *President*	Jeff Karau, Vice *President*
Bruce Gross, *Treasurer*	Lauren Prole, *Secretary*
John Tishuck, *Director*	Jessica Noto, *Director*
Dave Dahm, *Director*	

Racelle Escolar

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

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

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *166

ITEM REVISED (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-6-22-2 - Approximately 2,400 Feet Southwest of the Southwest Corner of Cave Creek Road and Jomax Road (Ordinance G-7006)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-6-22-2 and rezone the site from S-1 (Ranch or Farm Residence District) to R1-10 (Single-Family Residence District), R-2 (Multifamily Residence District) and R-3A (Multifamily Residence District) to allow single-family and multifamily residential. This is a companion case to GPA-DSTV-1-22-2 and must be heard following GPA-DSTV-1-22-2.

Summary

Current Zoning: S-1
Proposed Zoning: R1-10 (388.10 acres), R-2 (14.19 acres) and R-3A (15.04 acres)
Acreage: 417.33 acres
Proposed Use: Single-family and multifamily residential.

Owner: Arizona State Land Department
Applicant: DR Horton, Inc.
Representative: Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Desert View Village Planning Committee heard this case on May 3, 2022, and recommended approval, per the staff recommendation, by a 6-3 vote.
PC Action: The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Desert View Village Planning Committee recommendation with modifications and an additional stipulation, by a vote of 7-0.

Location

Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road.
Council District: 2
Parcel Address: None

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 29, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: ITEM 166 FROM THE JULY 1, 2022, PUBLIC HEARING/ FORMAL AGENDA – Z-6-22-2 (G-7006) – APPROXIMATELY 2,400 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF CAVE CREEK ROAD AND JOMAX ROAD

Item 166, rezoning application Z-6-22-2 is a request to rezone 417.33 acres located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road from S-1 to R1-10, R-2, and R-3A to allow for single-family and multifamily residential.

The Desert View Village Planning Committee heard this case on May 3, 2022, and recommended approval, per the staff recommendation, by a 6-3 vote.

The Planning Commission heard this case on June 2, 2022, and recommended approval, per the Desert View Village Planning Committee recommendation with modifications and an additional stipulation, by a vote of 7-0

The additional stipulation approved by the Planning Commission was to restrict development within the R-3A portion of the site to two stories (Stipulation No. 37). The applicant has additional building elevations (see Exhibit 1 attached) to be considered for this portion of the development in response to the Planning Commission's recommendation. This memo proposes to update Stipulation No. 33 with a reference to the updated building elevations date stamped June 27, 2022.

Since the Planning Commission hearing, the City of Phoenix has declared a Stage 1 Water Alert. In response to this declaration, the applicant has agreed to several provisions that will make the development more water efficient. Commitments include that all homes within the development will be designed and certified through the Environmental Protection Agency's WaterSense certification program and the utilization of native and drought tolerant vegetation throughout the development. These commitments are captured in new Stipulation No. 24.

A stipulation has also been added to address potential contributions that may be triggered by the development for Sonoran Desert Drive north of the subject site. These contributions are in response to the City Council's consideration of a policy that require new development in north Phoenix to pay their fair share for the development of Sonoran Desert Drive. The requirements for a traffic impact study and resulting

contributions are addressed in new Stipulation No. 25

All added and modified stipulations, since the Planning Commission recommendation, are in **bold font** and listed below.

Staff recommends approval, subject to the following updated stipulations:

OVERALL SITE

1. Prior to the issuance of Final Site Plan approval, the landowner shall convey approximately 74 acres (or an area mutually agreed upon by the city and the owner) of hillside land selected by the City of Phoenix and located in the area depicted as "Hillside Area" on the site plan date stamped February 4, 2022, to the City of Phoenix for the use as a City of Phoenix desert park and/or mountain preserve, as modified and approved by the Planning and Development Department and the Parks and Recreation Department.

2. The developer shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of two access points to the desert park or mountain preserve area prior to issuance of preliminary site plan approval. The access points shall be made accessible to the public through a trail network, within and/or bounding the site, as approved or modified by the Planning and Development Department. In conjunction with the electric utility provider, the developer shall also explore the possibility of providing a public access parking lot in the utility easement area with access to the preserve trail network.

3. A minimum landscaped setback of 140 feet shall be provided along the Cave Creek Road frontage.

4. The required landscape setbacks along Cave Creek Road, Desert Peak Parkway, and the perimeter setbacks for the R-2 and R-3A zoned portions of the site where adjacent to single-family residential zoning shall be planted with a minimum of 70 percent 2-inch caliper and 30 percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved or modified by the Planning and Development Department.

5. Within the development and along Cave Creek Road and Desert Peak Parkway, all pedestrian paths, multi-use trails, and sidewalks, excluding sidewalks along internal streets, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.

6. The developer shall dedicate 30-foot-wide multi-use trail easements (MUTE) along the east side of Desert Peak Parkway and the west side of Cave Creek Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easements in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

7. The developer shall construct minimum 10-foot-wide community trails and multi-use trails, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, as approved or modified by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

8. The developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road. The bus stop pad shall be constructed according to the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and be located from the intersection of the main access point on Cave Creek Road according to City of Phoenix Standard Detail P1258, as approved or modified by the Planning and Development Department or the Public Transit Department.

9. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 11-foot-wide landscape area between the back of curb and sidewalk along Cave Creek Road, planted to the following standards and as approved or modified by the Planning and Development Department or Street Transportation Department.

    a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall construct minimum 5-foot-wide detached sidewalks with minimum 5-foot-wide landscape areas between the back of curb and sidewalks along the primary roadway through the subdivision, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, planted with minimum 2-inch caliper shade trees, 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

11. The developer shall dedicate 65 feet of right-of-way along Cave Creek Road, as approved by the Planning and Development Department.

12. The developer shall construct a 24-foot-wide landscaped median island along Desert Peak Parkway from Hillstone Way to 23rd Street, as approved or modified by the Planning and Development Department.

13. The developer shall align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way and shall be responsible for any modifications to the existing drainage facility and access ramp, as approved or modified by the Planning and Development Department.

14. The developer shall connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way, as depicted on the site plan date stamped February 4, 2022, BUT SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY and as approved or modified by the Planning and Development Department. ADDITIONALLY, THE DEVELOPER SHALL PROVIDE PEDESTRIAN ACCESS AT THE ABOVE REFERENCED STREET STUBS TO FACILITATE PEDESTRIAN CIRCULATION BETWEEN THE DEVELOPMENT AND THE EXISTING DESERT PEAK NEIGHBORHOOD.

15. The developer shall submit a Traffic Impact Study, including a Cave Creek Road Traffic Corridor Analysis from Sonoran Desert Drive south to the 101 Freeway to evaluate the overall level of service and corridor conditions with impacts associated with the proposed 1,545 dwelling units. The developer shall be responsible for regional mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

16. 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.

17. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

20. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

21. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

22. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

23. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

24. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL PROVIDE DOCUMENTATION THAT ADDRESSES THE FOLLOWING AS MODIFIED AND APPROVED BY THE WATER SERVICES AND PLANNING AND DEVELOPMENT DEPARTMENTS:

- **THAT ALL HOMES IN THE DEVELOPMENT WILL BE DESIGNED AND CERTIFIED THROUGH THE ENVIRONMENTAL PROTECTION AGENCY'S WATERSENSE CERTIFICATION PROGRAM.**
- **A COMMITMENT TO HAVE THE DEVELOPMENT PARTICIPATE IN THE CITY'S HOMEOWNER'S ASSOCIATION WATER EFFICIENCY PROGRAM.**
- **THE UTILIZATION OF NATIVE AND DROUGHT TOLERANT VEGETATION THROUGHOUT THE DEVELOPMENT.**
- **IRRIGATION RESTRICTIONS FOR UNDISTURBED AND OPEN SPACE AREAS.**
- **UTILIZATION OF AUTOMATIC IRRIGATION SYSTEMS AND SMART CONTROLLERS.**
- **A COMMITMENT TO UNDERGO REGULAR WATER LEAK DETECTION AUDITS TO ENSURE THE INTEGRITY AND EFFICIENCY OF THE IRRIGATION SYSTEM.**
- **A SUMMARY OF RESTRICTIONS ON THE UTILIZATION OF TURF WITHIN THE DEVELOPMENT.**

25. THE DEVELOPER SHALL SUBMIT A TRAFFIC IMPACT STUDY (TIS), INCLUDING A CAVE CREEK ROAD TRAFFIC CORRIDOR ANALYSIS FROM SONORAN DESERT DRIVE SOUTH TO THE 101 FREEWAY TO EVALUATE THE OVERALL LEVEL OF SERVICE AND CORRIDOR CONDITIONS WITH IMPACTS ASSOCIATED WITH THE PROPOSED 1,545 DWELLING UNITS. THE DEVELOPER SHALL CONTRIBUTE TO REGIONAL TRAFFIC MITIGATION MPROVEMENTS IDENTIFIED IN THE TRAFFIC IMPACT STUDY. ANY CONTRIBUTIONS SHALL BE FAIRLY RELATED TO THE TRAFFIC IMPACT OF THE DEVELOPMENT AS MODIFIED OR APPPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS. CONTRIBUTIONS FOR ELIGIBLE INFRASTRUCTURE ALREADY IDENTIFIED IN THE ADOPTED INFRASTRUCTURE FINANCING PLAN MAY BE UTILIZED AS AN IMPACT FEE CREDIT. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

R1-10 ZONED AREA

~~24.~~ Building elevations shall depict architectural detailing applied to windows on all sides

of the homes, as approved by the Planning and Development Department.

~~25.~~ 27. A minimum of 15 percent of the gross site area for the R1-10 zoned portion of the site, after dedication of the hillside area to the city, shall be retained as open space, including washes and internal hillside areas, as approved by the Planning and Development Department. This requirement shall not be applied to individual phases of the overall development.

~~26.~~ 28. A minimum of two distinct active open space areas and a minimum of three passive open space areas shall be provided within the overall R1-10 zoned area, as approved by the Planning and Development Department.

R-2 ZONED AREA

~~27.~~ 29. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.

~~28.~~ 30. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

~~29.~~ 31. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

~~30.~~ 32. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U–and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

R-3A ZONED AREA

~~31.~~ 33. The development shall be in general conformance with the **CASITAS OR GARDEN** building elevations date stamped February 4, 2022, **OR THE BUILDING ELEVATIONS JUNE 27, 2022**, as approved by the Planning and Development Department AND AS MODIFIED BY THE STIPULATIONS BELOW.

~~32.~~ 34. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

~~33.~~ 35. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

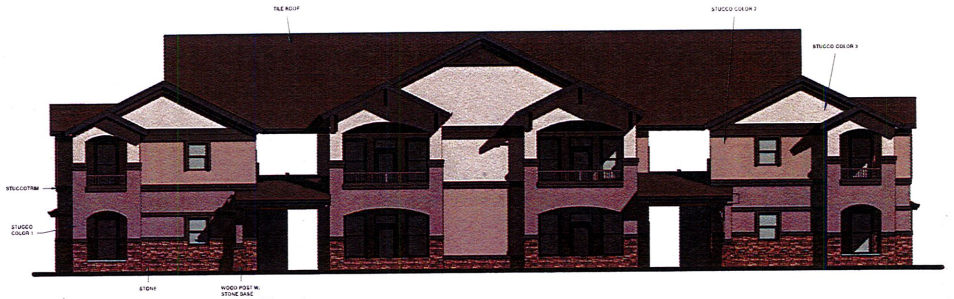
~~34.~~ 36. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U–and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the

clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

~~35.~~ 37. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF TWO STORIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Enclosures:
Exhibit 1: Building Elevations date stamped June 27, 2022

Approved: _____
Alan Stephenson
Deputy City Manager/Planning and Development Director



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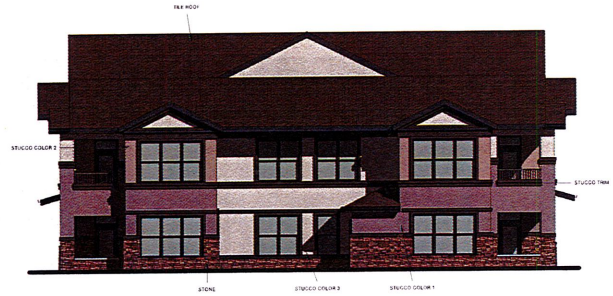

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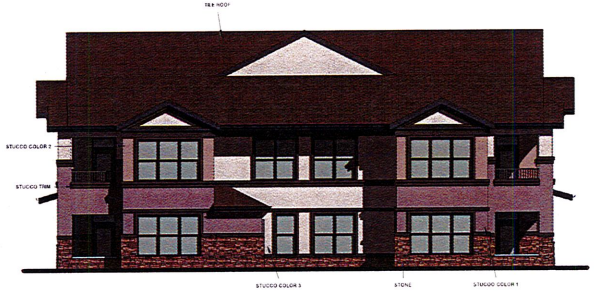

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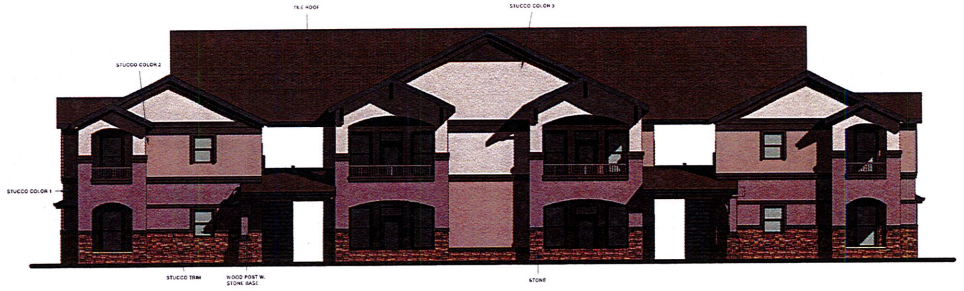

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CITY OF PHOENIX
JUN 27 2022
Planning & Development Department

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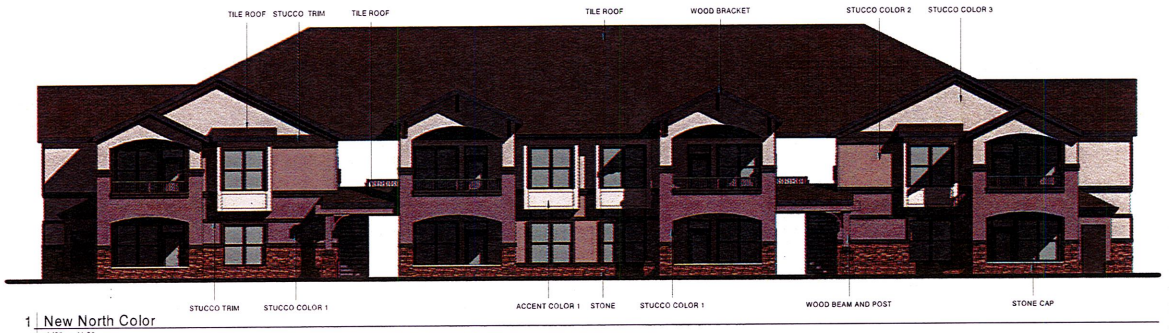

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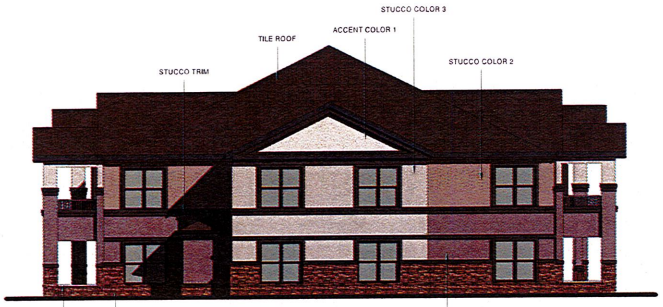

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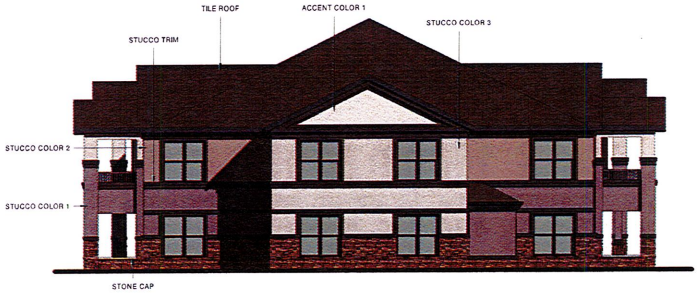

2 New East Color
1/8" = 1'-0"



4 New South Color
1/8" = 1'-0"

CITY OF PHOENIX
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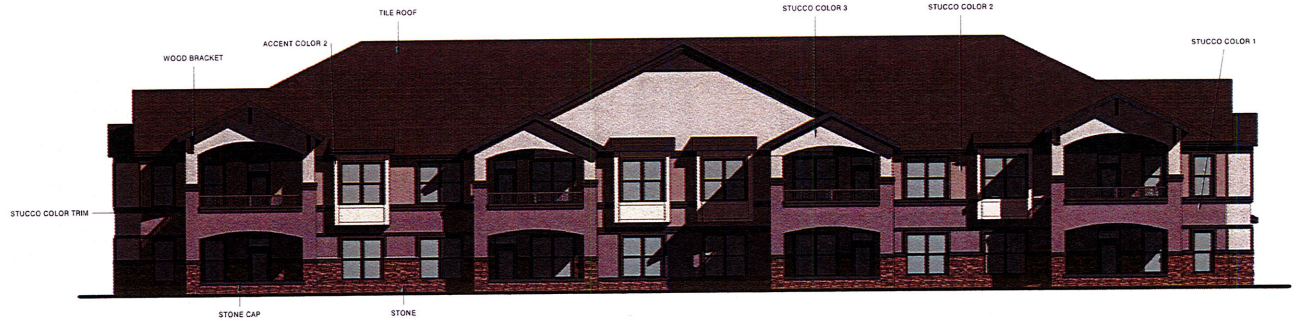

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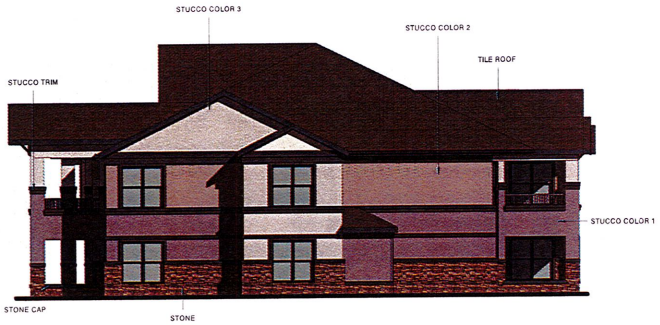

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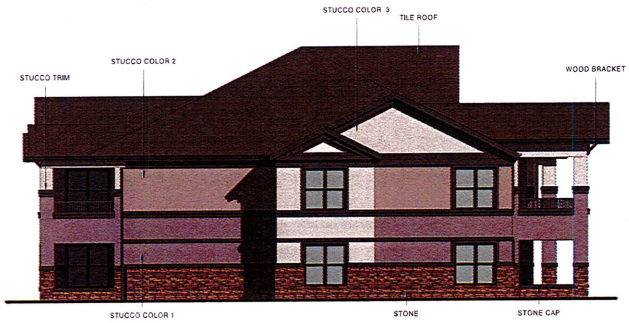

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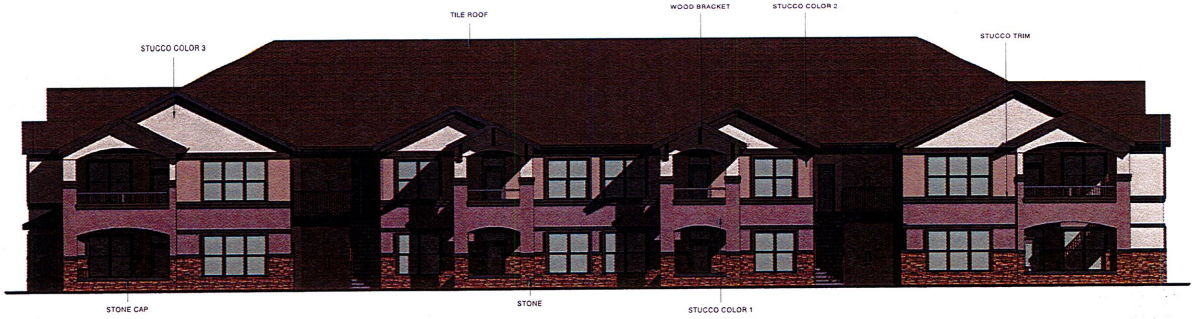

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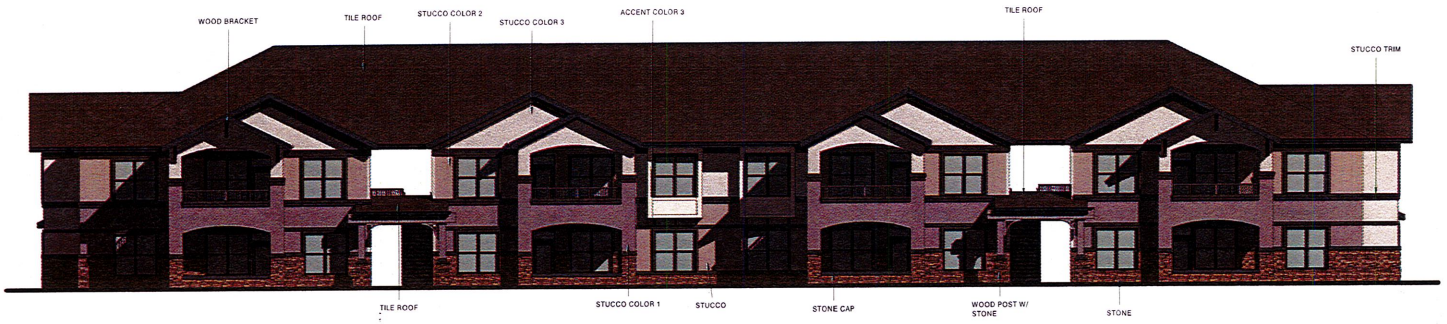

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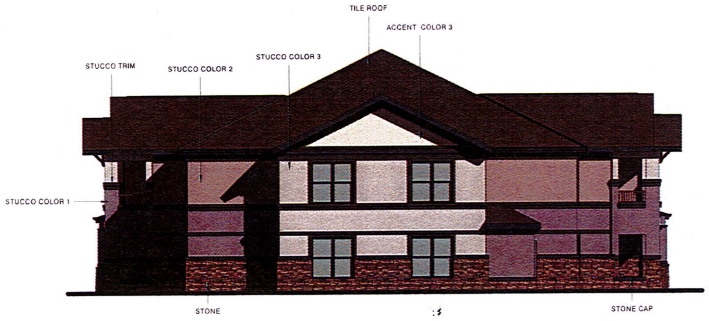

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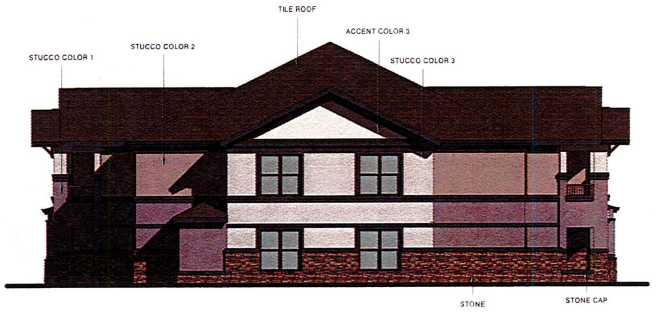

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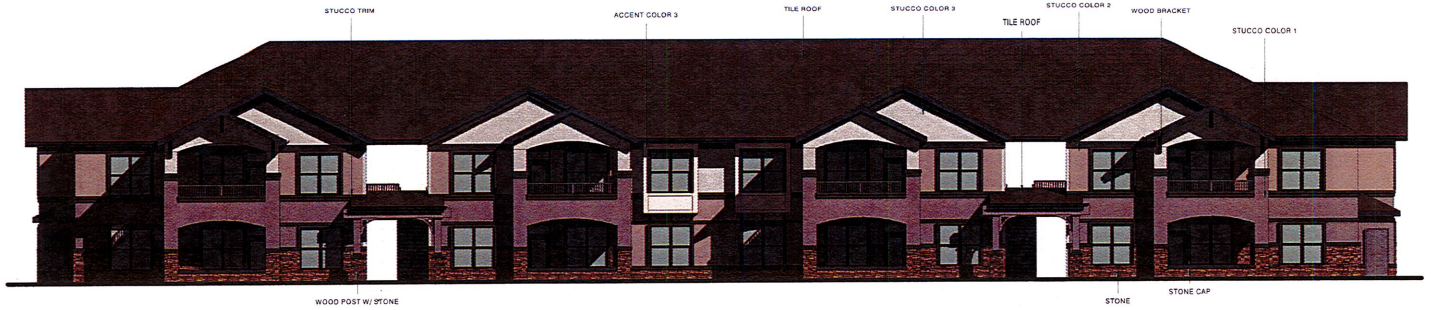

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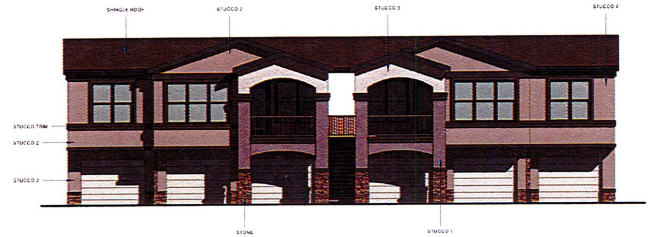

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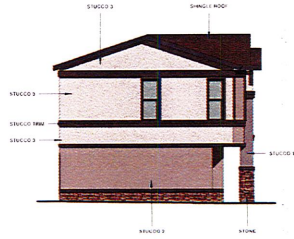

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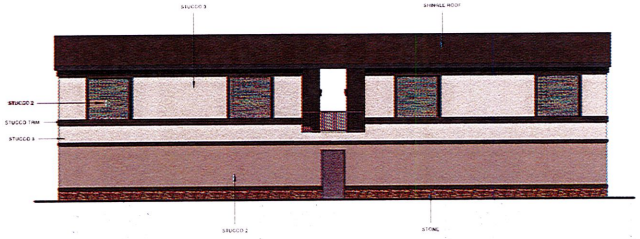

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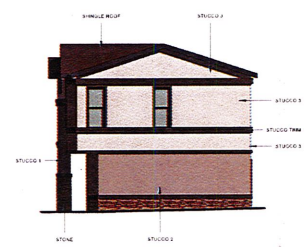

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CITY OF PHOENIX
JUN 27 2022
Planning & Development Department

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ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-6-22-2) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT), R-2 (MULTIFAMILY RESIDENCE DISTRICT), AND R-3A (MULTIFAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of 417.33-acre site located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road in a portion of Sections 1, 2, and 11, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from 417.33 acres of “S-1” (Ranch or Farm Residence District), to 388.10 acres of “R1-10” (Single-Family Residence District), 14.19 acres of “R-2” (Multifamily Residence District), and 15.04 acres of “R-3A” (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

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SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

OVERALL SITE

1. Prior to the issuance of Final Site Plan approval, the landowner shall convey approximately 74 acres (or an area mutually agreed upon by the city and the owner) of hillside land selected by the City of Phoenix and located in the area depicted as "Hillside Area" on the site plan date stamped February 4, 2022, to the City of Phoenix for the use as a City of Phoenix desert park and/or mountain preserve, as modified and approved by the Planning and Development Department and the Parks and Recreation Department.

2. The developer shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of two access points to the desert park or mountain preserve area prior to issuance of preliminary site plan approval. The access points shall be made accessible to the public through a trail network, within and/or bounding the site, as approved or modified by the Planning and Development Department. In conjunction with the electric utility provider, the developer shall also explore the possibility of providing a public access parking lot in the utility easement area with access to the preserve trail network.

3. A minimum landscaped setback of 140 feet shall be provided along the Cave Creek Road frontage.

4. The required landscape setbacks along Cave Creek Road, Desert Peak Parkway, and the perimeter setbacks for the R-2 and R-3A zoned portions of the site where adjacent to single-family residential zoning shall be planted with a minimum of 70 percent 2-inch caliper and 30 percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved or modified by the Planning and Development Department.

5. Within the development and along Cave Creek Road and Desert Peak Parkway, all pedestrian paths, multi-use trails, and sidewalks, excluding sidewalks along internal streets, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.

6. The developer shall dedicate 30-foot-wide multi-use trail easements (MUTE) along the east side of Desert Peak Parkway and the west side of Cave Creek Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easements in accordance with the MAG supplemental detail and as approved

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by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

7. The developer shall construct minimum 10-foot-wide community trails and multi-use trails, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, as approved or modified by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

8. The developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road. The bus stop pad shall be constructed according to the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and be located from the intersection of the main access point on Cave Creek Road according to City of Phoenix Standard Detail P1258, as approved or modified by the Planning and Development Department or the Public Transit Department.

9. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 11-foot-wide landscape area between the back of curb and sidewalk along Cave Creek Road, planted to the following standards and as approved or modified by the Planning and Development Department or Street Transportation Department.

    a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall construct minimum 5-foot-wide detached sidewalks with minimum 5-foot-wide landscape areas between the back of curb and sidewalks along the primary roadway through the subdivision, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, planted with minimum 2-inch caliper shade trees, 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

11. The developer shall dedicate 65 feet of right-of-way along Cave Creek Road, as approved by the Planning and Development Department.

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12. The developer shall construct a 24-foot-wide landscaped median island along Desert Peak Parkway from Hillstone Way to 23rd Street, as approved or modified by the Planning and Development Department.

13. The developer shall align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way and shall be responsible for any modifications to the existing drainage facility and access ramp, as approved or modified by the Planning and Development Department.

14. The developer shall connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way, as depicted on the site plan date stamped February 4, 2022 , but shall be restricted to emergency access only and as approved or modified by the Planning and Development Department. Additionally, the developer shall provide pedestrian access at the above referenced street stubs to facilitate pedestrian circulation between the development and the existing Desert Peak neighborhood.

15. The developer shall submit a Traffic Impact Study, including a Cave Creek Road Traffic Corridor Analysis from Sonoran Desert Drive south to the 101 Freeway to evaluate the overall level of service and corridor conditions with impacts associated with the proposed 1,545 dwelling units. The developer shall be responsible for regional mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

16. 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.

17. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

20. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

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development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

21. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

22. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

23. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

R1-10 ZONED AREA

24. Building elevations shall depict architectural detailing applied to windows on all sides of the homes, as approved by the Planning and Development Department.

25. A minimum of 15 percent of the gross site area for the R1-10 zoned portion of the site, after dedication of the hillside area to the city, shall be retained as open space, including washes and internal hillside areas, as approved by the Planning and Development Department. This requirement shall not be applied to individual phases of the overall development.

26. A minimum of two distinct active open space areas and a minimum of three passive open space areas shall be provided within the overall R1-10 zoned area, as approved by the Planning and Development Department.

R-2 ZONED AREA

27. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.

28. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

29. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

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30. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U–and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

R-3A ZONED AREA

31. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department and as modified by the stipulations below.

32. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

33. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

34. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U–and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

35. The development shall be limited to a maximum building height of two stories, as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2022.

_____

MAYOR

DRAFT

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (3 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-6-22-2

R1-10 PORTION

A portion of land being situated within Sections 2 and 11, Township 4 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass Cap flush with sectional markings accepted as the Southwest corner of said Section 2, from which a found pk nail with tag RLS 24513, accepted as the West Quarter corner of said Section 11 thereof bears South 00°08’39” West, 2633.00 feet;

Thence North 00°13'20" East, 2671.37 feet along the west line of the Southwest quarter of said Section 2 to the West quarter corner thereof;

Thence North 00°15'45" East, 332.46 feet, along the West line of the Northwest Quarter of said Section 2;

Thence leaving said West line, North 89°59'19" East, 1321.50 feet;

Thence South 00°20'29" West, 333.43 feet to the East-West Mid-Section line of said Section 2;

Thence along said East-West Mid-Section line, South 89°58'10" East, 1321.02 to the center of said Section 2;

Thence continuing along said East-West Mid-Section line, South 89°58'10" East, 2227.84 feet;

Thence leaving said East-West Mid-Section Line, South 27°34'34" West, 1215.06 feet;

Thence South 62°24'20" East, 892.49 feet to the centerline of Cave Creek Road;

Thence along said centerline, South 27°32'28" West, 1349.60 feet to the South line of the Southeast quarter of said Section 2, being the Northeast corner of Desert Peak Unit 4, as recorded in Book 856 of Plats, Page 34, Records of Maricopa County, Arizona;

Thence along said North line, North 89°45'55" West, 984.72 feet to the Northwest corner of said Desert Peak Unit 4;

Thence along the West line of said Desert Peak Unit 4, South 56°53'47" West, 2315.89 feet, to the Southwest corner of said Desert Peak Unit 4 and the Northwest

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corner of Desert Peak Unit 3, as recorded in Book 849 of Plats, Page 12, Records of Maricopa County, Arizona;

Thence along the West line of said Desert Peak Unit 3 and the West line of Desert Peak Unit 2, as recorded in Book 836 of Plats, Page 39, Records of Maricopa County, Arizona, South 56°53'50" West, 1416.19 feet to the North right of way line of Desert Peak Parkway;

Thence along said North right of way line, North 13°38'22" West, 17.64 feet to the beginning of a tangent curve, concave Southwest, having a radius of 1483.00 feet;

Thence Northwesterly along said curve, through a central angle of 30°16'46", an arc length of 783.73 feet to a non-tangent line, being the West line of the Northwest quarter of said Section 11;

Thence along said West line, North 00°08'39" East, 1356.49 feet to the POINT OF BEGINNING.

R-2 PORTION

A portion of land being situated within Sections 1 and 2, Township 4 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Brass Cap flush with sectional markings accepted as the Southwest corner of said Section 2, from which a found pk nail with tag RLS 24513, accepted as the West Quarter corner of Section 11, Township 4 North, Range 3 East, bears South 00°08’39” West, 2633.00 feet;

Thence North 00°13’20” East, 2232.60 feet along the West line of the Southwest quarter of said Section 2;

Thence leaving said West line, South 89°46’40” East, 4634.46 feet to the POINT OF BEGINNING;

Thence South 62°24'00" East, 890.05 feet;

Thence South 27°12'51" West, 351.89 feet;

Thence South 27°32'28" West, 350.75 feet;

Thence North 62°24'20" West, 892.49 feet;

Thence North 27°34'34" East, 702.71 feet to the POINT OF BEGINNING.

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R-3A PORTION

A portion of land being situated within Sections 1 and 2, Township 4 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Brass Cap flush with sectional markings accepted as the Southwest corner of said Section 2, from which a found pk nail with tag RLS 24513, accepted as the West Quarter corner of Section 11, Township 4 North, Range 3 East, bears South 00°08’39” West, 2633.00 feet;

Thence North 00°13’20” East, 2232.60 feet along the West line of the Southwest quarter of said Section 2;

Thence leaving said west line, South 89°46’40” East, 4634.46 feet to the POINT OF BEGINNING;

Thence North 27°34'34" East, 512.34 feet to the east-west mid-section of said Section 2;

Thence along said mid-section line, South 89°58'10" East, 414.04 feet to the East quarter corner of said Section 2;

Thence South 89°05'03" East, 578.35 feet along the East-West mid-section line of said Section 1;

Thence leaving said mid-section line, South 27°12'51" West, 963.71 feet; Thence North 62°24'00" West, 890.05 feet to the POINT OF BEGINNING.

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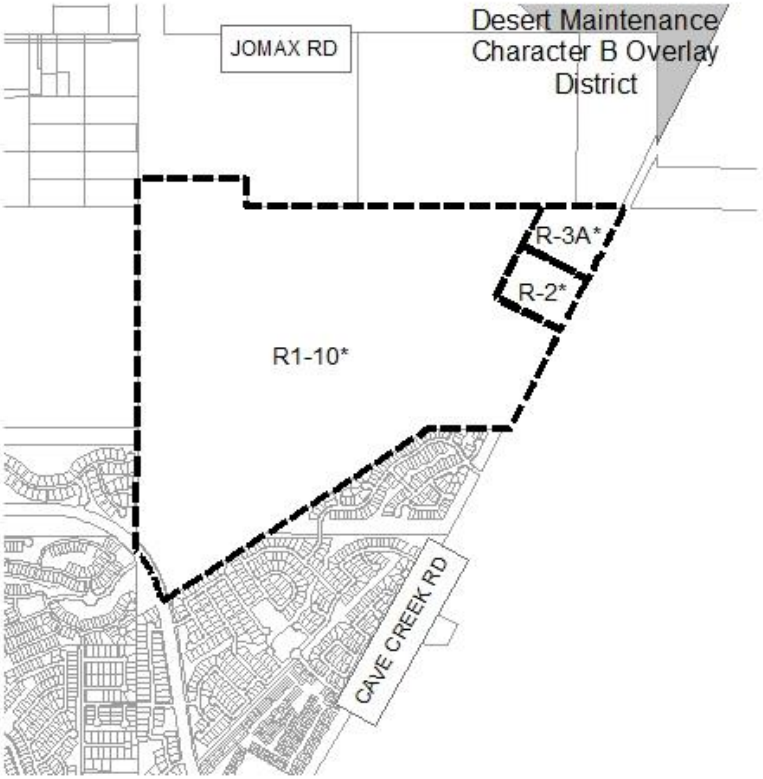
ORDINANCE LOCATION MAP

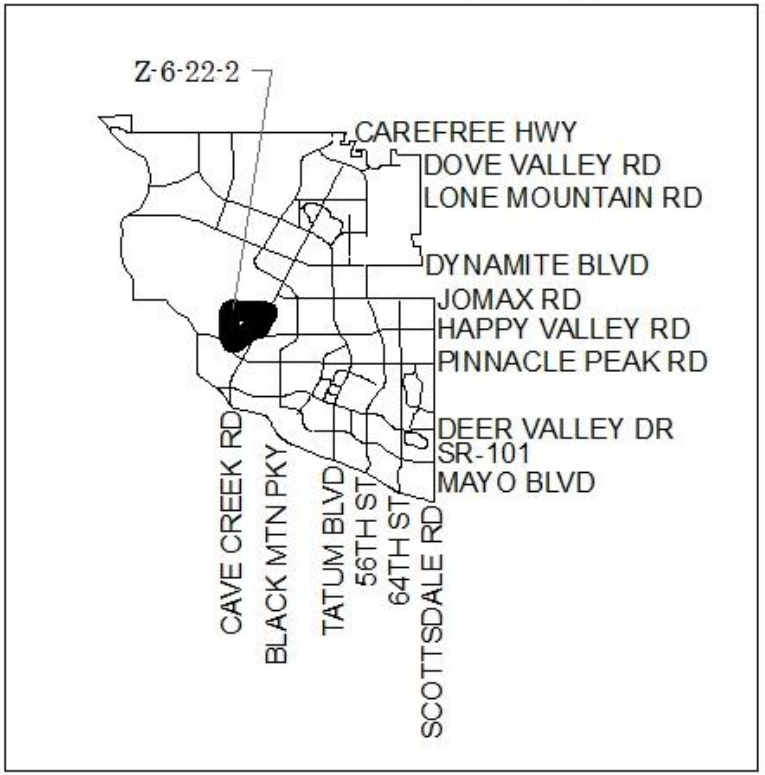
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-6-22-2
Zoning Overlay: N/A
Planning Village: Desert View



0 900 1,800 3,600 Feet



NOT TO SCALE

N

Drawn Date: 5/31/2022

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Attachment B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-6-22-2
April 29, 2022

Desert View Village Planning Committee Meeting Date:	May 3, 2022
Planning Commission Hearing Date:	June 2, 2022
Request From:	S-1 (Ranch or Farm Residence District) (417.33 acres)
Request To:	R1-10 (Single-Family Residence District) (388.10 acres), R-2 (Multifamily Residence District) (14.19 acres), and R-3A (Multifamily Residence District) (15.04 acres)
Proposed Use:	Single-family and multifamily residential
Location:	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
Owner:	Arizona State Land Department
Applicant:	DR Horton, Inc.
Representative:	Jason Morris, Withey Morris, PLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Map Designation	Current Residential 2 to 5 dwelling units per acre Parks/Open Space - Publicly Owned Preserves/2 to 3.5 or 3.5 to 5 dwelling units per acre Future Parks/Open Space or 1 dwelling unit per acre Proposed (GPA-1-DSTV-22-2) for 29.48 acres Residential 10 to 15 dwelling units per acre Residential 15+ dwelling units per acre

General Plan Conformity			
Street Map Classification	Cave Creek Road	Major Arterial (Scenic Drive)	Width varies from 33-foot to 73.15-foot west half street
	Desert Peak Parkway	Major Arterial	70-foot east half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLES: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village; Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.

As stipulated, the proposed development will reinforce the character of the area by dedicating land to the City for the Sonoran Preserve, providing a public trail network with access points to the desert park/mountain preserve area, and by maintaining the existing wash and hillside areas within the subdivision as natural features. These design elements enhance the desert character of the Village and incorporate natural features that promote the identity of the Village.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The requested R1-10, R-2, and R-3A zoning districts would allow development of a new residential community that is compatible with surrounding neighborhoods and respectful of local conditions. The overall proposed density of the site is similar to densities in the surrounding neighborhood and as stipulated, the proposal incorporates large setbacks, landscaping, and density limits that prevent the development from having a negative impact on the surrounding area.

General Plan Conformity

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal will be required to provide shade along the adjacent public sidewalks and trails, in addition to the internal pedestrian pathways. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

North Land Use Plan: See Background Item No. 7.

Tree and Shade Master Plan: See Background Item No. 8.

Complete Streets Guiding Principles: See Background Item No. 9.

Comprehensive Bicycle Master Plan: See Background Item No. 10.

Zero Waste PHX: See Background Item No. 11.

Housing Phoenix: See Background Item No. 12.

Surrounding Land Uses and Zoning

	Land Use	Zoning
On Site	Vacant	S-1
North	Vacant and recreation area	S-1
South	Single-family residential	S-1 (Approved R1-8), R1-8
East (across Cave Creek Road)	Vacant	S-1 (Approved R1-6, C-2)
West (including across Desert Peak Parkway)	Single-family residential and vacant	R1-18, R1-6, PUD

R1-10 – Single-Family Residence District (Planned Residential Development Option)		
Standards	**R1-10 Requirements**	**Provisions on the proposed site plan**
Gross Acreage	-	388.10 acres
Total Maximum Number of Units	1,358 units, up to 1,746 with bonus	1,145 units (Met)
Maximum Density	3.5 dwelling units per acre, up to 4.5 with bonus	2.95 dwelling units per acre (Met)
Minimum Lot Width	45 feet	45 feet (Met)
Minimum Lot Depth	None, except 110 feet adjacent to freeway or arterial	100 to 130 feet (Met)
Maximum Building Height	2 stories and 30 feet	2 stories and less than 29 feet (Met)
Maximum Lot Coverage	40 percent, up to 50 percent including attached shade structures	Not specified
Minimum Parking	2 spaces per dwelling unit 2,290 spaces required	Not specified
MINIMUM PERIMETER BUILDING SETBACKS		
Perimeter Streets	15 feet (in addition to landscape setback)	Not specified
Perimeter Property Lines (Side and Rear)	Rear: 15 feet (1-story), 20 feet (2-story) Side: 10 feet (1-story), 15 feet (2-story)	Not specified
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Common landscaped setback adjacent to perimeter streets	15 feet average, 10 feet minimum	Cave Creek Road: 140 feet (Met) Desert Peak Parkway: 15 feet (Met)
Minimum Common Area	5 percent of gross site area	15.76 percent (Met)

R-2 - Multifamily Residence District (Planned Residential Development Option)		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Gross Acreage	-	14.19 acres
Total Maximum Number of Units	149 units, up to 170 with bonus	140 units
Maximum Density	10.5 dwelling units per acre, up to 12 with bonus	9.87 dwelling units per acre (Met)
Maximum Lot Coverage	45 percent	Not specified
Building Height/Stories	2 stories and 30 feet for first 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories	2 stories and less than 28 feet (Met)
Minimum Perimeter Setbacks		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	10 feet	Not specified
Minimum Interior Building Setbacks		
Front	10 feet	Not specified
Minimum Perimeter Landscape Setbacks		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	5 feet	Not specified
Minimum Open space	5 percent	Not specified
Minimum parking	1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet	Not specified

R-3A - Multifamily Residence District (Planned Residential Development Option)		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Gross Acreage	-	15.04 acres
Total Maximum Number of Units	347 units, up to 397 with bonus	260 units
Maximum Density	23.1 dwelling units per acre, up to 26.4 with bonus	17.29 dwelling units per acre (Met)
Maximum Lot Coverage	45 percent	Not specified
Maximum Building Height	3 stories and 40 feet for 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories	3 stories and 33 feet (Met)
Minimum Perimeter Setbacks		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	15 feet	Not specified
Minimum Interior Building Setbacks		
Front	10 feet	Not specified
Minimum Perimeter Landscape Setbacks		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	5 feet	Not specified
Minimum Open space	5 percent	Not specified
Minimum Parking	1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet	Not specified

Background/Issues/Analysis

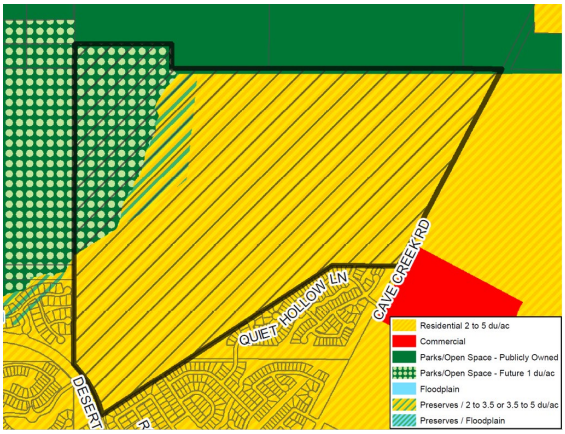
SUBJECT SITE

1. This request is to rezone 417.33 acres located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road from S-1 (Ranch or

Farm Residence District) to R-10 (Single-Family Residence District), R-2 (Multifamily Residence District), and R-3A (Multifamily Residence District) for a detached single-family residential and two multifamily residential communities. The site is undeveloped vacant land, owned by the Arizona State Land Department, which was recently auctioned. Ownership is in transition to the applicant, DR Horton Inc.

GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The majority of the subject site is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. Additionally, the northwest portion of the site is designated as Future Parks/Open Space or 1 dwelling unit per acre, and Preserves / 2 to 3.5 or 3.5 to 5 dwelling units per acre. Finally, the northern portion of the site contains a narrow portion of land designated as Parks/Open Space – Publicly Owned.



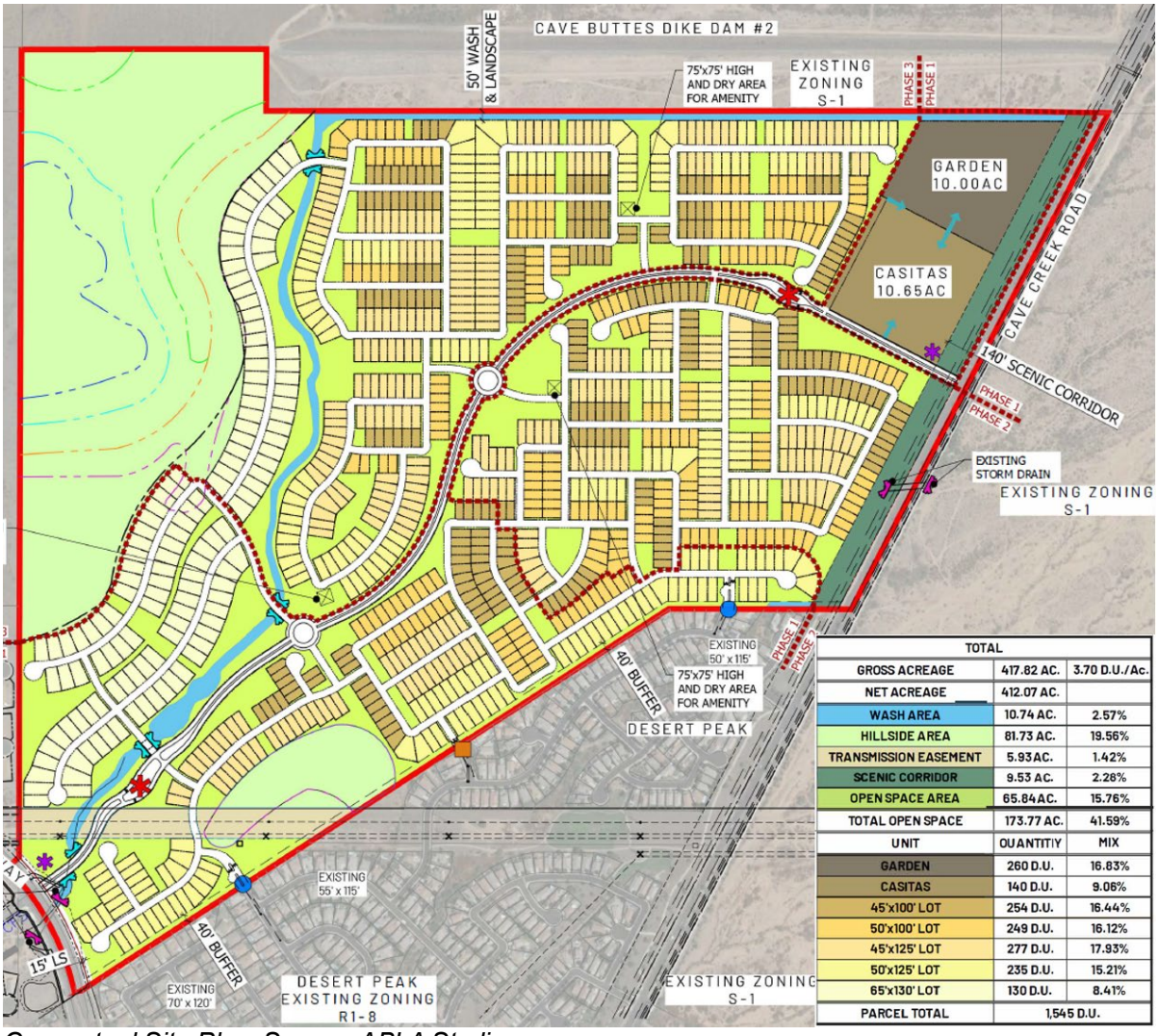
General Plan Land Use Map, Source: Planning and Development Department

The applicant is proposing a minor General Plan Amendment (GPA-DSTV-1-22-2), which would change portions of the northeast corner of the subject site from Residential 2 to 5 dwelling units per acre and Parks/Open Space - Publicly Owned to Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. These designations would be coterminous with the proposed R-2 and R-3A zoning districts, respectively. The proposed zoning districts are consistent with the proposed General Plan Land Use Map designation.

PROPOSAL

3. **Site Plan**

The applicant proposes to develop a new residential community, which would include a 1,145-lot detached single-family residential community. The development also proposes two multifamily portions, described as Casitas and Garden on the conceptual site plan, with a total of 400 multifamily units. The overall density would be approximately 3.7 dwelling units per acre. The conceptual site plan depicts a range of lot sizes within the single-family residential portion, from 4,500 square feet to 8,450 square feet.



TOTAL		
GROSS ACREAGE	417.82 AC.	3.70 D.U./Ac.
NET ACREAGE	412.07 AC.	
WASH AREA	10.74 AC.	2.57%
HILLSIDE AREA	81.73 AC.	19.56%
TRANSMISSION EASEMENT	5.93 AC.	1.42%
SCENIC CORRIDOR	9.53 AC.	2.28%
OPEN SPACE AREA	65.84 AC.	15.76%
TOTAL OPEN SPACE	173.77 AC.	41.59%
UNIT	QUANTITIY	MIX
GARDEN	260 D.U.	16.83%
CASITAS	140 D.U.	9.06%
45'x100' LOT	254 D.U.	16.44%
50'x100' LOT	249 D.U.	16.12%
45'x125' LOT	277 D.U.	17.93%
50'x125' LOT	235 D.U.	15.21%
65'x130' LOT	130 D.U.	8.41%
PARCEL TOTAL	1,545 D.U.	

Conceptual Site Plan, Source: ABLA Studio

Staff does not recommend general conformance to the site plan, as this is a large development, and the specific layout of lots and streets could change during the subdivision and site plan review process. Staff is recommending several stipulations that require certain aspects of the site plan to be maintained, as described below.

The conceptual site plan includes a 74.82-acre hillside area in the northwest portion of the site, which is intended to be conveyed to the City of Phoenix Parks and Recreation Department for development of a future park or mountain preserve. This conveyance is consistent with the General Plan Land Use designation of Future Parks/Open Space or 1 dwelling unit per acre for the northwest hillside area. The developer also intends to provide public access to the preserve area through two access points within the subdivision, including a trail network and the possibility of a

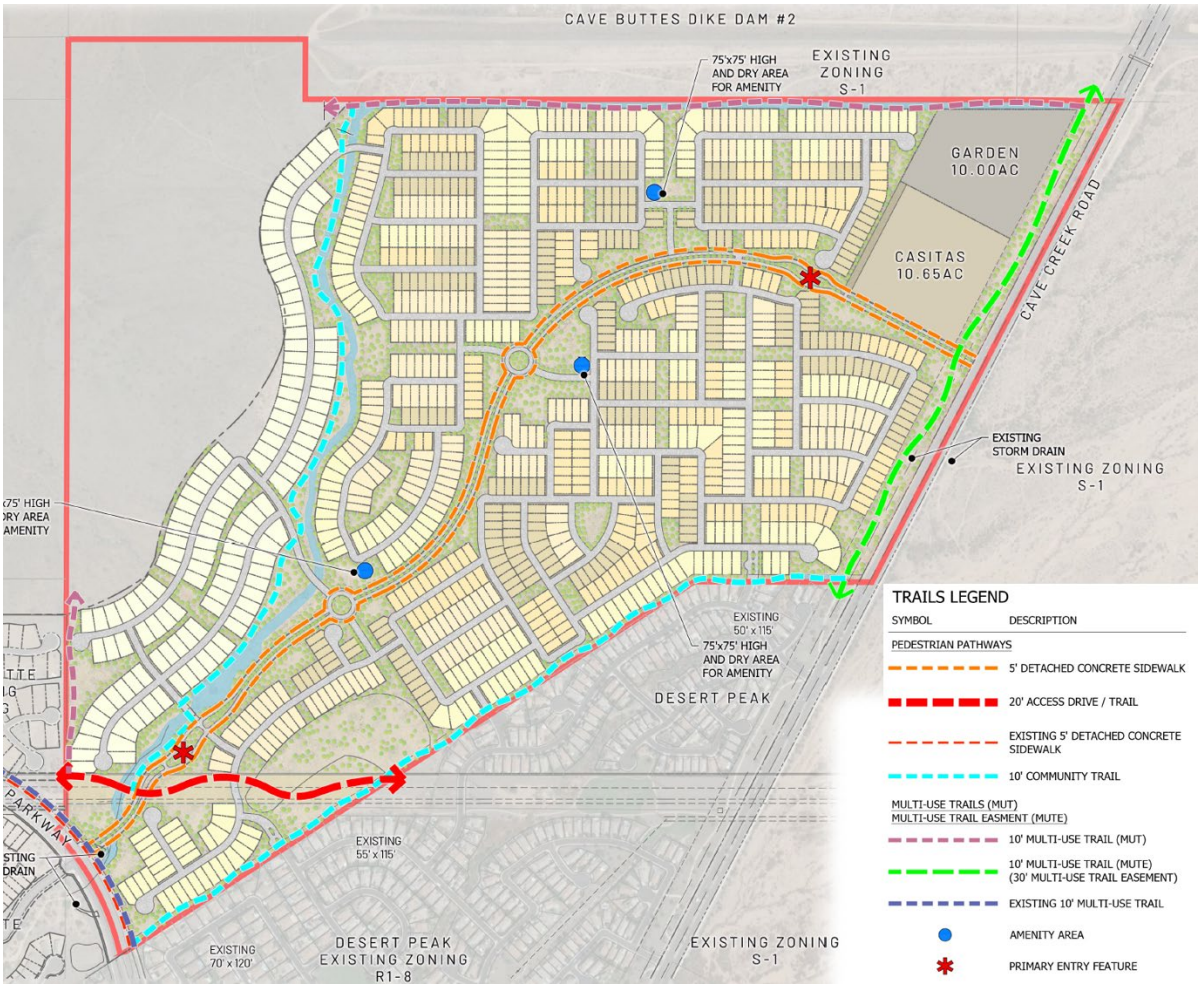
public parking area to ensure the public has access to the preserve. These aspects of the plan are incorporated in Stipulation Nos. 1 and 2.

Staff recommends the following site plan elements to be incorporated:

- A minimum 140-foot landscape setback along Cave Creek Road, consistent with the designation as a scenic corridor (Stipulation No. 3);
- Enhanced landscaping with 70 percent two-inch and 30 percent three-inch caliper trees, planted 20 feet on center and five, five-gallon shrubs per tree within landscape setbacks along Cave Creek Road, Desert Peak Parkway and the perimeter setbacks of the R-2 and R-3A zoned areas (Stipulation No. 4);
- Minimum 15 percent open space (after the dedication of the hillside area) provided within the R1-10 zoned area (Stipulation No. 25);
- Minimum 10 percent open space provided within each of the R-2 and R-3A zoned areas (Stipulation Nos. 28 and 32);
- A minimum of two active and three passive open space areas provided within the R1-10 zoned area (Stipulation No. 26);
- A minimum of five amenities provided within the open space areas for the R-2 and R-3A zoned areas (Stipulation Nos. 29 and 33).

4. **Overall Trails Exhibit**

The applicant has submitted an Overall Trails Exhibit, which depicts the location of a proposed trail network within and surrounding the site. It includes multi-use trails along the entire frontages of Cave Creek Road and Desert Peak Parkway and a combination of multi-use trails, community trails, and detached sidewalks through the site connecting the two frontages along three separate paths. The development does not intend to be closed to pedestrians. Public access easements will be required to meet the public access requirement for the access points to the preserve. It is expected that the internal multi-use trails will contain easements sufficient to fulfill this requirement, but the plan for access will be finalized at a later date in consultation with the Parks and Recreation Department, per Stipulation No. 2.



Overall Trails Exhibit, Source: ABLA Studio

Staff recommends the following elements of the Overall Trails Exhibit to be incorporated into the development:

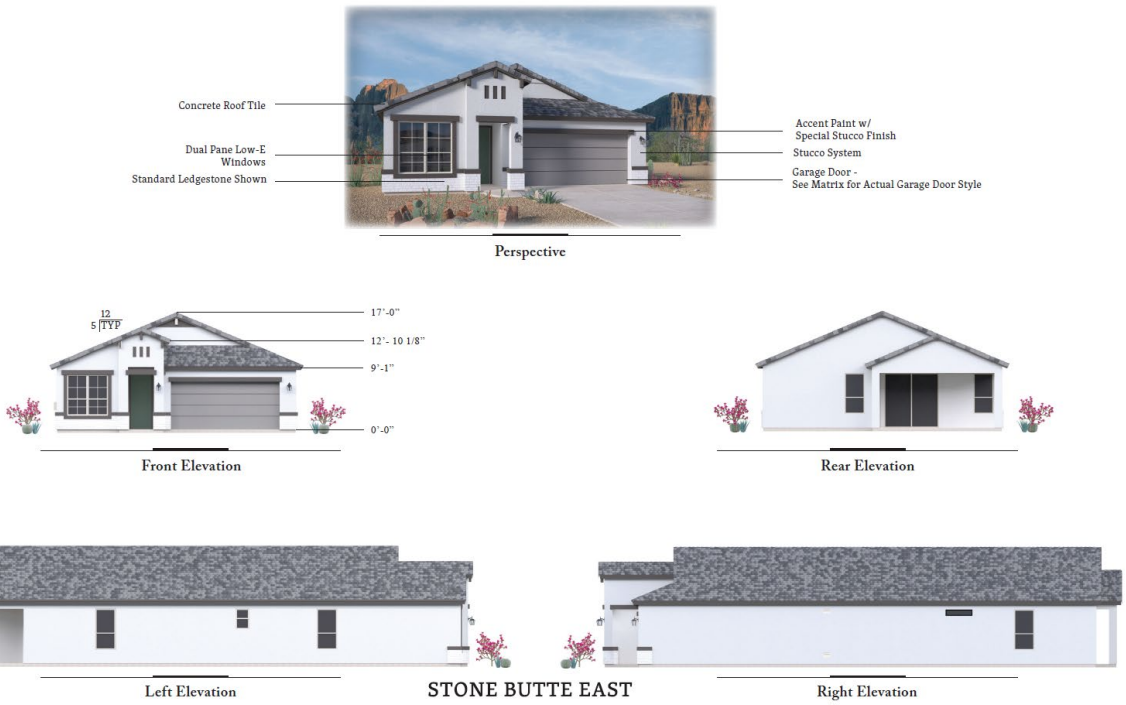
- A 10-foot-wide multi-use trail (MUT) and 30-foot-wide multi-use trail easement (MUTE) shall be provided along both perimeter frontages (Stipulation No. 6);
- Ten-foot-wide community trails and multi-use trails shall be provided within the development, where indicated on the plan (Stipulation No. 7);
- A detached sidewalk shall be provided along the primary roadway through the development, as indicated on the plan, including two-inch caliper shade trees planted 25 feet on center planted between the sidewalk and the back of the curb (Stipulation No. 10).

5. **Single-Family Elevations**

The conceptual building elevations for the single-family homes depict one- and two-story homes with a variety of architectural styles and variation in colors, textures, and facades. Staff recommends enhancing the four-sided architectural component by requiring architectural detailing to the windows on all sides of the buildings (Stipulation No. 24).



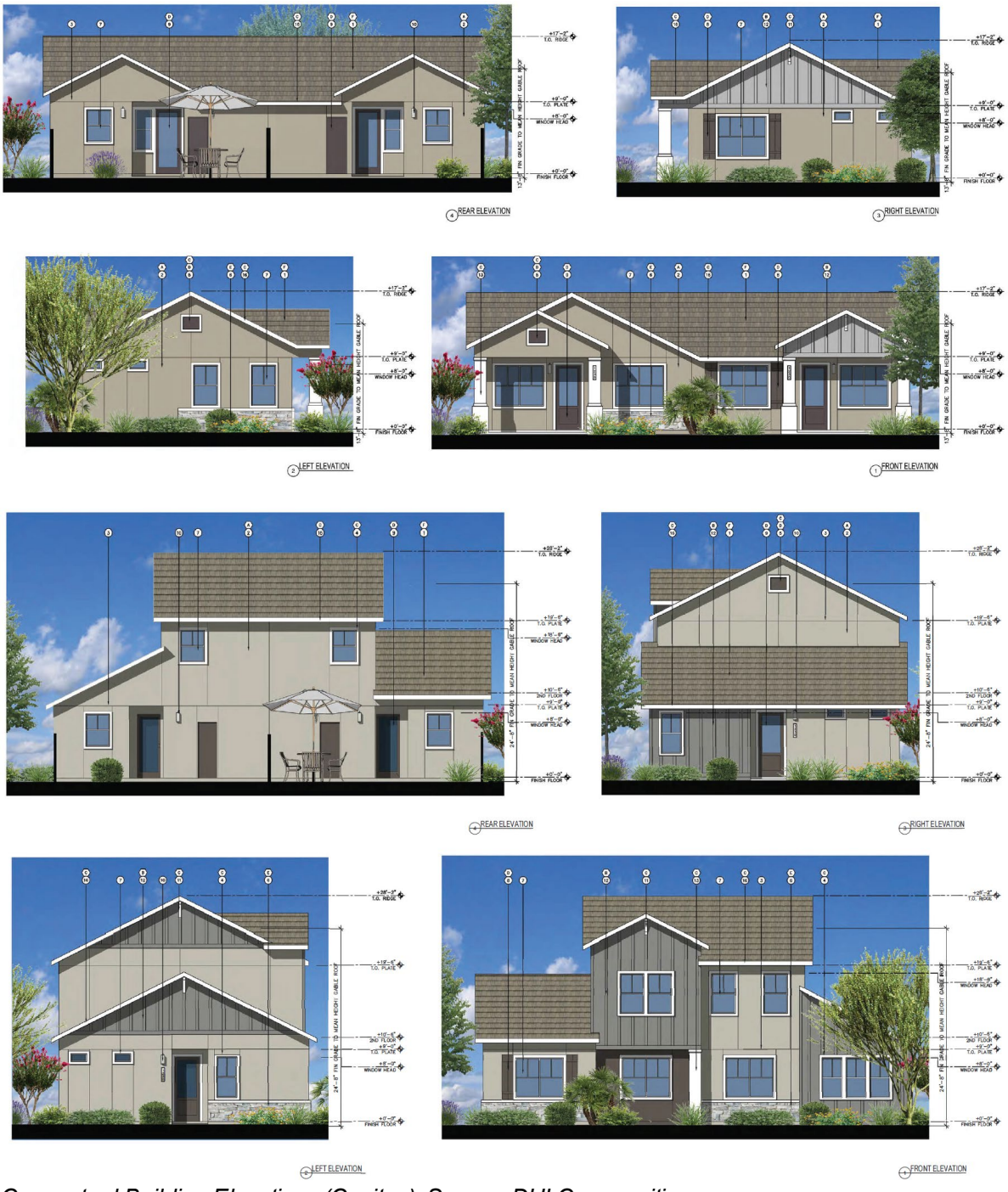
Conceptual Single-Family Building Elevations, Source: DR Horton



Conceptual Single-Family Building Elevations, Source: DR Horton

6. **Multifamily Elevations**

Staff recommends general conformance to the multifamily building elevations within both the R-2 zoned areas, labeled "Casitas" on the site plan and elevations, and the R-3A zoned areas, labeled "Garden" on the site plan and "Tuck-Under Multifamily" and "Carriage Multifamily" on the elevations. The elevations depict multifamily buildings with a variety of architectural styles and variation in colors, textures, and facades, as well as four-sided architecture. The Casitas building elevations depict one- and two-story buildings with a maximum height of less than 28 feet. The Garden building elevations depict two- and three-story buildings with a maximum height of 33 feet. These are addressed in Stipulation Nos. 27 and 31.



Conceptual Building Elevations (Casitas), Source: DHI Communities

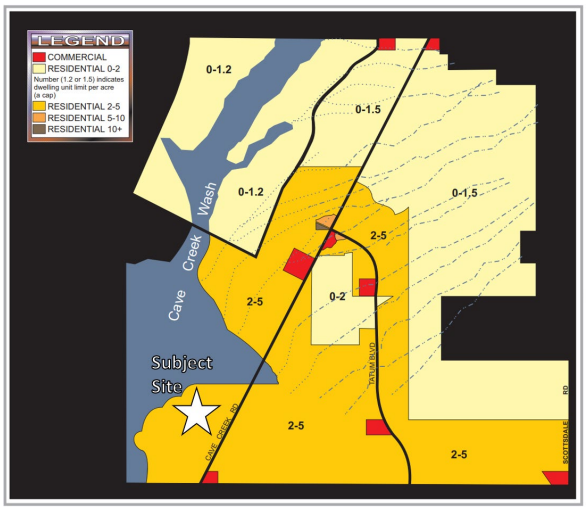


Conceptual Building Elevations (Garden), Source: DHI Communities

STUDIES AND POLICIES

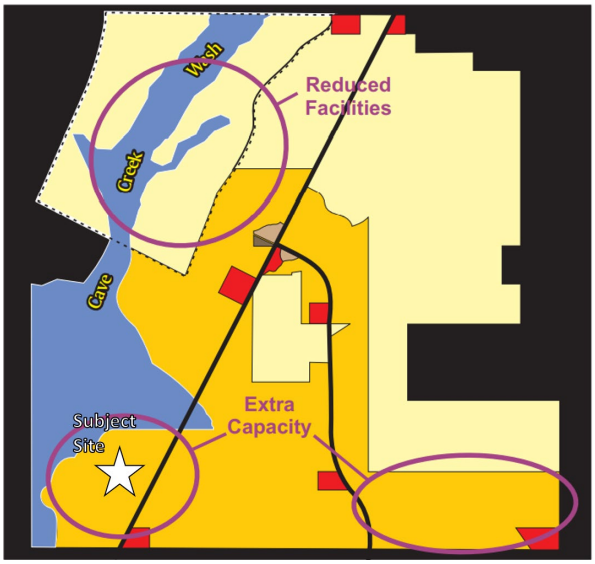
7. **North Land Use Plan**

In 1996, the Phoenix City Council adopted the North Land Use Plan, which established recommendations for land use and future development for the area generally bounded by Cave Creek Wash to the west, Scottsdale Road to the east, Carefree Highway to the north, and Pinnacle Peak Road to the south. The plan shifted residential density designations from the previous General Plan Land Use Map with the goals of protecting the desert character, recognizing washes as a development constraint, and maximizing infrastructure efficiency. The subject site is designated as Residential 2 to 5 dwelling units per acre in the plan. Figure 22 in the plan also denotes the site as an area containing extra infrastructure capacity, noting that density should be move toward areas of extra capacity to increase infrastructure efficiency.



NORTH LAND USE MAP
Approved by City Council June 1996
#SA/DVTV-03-94-2

Figure 22



The proposed development includes a range of densities and a large area to be set-aside for a desert preserve or mountain park. The overall site is proposed at a density of 3.7 dwelling units per acre, which is consistent with the designation in the North Land Use Plan. The site plan shifts density away from the hillside preserve area to the west and closer to the major arterial of Cave Creek Road. While this creates areas within the development that exceeds 5 dwelling units per acre, the overall average density is consistent with the recommendations in the North Land Use Plan, in addition to the preservation of sensitive areas to the west and incorporation of washes as preserved resources within the community.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the 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. Staff is recommending the following stipulations designed to provide trees and enhance shade within the development.

- Seventy percent two-inch caliper and 30 percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 4);
- Shaded pedestrian paths, multi-use trails, and sidewalks to provide a minimum of 75 percent shade (Stipulation No. 5);
- The sidewalks along Cave Creek Road and the internal primary roadway through the development shall be detached with landscaped areas between the sidewalk and the back of the curb (Stipulation Nos. 9 and 10).

9. **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. To promote safety and connectivity for pedestrians, bicyclists, and transit users, staff is recommending detached sidewalks along Cave Creek Road and the internal primary roadway, multi-use trails and pedestrian paths on the perimeter streets and within the development, construction and dedication of a new bus stop pad on Cave Creek Road, and bicycle parking in the multifamily portions of the development. These are addressed in Stipulation Nos. 6 through 10, 30, and 34.

10. **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 Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces within the multifamily portions of the development, installed per the requirements of the Walkable Urban (WU) Code. This is addressed in Stipulation Nos. 30 and 34.

11. **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. The City of Phoenix offers

recycling services for single-family residential properties.

12. **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 supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff received eight letters in opposition to this request. The letters cited issues with the proposed density and character of the area, increased traffic, impacts to wildlife, and a lack of nearby retail and open space.

INTERDEPARTMENTAL COMMENTS

14. The Parks and Recreation Department requires the dedication of a multi-use trail easement and construction of a multi-use trail along Cave Creek Road and Desert Peak Parkway adjacent to this development. These comments are addressed in Stipulation No. 6.

15. The Street Transportation Department commented that the developer shall provide detached sidewalks along Cave Creek Road, construct a 24-foot landscaped median island along Desert Peak Parkway, align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way, and connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way. Other comments provided pertained to adjacent right-of-way dedication and street construction, traffic impact study requirement, and other general street improvement requirements. These comments are addressed in Stipulation Nos. 9 and 11 through 16.

16. The Public Transit Department commented that the developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road, meeting the requirements of the City of Phoenix. This comment is addressed in Stipulation No. 8.

17. The Water Services Departments commented that a water and sewer main extension will be required and a water and sewer master plan will need to be submitted during the development review process. However, no stipulations are required for the rezoning case. Furthermore, capacity is a dynamic condition that can change over time due to a variety of factors. The City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

18. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. Furthermore, that an avigation easement is dedicated to the City of Phoenix as this property is within the Deer Valley Airport traffic pattern airspace and seeking noise sensitive land uses. Lastly, that a No Hazard Determination for the proposed development be provided from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process. These are addressed in Stipulation Nos. 17 through 19.

19. 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. 20 through 22.

20. The Floodplain Management division of the Public Works Department did not have any comments on this case.

21. The Fire Department commented that there were no anticipated problems with the referenced case and that the water supply will be required to meet fire flow standards in the fire code.

OTHER

22. Staff has not received a completed form for the Waiver of Claims for Diminution in

Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 23.

23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The requested R1-10, R-2, and R-3A zoning districts produce an overall density and development pattern that is consistent with the character of the surrounding area.

2. As stipulated, the proposed development appropriately shifts density away from sensitive natural resources and closer to the major arterial of Cave Creek Road and provides design elements that protect the surrounding natural and built environment.

3. As stipulated, the proposed development enhances connectivity in the immediate vicinity, including multi-modal transportation options with shade elements, and improves public access to the adjacent natural resources.

Stipulations

OVERALL SITE

1. Prior to the issuance of Final Site Plan approval, the landowner shall convey approximately 74 acres (or an area mutually agreed upon by the city and the owner) of hillside land selected by the City of Phoenix and located in the area depicted as “Hillside Area” on the site plan date stamped February 4, 2022, to the City of Phoenix for the use as a City of Phoenix desert park and/or mountain preserve, as modified and approved by the Planning and Development Department and the Parks and Recreation Department.

2. The developer shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of two access points to the desert park or mountain preserve area prior to issuance of preliminary site plan approval. The access points shall be made accessible to the public through a trail network, within and/or bounding the site, as approved or modified by the Planning and Development Department. In conjunction with the electric utility provider, the

developer shall also explore the possibility of providing a public access parking lot in the utility easement area with access to the preserve trail network.

3. A minimum landscaped setback of 140 feet shall be provided along the Cave Creek Road frontage.

4. The required landscape setbacks along Cave Creek Road, Desert Peak Parkway, and the perimeter setbacks for the R-2 and R-3A zoned portions of the site where adjacent to single-family residential zoning shall be planted with a minimum of 70 percent 2-inch caliper and 30 percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved or modified by the Planning and Development Department.

5. Within the development and along Cave Creek Road and Desert Peak Parkway, all pedestrian paths, multi-use trails, and sidewalks, excluding sidewalks along internal streets, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.

6. The developer shall dedicate 30-foot-wide multi-use trail easements (MUTE) along the east side of Desert Peak Parkway and the west side of Cave Creek Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easements in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

7. The developer shall construct minimum 10-foot-wide community trails and multi-use trails, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, as approved or modified by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

8. The developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road. The bus stop pad shall be constructed according to the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and be located from the intersection of the main access point on Cave Creek Road according to City of Phoenix Standard Detail P1258, as approved or modified by the Planning and Development Department or the Public Transit Department.

9. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 11-foot-wide landscape area between the back of curb and sidewalk along Cave Creek Road, planted to the following standards and as approved or modified by the Planning and Development Department or Street Transportation Department.

    a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall construct minimum 5-foot-wide detached sidewalks with minimum 5-foot-wide landscape areas between the back of curb and sidewalks along the primary roadway through the subdivision, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, planted with minimum 2-inch caliper shade trees, 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

11. The developer shall dedicate 65 feet of right-of-way along Cave Creek Road, as approved by the Planning and Development Department.

12. The developer shall construct a 24-foot-wide landscaped median island along Desert Peak Parkway from Hillstone Way to 23rd Street, as approved or modified by the Planning and Development Department.

13. The developer shall align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way and shall be responsible for any modifications to the existing drainage facility and access ramp, as approved or modified by the Planning and Development Department.

14. The developer shall connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way, as depicted on the site plan date stamped February 4, 2022 and as approved or modified by the Planning and Development Department.

15. The developer shall submit a Traffic Impact Study, including a Cave Creek Road Traffic Corridor Analysis from Sonoran Desert Drive south to the 101 Freeway to evaluate the overall level of service and corridor conditions with impacts associated with the proposed 1,545 dwelling units. The developer shall be responsible for regional mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

16. 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.

17. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

20. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

21. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

22. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

23. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

R1-10 ZONED AREA

24. Building elevations shall depict architectural detailing applied to windows on all sides of the homes, as approved by the Planning and Development Department.

25. A minimum of 15 percent of the gross site area for the R1-10 zoned portion of the site, after dedication of the hillside area to the city, shall be retained as open space, including washes and internal hillside areas, as approved by the Planning and Development Department. This requirement shall not be applied to individual phases of the overall development.

26. A minimum of two distinct active open space areas and a minimum of three passive open space areas shall be provided within the overall R1-10 zoned area, as approved by the Planning and Development Department.

R-2 ZONED AREA

27. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.

28. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

29. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

30. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U-and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

R-3A ZONED AREA

31. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.

32. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

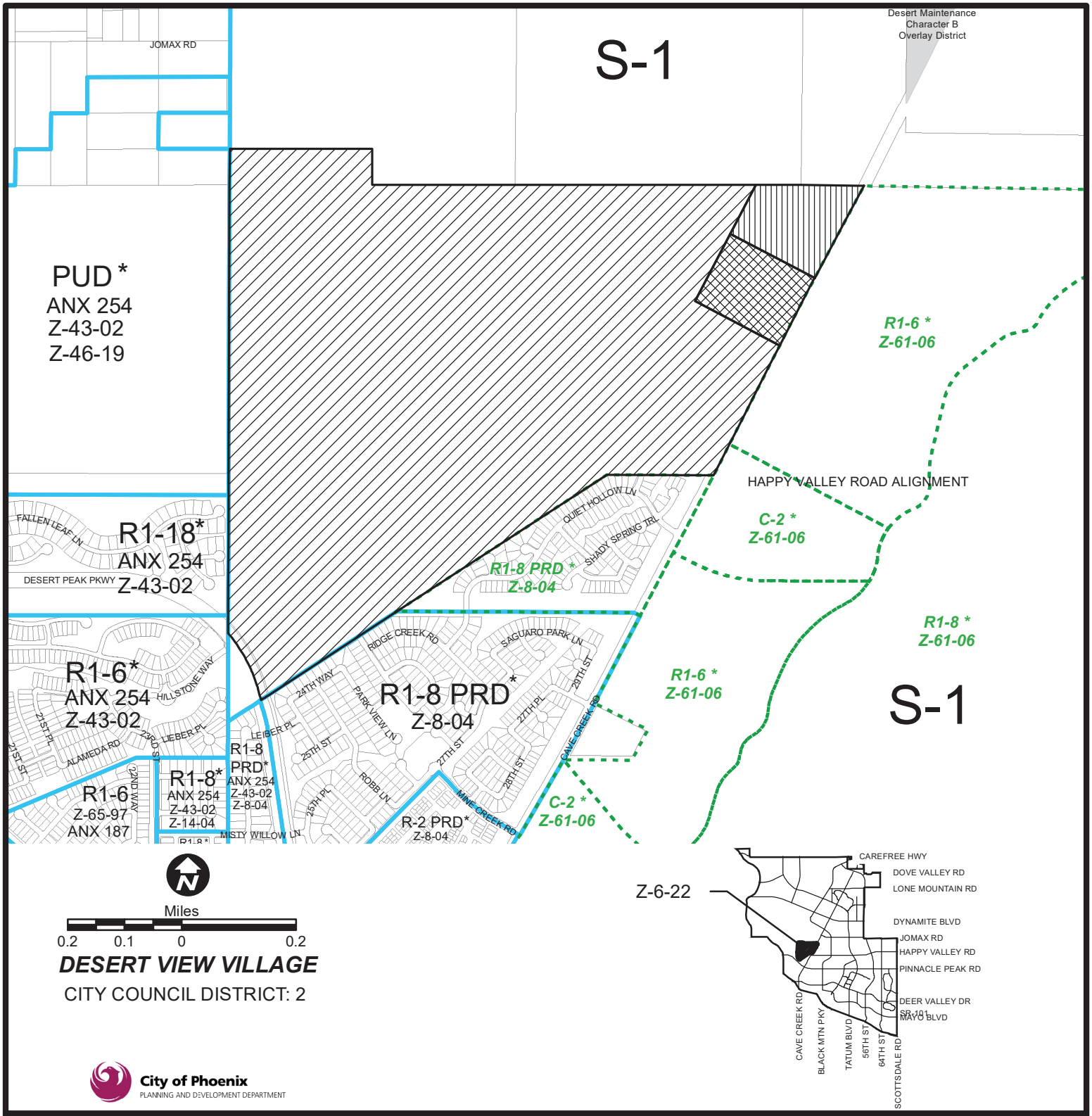
33. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

34. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U-and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

Writer
Anthony Grande
April 29, 2022

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped February 4, 2022 (1 page)
Conceptual Overall Trails Exhibit date stamped April 15, 2022 (1 page)
Conceptual Building Elevations and renderings date stamped February 4, 2022 (35 pages; note: not all elevations submitted are included herein but are available to view as part of the rezoning case file)
Community Correspondence (8 pages)



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	DR Horton, Inc.
APPLICATION NO.	Z-6-22
DATE:	4/14/2022
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	417.33 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 46-33, 46-34, 47-33, 47-34, 48-33
ZONING MAP	O-10, O-9, P-9

REQUESTED CHANGE:

FROM: S-1 (417.33 a.c.)

TO:
- R1-10 (388.10 a.c.)
- R-3A (15.04 a.c.)
- R-2 (14.19 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1	417	N/A
R1-10, R-3A, R-2	1358, 331, 142	1746, 397, 170

* **Maximum Units Allowed with P.R.D. Bonus**

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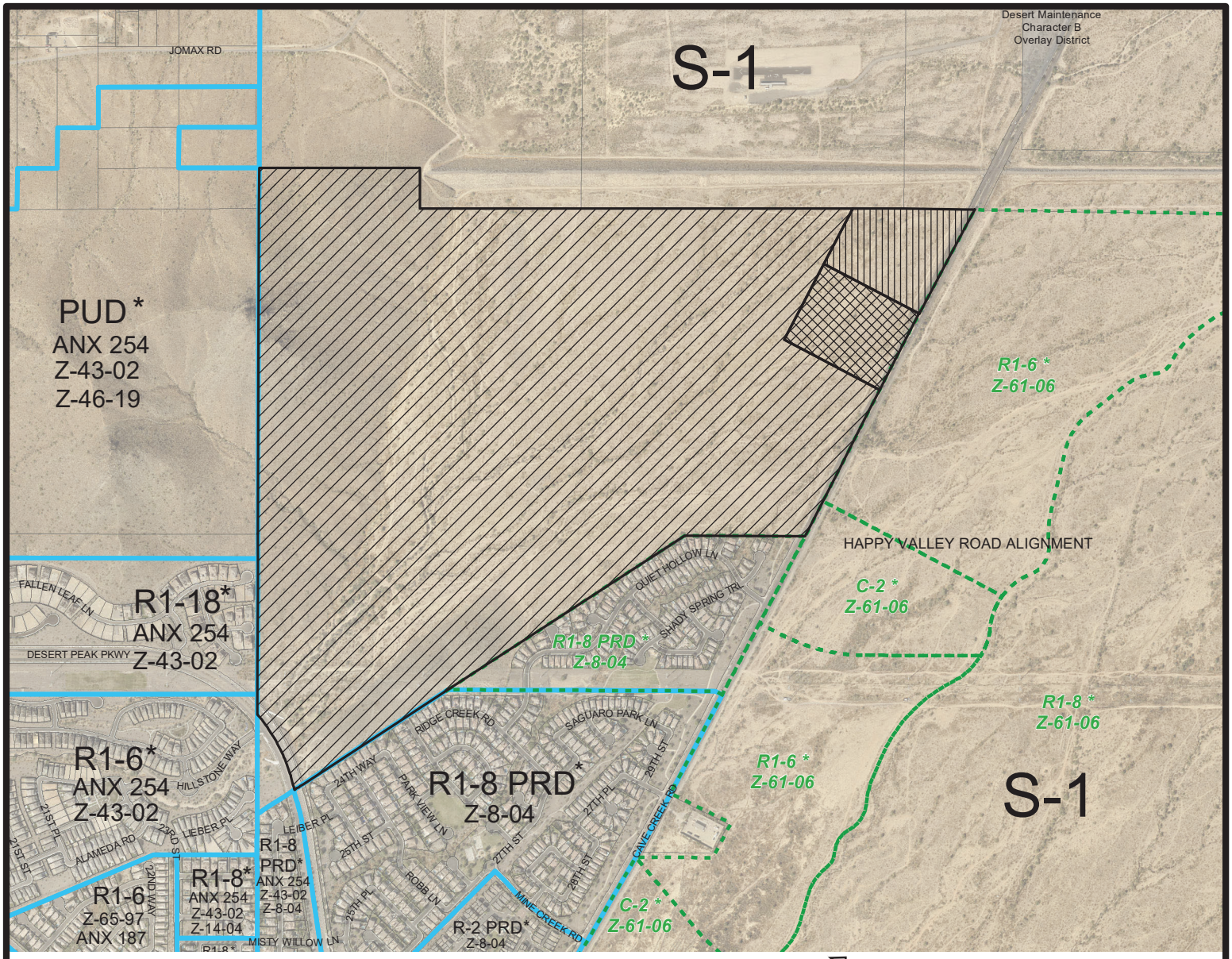


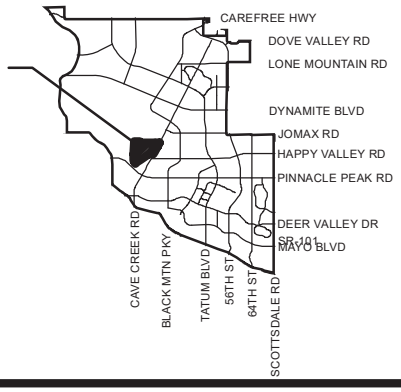
Miles

0.2 0.1 0 0.2

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-6-22



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ZONING MAP
O-10, O-9, P-9

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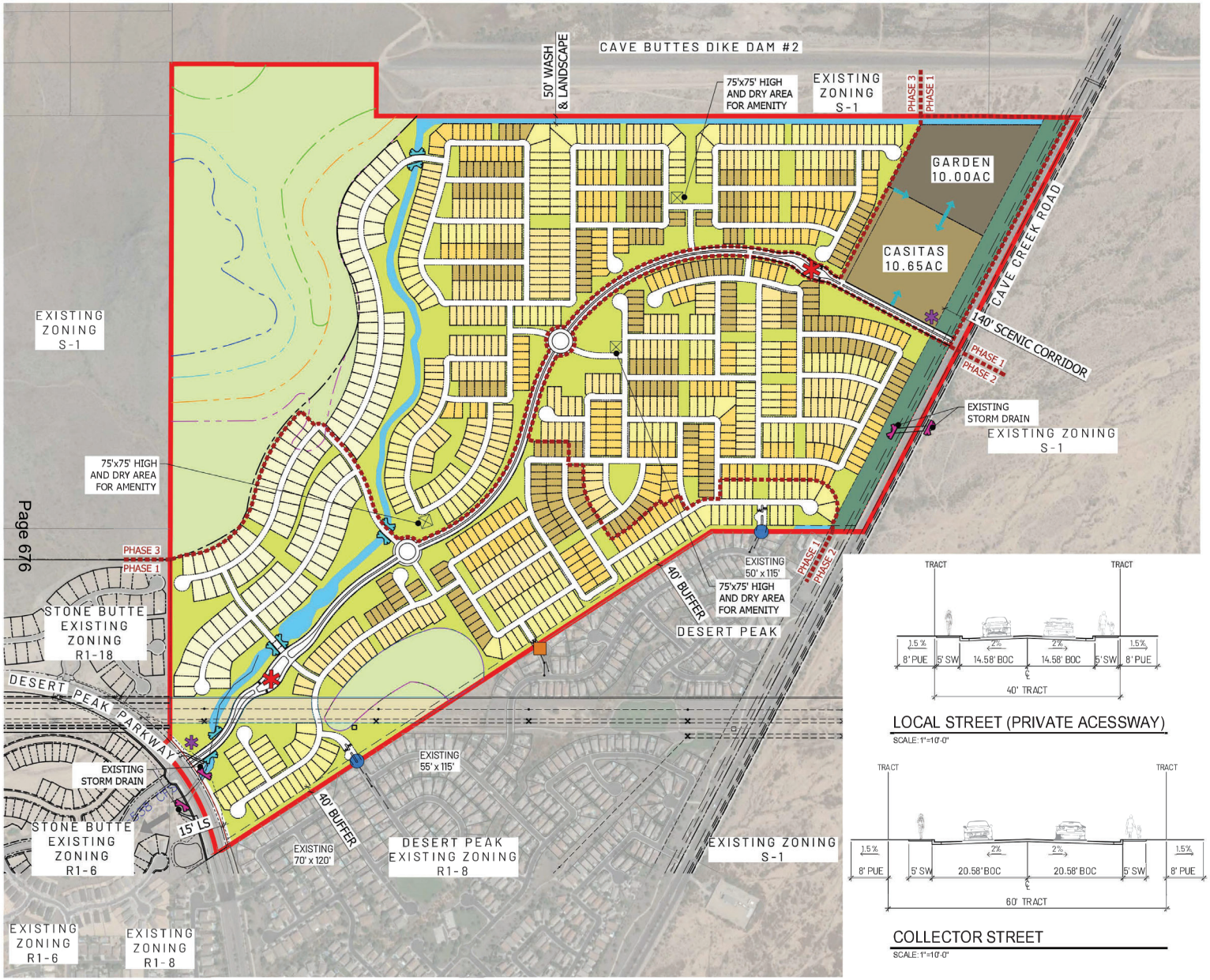
R1-10, R-3A, R-2	1358, 331, 142	1746, 397, 170

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2022\Z-6-22.mxd



LOCAL STREET (PRIVATE ACESSWAY)

SCALE: 1"=10'-0"

COLLECTOR STREET

SCALE: 1"=10'-0"

LEGEND

- MAJOR ENTRY MONUMENT
- MINOR ENTRY MONUMENT
- FULL ACCESS GATED CONNECTION TO EXISTING PARCEL
- EGRESS ONLY GATED CONNECTION TO EXISTING PARCEL
- HIGH AND DRY AREA FOR PARK
- PROPOSED HEADWALL
- EXISTING HEADWALL

consultant team

planner / landscape architect:

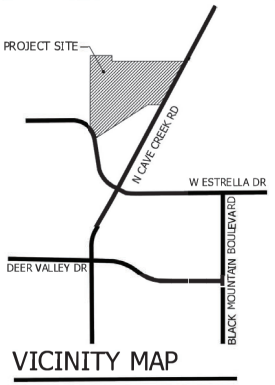
ABLA
310 e. rio salado parkway
tempe, arizona 85281
p. 480.530.0077
contact: alex fish

client:

D.R. Horton
20410 n. 19th avenue, suite 100
phoenix, arizona 85027
o. 480.368.1081
c. 480.266.9211
contact: dan bonow

site data

address: located north and south of the happy valley alignment and west of cave creek road in phoenix, arizona
applicant: ABLA
contact: alex fish
existing zoning: S-1
proposed zoning: R1-10 PRD, R-3A PRD, R-2 PRD
gross acreage: 417.82 ac.



VICINITY MAP

DATA TABLE		
PHASE 1		
GROSS ACREAGE	148.58 AC.	4.83 D.U./Ac.
NET ACREAGE	144.78 AC.	
WASH AREA	3.90 AC.	2.62%
HILLSIDE AREA	6.91 AC.	4.65%
TRANSMISSION EASEMENT	5.83 AC.	3.99%
SCENIC CORRIDOR	5.06 AC.	3.41%
OPEN SPACE AREA	26.17 AC.	17.61%
TOTAL OPEN SPACE	47.97 AC.	32.29%
UNIT	QUANTITIY	MIX
GARDEN	260 D.U.	36.26%
CASITAS	140 D.U.	19.53%
45'x100' LOT	56 D.U.	7.81%
50'x100' LOT	43 D.U.	6.00%
45'x125' LOT	50 D.U.	6.97%
50'x125' LOT	86 D.U.	11.99%
65'x130' LOT	82 D.U.	11.44%
PHASE 1 PARCEL TOTAL	717 D.U.	

PHASE 2		
GROSS ACREAGE	75.64 AC.	4.35 D.U./Ac.
NET ACREAGE	73.69 AC.	
WASH AREA	.21 AC.	0.28%
SCENIC CORRIDOR	4.47 AC.	5.91%
OPEN SPACE AREA	14.48 AC.	19.14%
TOTAL OPEN SPACE	19.16 AC.	25.33%
UNIT	QUANTITIY	MIX
45'x100' LOT	92 D.U.	12.83%
50'x100' LOT	108 D.U.	15.06%
45'x125' LOT	82 D.U.	11.44%
50'x125' LOT	47 D.U.	6.56%
PHASE 2 PARCEL TOTAL	329 D.U.	

PHASE 3		
GROSS ACREAGE	193.60 AC.	2.58 D.U./Ac.
NET ACREAGE	193.60 AC.	
WASH AREA	6.63 AC.	3.42%
HILLSIDE AREA	74.82 AC.	38.65%
OPEN SPACE AREA	25.19 AC.	13.01%
TOTAL OPEN SPACE	106.64 AC.	55.08%
UNIT	QUANTITIY	MIX
45'x100' LOT	105 D.U.	14.78%
50'x100' LOT	98 D.U.	13.67%
45'x125' LOT	145 D.U.	20.22%
50'x125' LOT	102 D.U.	14.23%
65'x130' LOT	48 D.U.	6.69%
PHASE 3 PARCEL TOTAL	499 D.U.	

TOTAL		
GROSS ACREAGE	417.82 AC.	3.70 D.U./Ac.
NET ACREAGE	412.07 AC.	
WASH AREA	10.74 AC.	2.57%
HILLSIDE AREA	81.73 AC.	19.95%
TRANSMISSION EASEMENT	5.83 AC.	1.42%
SCENIC CORRIDOR	9.53 AC.	2.28%
OPENSPACE AREA	65.84 AC.	15.76%
TOTAL OPEN SPACE	173.77 AC.	41.59%
UNIT	QUANTITIY	MIX
GARDEN	260 D.U.	16.83%
CASITAS	140 D.U.	9.06%
45'x100' LOT	254 D.U.	16.44%
50'x100' LOT	249 D.U.	16.12%
45'x125' LOT	277 D.U.	17.93%
50'x125' LOT	235 D.U.	15.21%
65'x130' LOT	130 D.U.	8.41%
PARCEL TOTAL	1,545 D.U.	

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

D·R·HORTON America's Builder

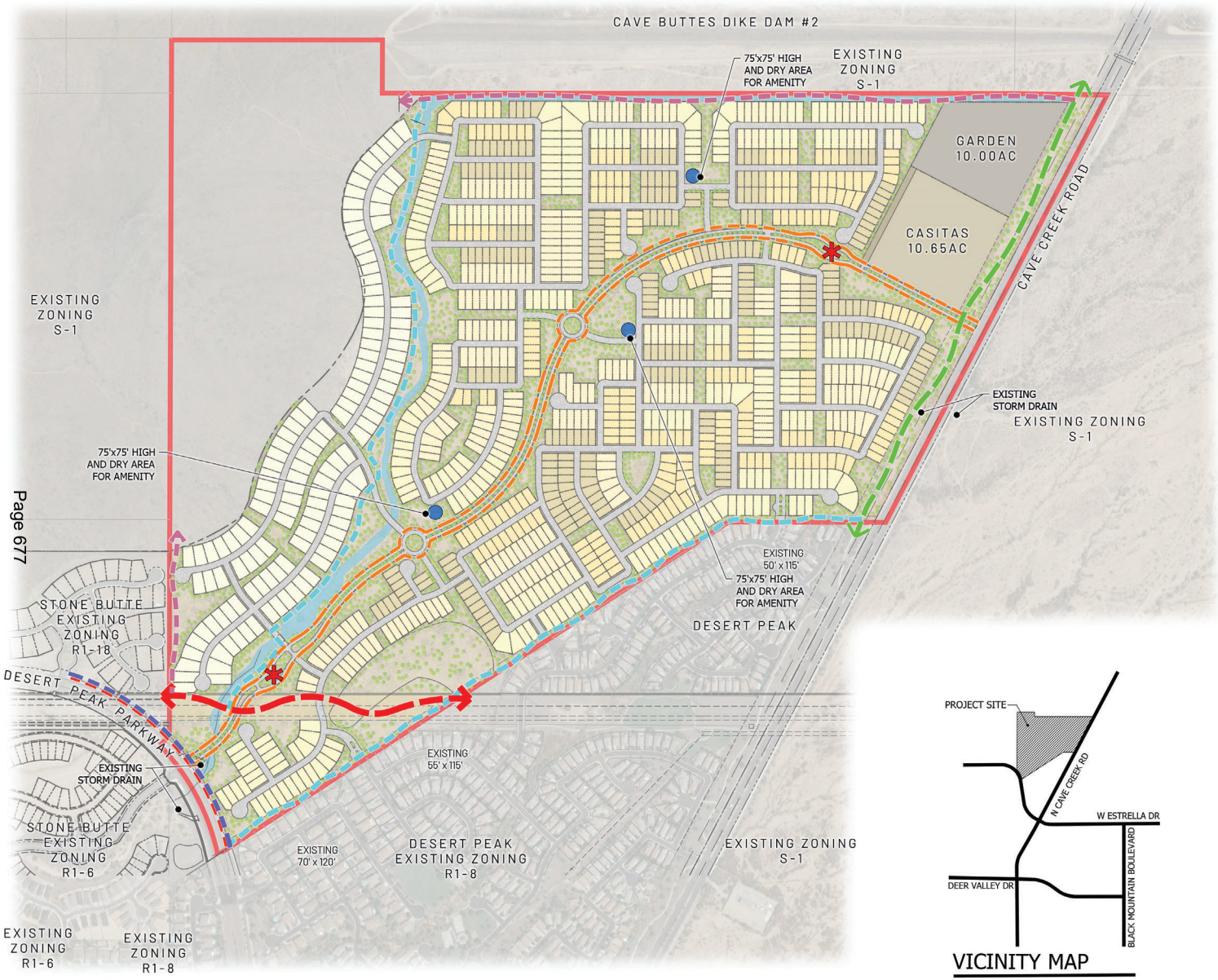
CAVE CREEK ROAD & HAPPY VALLEY ROAD

Pre-App Site Plan

Plan Scale 1:300' Date: 12-08-2021

ABLASTUDIO.COM

ABLA



TRAILS LEGEND

SYMBOL	DESCRIPTION
PEDESTRIAN PATHWAYS	
	5' DETACHED CONCRETE SIDEWALK
	20' ACCESS DRIVE / TRAIL
	EXISTING 5' DETACHED CONCRETE SIDEWALK
	10' COMMUNITY TRAIL
MULTI-USE TRAILS (MUT) MULTI-USE TRAIL EASMENT (MUTE)	
	10' MULTI-USE TRAIL (MUT)
	10' MULTI-USE TRAIL (MUTE) (30' MULTI-USE TRAIL EASEMENT)
	EXISTING 10' MULTI-USE TRAIL
	AMENITY AREA
	PRIMARY ENTRY FEATURE

ALL TRAILS AND SIDEWALKS SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED BASED ON FINAL ENGINEERING AT TIME OF FINAL CONSTRUCTION DOCUMENTS.

VICINITY MAP

CITY OF PHOENIX

APR 15 2022

Planning & Development Department

D·R·HORTON America's Builder

CAVE CREEK ROAD & HAPPY VALLEY ROAD

Overall Trails Exhibit

Plan Scale 1:300 Date:02-04-2022

ABLASTUDIO.COM

ABLA





CITY OF PHOENIX
FEB 04 2022
Planning & Development
Department

DHI COMMUNITIES
a D.R. Horton Company

Stone Butte East - Tuck-Under Multifamily



BUILDING TYPE 1 - FRONT ELEVATION



BUILDING TYPE 1 - LEFT SIDE ELEVATION



BUILDING TYPE 1 - RIGHT SIDE ELEVATION



BUILDING TYPE 1 - REAR ELEVATION

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DHI COMMUNITIES
a D.R. Horton Company

Stone Butte East - Tuck-Under Multifamily



BUILDING TYPE 2 - FRONT ELEVATION



BUILDING TYPE 2 - LEFT SIDE ELEVATION



BUILDING TYPE 2 - RIGHT SIDE ELEVATION



BUILDING TYPE 2 - REAR ELEVATION

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

DHI COMMUNITIES
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Stone Butte East - Tuck-Under Multifamily



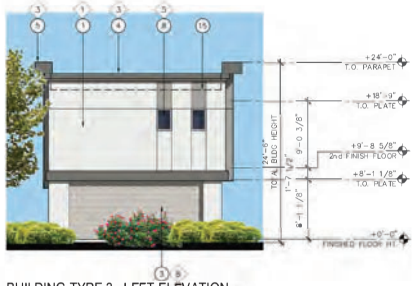
BUILDING TYPE 3 - FRONT ELEVATION



BUILDING TYPE 3 - RIGHT ELEVATION



BUILDING TYPE 3 - REAR ELEVATION



BUILDING TYPE 3 - LEFT ELEVATION

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

DHI COMMUNITIES
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Stone Butte East - Carriage Multifamily



CITY OF PHOENIX
FEB 04 2022
Planning & Development
Department

DHI COMMUNITIES
a D.R. Horton Company

Stone Butte East - Casita Multifamily



4 REAR ELEVATION



3 RIGHT ELEVATION



2 LEFT ELEVATION



1 FRONT ELEVATION

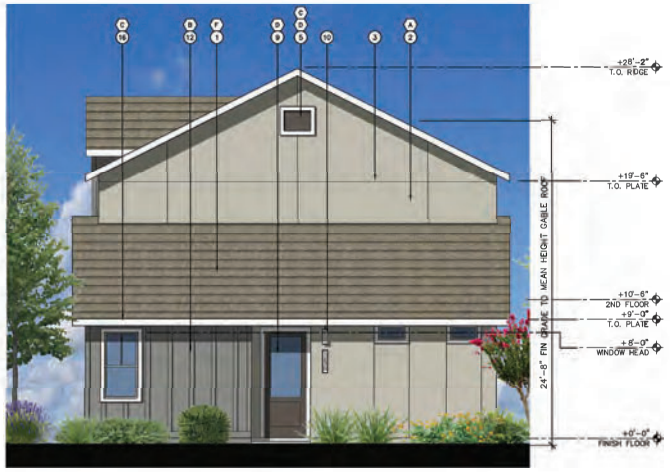
CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

DHI COMMUNITIES
a D.R. Horton Company

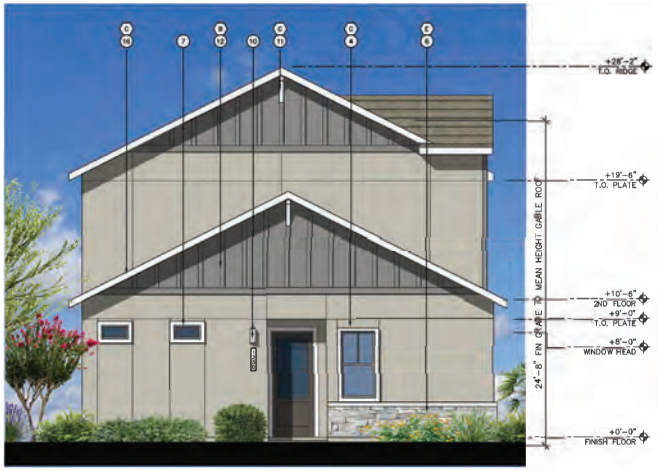
Stone Butte East - Casita Multifamily



4 REAR ELEVATION



3 RIGHT ELEVATION



2 LEFT ELEVATION



1 FRONT ELEVATION

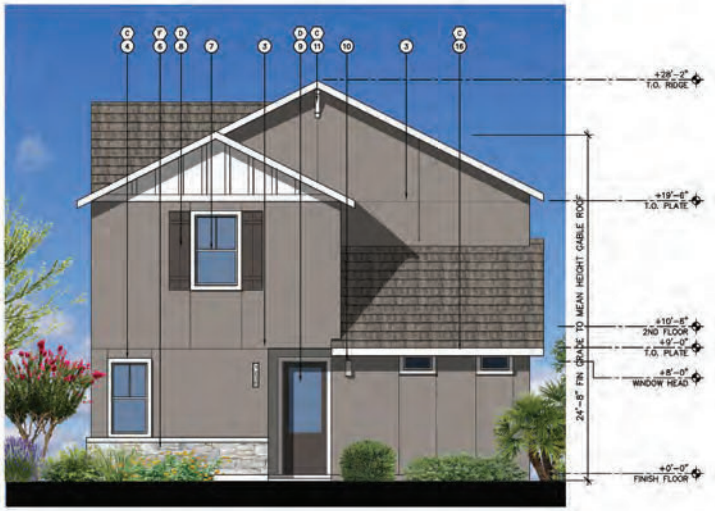
CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

DHI COMMUNITIES
a D.R. Horton Company

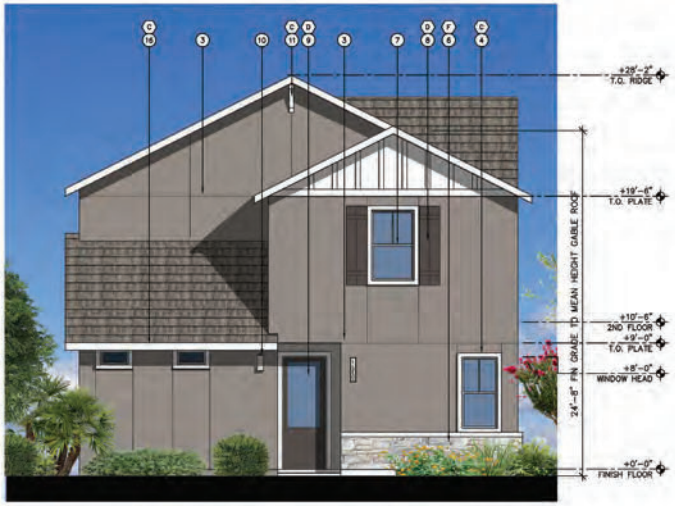
Stone Butte East - Casita Multifamily



4 REAR ELEVATION



3 RIGHT ELEVATION



2 LEFT ELEVATION



1 FRONT ELEVATION

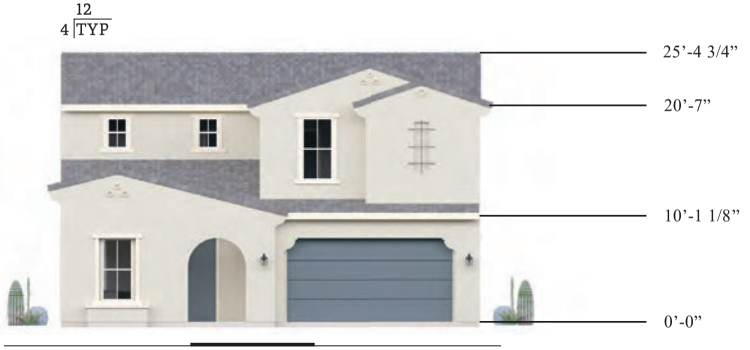
CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

DHI COMMUNITIES
a D.R. Horton Company

Stone Butte East - Casita Multifamily



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

CITY OF PHOENIX
FEB 04 2022
Planning & Development
Department

STONE BUTTE EAST

D·R·HORTON
America's Builder

Plan 4091 B



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

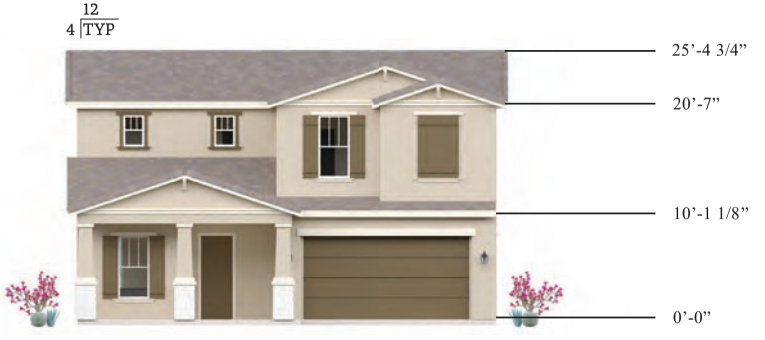
STONE BUTTE EAST

D·R·HORTON America's Builder

Plan 4091 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

STONE BUTTE EAST

D·R·HORTON America's Builder

Plan 4091 C



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3534 A



Perspective



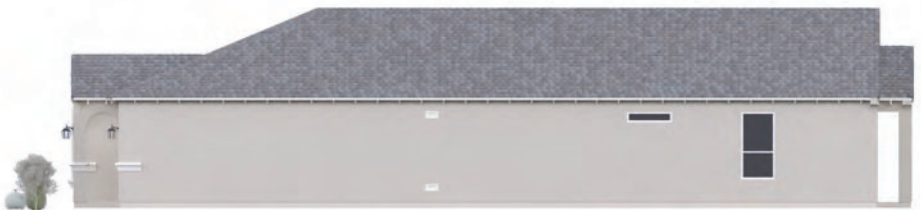
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3534 B



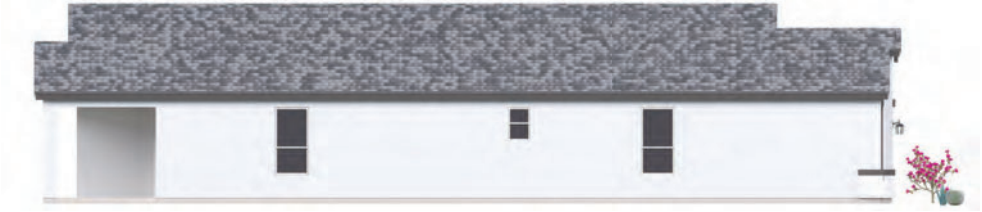
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3534 C



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3534 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3534 N



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4093 B



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4093 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4093 C



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4097 B



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4097 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4097 C



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4095 B



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development
Department

Plan 4095 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

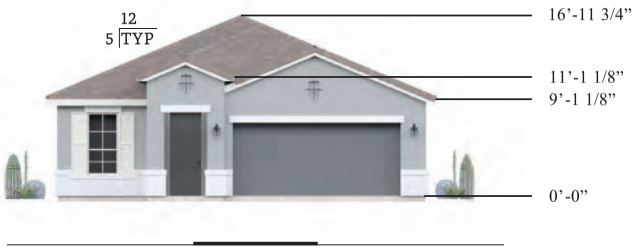
D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 4095 C



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3507 A



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3507 B



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3507 C



Perspective



Front Elevation



Rear Elevation



Left Elevation

STONE BUTTE EAST



Right Elevation

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3507 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

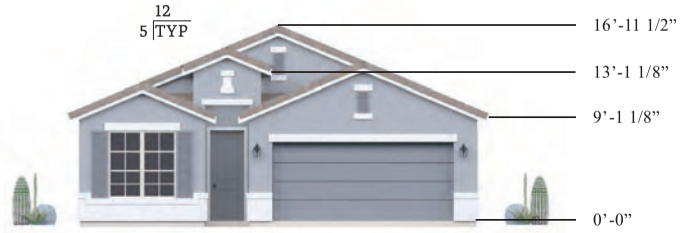
D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3507 N



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

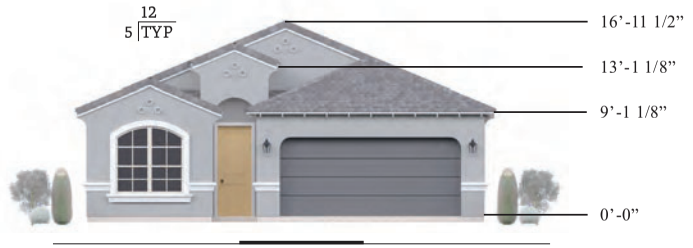
D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3524 A



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

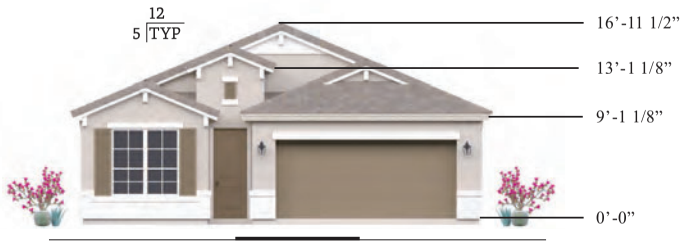
D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3524 B



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3524 C



Perspective



Front Elevation



Rear Elevation



Left Elevation

STONE BUTTE EAST



Right Elevation

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3524 F



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

D·R·HORTON America's Builder

CITY OF PHOENIX
FEB 04 2022
Planning & Development Department

Plan 3524 N

From: Natalie Heylen
To: Julianna Pierre
Subject: Raining for stone butte east
Date: Monday, February 28, 2022 3:54:34 PM

What is the case number for this? I see lots of numbers everywhere.
Application number z-6-22
Dsd#21-5799

I want to make my feelings known I am not ok with this rezoning. What will happen to all the hiking trails around here?

From:	Lauren Prole
To:	Julianna Pierre
Subject:	Stone Butte East - Concerns
Date:	Wednesday, March 2, 2022 2:13:54 PM

Good afternoon Julianna,

I am a concerned resident of Desert Peak, just south of the proposed Stone Butte East project. I wanted to reach out to you to find out how community concerns can be heard. We had a neighborhood meeting with the developers of the project yesterday, but they did not provide any specific responses to questions that were asked and many responses included pointed towards the City of Phoenix.

One of my biggest issues is traffic, since the current infrastructure barely handles the traffic of the residents that live here, adding 1,500 homes is concerning. Here are a couple examples:
-Cave Creek between Pinnacle and 51 freeway is congested almost all hours of the day.
-Excessive speed on Cave Creek as well as Desert Peak Parkway - I'm extremely concerned for the children crossing Desert Peak Parkway with no clear pedestrian crosswalks.
-On Pinnacle/Desert Peak Parkway as traffic is heading west at the intersection of Cave Creek Rd and Pinnacle there is already a huge problem with traffic backing up with no turn lane.

Are any of these issues going to be addressed with the planning of Stone Butte East? I appreciate your time and look forward to your response.

Thank you,
Lauren Prole

Anthony M Grande

From: Anthony M Grande
Sent: Wednesday, April 13, 2022 6:04 PM
To: Anthony M Grande
Subject: FW: Stone Butte East

From: M.J. Westfall <mjwestfall@gmail.com>
Sent: Tuesday, April 5, 2022 1:13 PM
To: Julianna Pierre <julianna.pierre@phoenix.gov>; PDD North Gateway VPC <northgatewayvpc@phoenix.gov>
Cc: ben@witheymorris.com
Subject: Stone Butte East

I am contacting you to respectfully request that you reconsider the rezoning requests for Z-6-22-2, the proposed project of Stone Butte East.

Out of consideration for the existing residents in the area, I am asking that you please consider significantly increasing the proposed 40' landscape buffer between the Shea neighborhood, Northview at Stone Butte, and the west side of phase 1. The residents who purchased homes in this are0qa did so for the open space and the surrounding natural desert. Increasing the distance between these residential complexes will help to maintain the open, natural feel of the area and help to protect the existing habitats of the local wildlife. I feel that the existing plan does not properly accomodate for preserving the natural aspect of the area, the very thing that makes this location desirable to your future potential buyers.

Additionally, I am requesting that you please reconsider the requested zoning changes for the multifamily residential units. The area is already grossly over-congested and cramming more people into this area is irresponsible considering that we do not have the roads, stores, etc. to support the growth. Furthermore, the multifamily units bring an undesirable element that will likely impact home values with both the new build homes and the existing homes.

I'd be happy to discuss further and sincerly hope that the concerns of the existing residents will be considered.

Best Regards,
Melissa Westfall
619-518-5973

Anthony M Grande

From: Niranjan Dravid <n_dravid@yahoo.com>
Sent: Sunday, April 24, 2022 12:28 PM
To: Anthony M Grande
Subject: Desert View Village Planning committee meeting - Stone butte East

HELLO Anthony,

We were told by some of our residents to contact you in order to get our objections for the public meeting notice that is going to be help on May 3 (Village planning) & June 2 (Planning rezoning) .

We want to strongly OBJECT to the proposal due to the below reasons

1. This will simply destroy the ecosystem of the animals living in this area & will put them in danger .
2. This proposal will put a direct impact on our home prices. The high density of homes is 6 times more denser than the existing homes that are built in Stone butte.
3. The whole area will become a concrete jungle without any parks. There are no parks near Stone butte at all, why can't the City consider to use and redevelop this land and built parks for the families so that the kids and adults can enjoy walks, pickle ball, tennis, baseball . We strongly feel that building so many homes is profitable for the builder and they will mint a lot of money, but what about the general public who needs parks and recreations near this area ? Is anyone thinking about them ?

We also do not have grocery stores, Gym etc near by, use this land to develop that instead and not allow using such a dense population of homes which will have a negative impacts on eco system, prices & the existing families.

We OBJECT to this proposal and would appreciate if you can take our vote for objection,

Shea Homes resident

Anthony M Grande

From: Smitha Kundur <smithakundur@gmail.com>
Sent: Monday, April 25, 2022 2:49 PM
To: Anthony M Grande
Subject: Reference to Stone Butte East, Case Nos Z-6--22 & GPS-DSTV-1-22
Attachments: Stone Butte.jpg

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Pinnacle Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan (see attached) that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

I would also like to request any traffic study/circulation study the developer submitted as part of the zoning conversion documents. I am a traffic engineer by profession and would like to see the amount of traffic the proposed community is generating as a whole and how much of it will be accessing our neighborhood.

Thank you for your time. I can be reached at 479-871-4110 or via email if you have any questions.

Thanks,
Smitha.

Anthony M Grande

From: Maruth Kumar Mulakala <maruthkumar@gmail.com>
Sent: Thursday, April 28, 2022 11:25 AM
To: Anthony M Grande
Subject: Ref Stone Butte East Case nos: Z-6-22 & GPA-DSTV-1-22

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Pinnacle Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan (see attached) that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

Thank you for your time. I can be reached at 480 677 0026 or via email if you have any questions.

Please let me know if there is anything we can do to avoid such an intrusive plan.

Thanks
Maruth Mulakala

Anthony M Grande

From: Anunori <anunori@yahoo.com>
Sent: Thursday, April 28, 2022 12:51 PM
To: Anthony M Grande
Subject: Stone Butte East - Cases No Z-6-22 & GPA-DSTV-1-22

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Pinnacle Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.
This is a concern for us.

Thank you for your time and listening to us.

Regards,
Anuradha

Anthony M Grande

From: Lalitha K <lalitha.kagithapu@gmail.com>
Sent: Thursday, April 28, 2022 1:41 PM
To: Anthony M Grande
Subject: Regarding zoning for Desert View village
Attachments: 2c7ca7fa-031c-4515-89b0-96e09fee80a4.jpg

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Desert Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan (see attached) that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

We are already impacted by Stone Butt west and North View Shea construction and with hazardous traffic conditions.

Thank you for your time. I can be reached at 305 798 2625 or via email if you have any questions.

Thanks,
Lalitha

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-6-22-2

Date of VPC Meeting	May 3, 2022
Request From	S-1
Request To	R1-10, R-2, and R-3A
Proposed Use	Single-family and multifamily residential
Location	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
VPC Recommendation	Approval
VPC Vote	6-3

VPC DISCUSSION:

Cases GPA-DSTV-1-22-2 and Z-6-22-2 were heard concurrently.

One request to speak in favor and nine requests to speak in opposition were made for this request.

Anthony Grande, staff, provided a combined presentation for companion cases GPA-DSTV-1-22-2 and Z-6-22-2. Mr. Grande provided an overview of the location of the request and summarized the General Plan Land Use Map designation and proposed amendment, noting that staff recommends approval of the GPA. He described the surrounding land uses and zoning, the proposed zoning districts, and the proposed development, noting the unit counts in each portion and certain aspects of the open space and trails to be provided. He summarized the community input and the staff findings, noting that the staff recommends approval of the rezoning with stipulations.

Vice Chair Lagrave asked about the setback from Cave Creek Road. **Mr. Grande** replied that it is 140 feet from the property line, which would be 205 feet from the centerline of the street.

Benjamin Tate, representative with Withey Morris, summarized the history of the property, existing zoning, and surrounding land uses. He described the details of the proposal, including the housing product types, network of proposed trails, the hillside dedication to the city, the maintenance of the existing wash as a natural resource, and the landscaping and shade aspects of the proposal. He described the existing densities in the surrounding area, which he stated are comparable to the density of the

applicant's proposed development. He described the transportation aspects of the project, including dedicating right-of-way for Cave Creek Road, a new traffic signal at the intersection with Cave Creek Road, and the connections with the existing stub streets.

Committee Questions

Chair Bowser asked whether the lots on the western edge are hillside lots. **Mr. Tate** replied that there would be no hillside lots in the development.

Vice Chair Lagrave stated that he believes the proposal fits with the surrounding area, but that he is concerned with the lots directly adjacent to the existing R1-18 zoning district. **Mr. Tate** stated that the site plan concentrates a significant amount of open space along that edge of the development to create a buffer and that the development has an appropriate density gradient.

Committee Member Powell asked if the developer would be widening Cave Creek Road to three southbound lanes and if there would be a change to the northbound lanes. **Mr. Tate** replied that the developer would be widening the southbound side to three lanes, but that the northbound lanes would be up to a future developer on the east side of Cave Creek Road.

Committee Member Nowell asked about the stipulated bus stop and if there was bus service along Cave Creek Road today. **Mr. Tate** replied that he didn't believe there was existing bus service on that corridor but that it is likely stipulated because of the potential for future service.

Committee Member Hankins asked about the dam to the north of the project and the remote-control air strip on the other side of the dam. **Chair Bowser** noted that the question about the dam was not a land use issue. **Mr. Tate** replied that the remote-control air strip doesn't require notification, but that they would disclose the existence of the air strip to future residents. **Chair Bowser** agreed that it is better to disclose it.

Mr. Powell asked if the apartments would have electric vehicle charging stations installed. **Mr. Tate** stated that they would be provided, as this is now considered an expectation in luxury buildings.

Committee Member Israel asked about the community outreach conducted. **Mr. Tate** replied that they had conducted the required notifications and neighborhood meetings and had individual conversations with neighbors to address concerns.

Mr. Israel asked if the 3-story buildings would have elevators and what the cost for electric vehicle charging would be. **Mr. Tate** replied that the buildings would be walk-ups and that the electric vehicle charging cost to the tenants is minimal and only covers the cost of the electricity, not generating profit for the developer.

Mr. Nowell asked about the density when the hillside area is subtracted from the calculation. **Mr. Tate** replied that it would be 4.25 units per acre. **Mr. Nowell** followed up by asking if it made more sense to be less dense closer to the preserve. **Mr. Tate** agreed and stated that the development provides its largest lots and lowest densities along the edge of the preserve, creating a desirable density gradient between the eastern and western edges of the property.

Public Comments

Denny Hasenbank introduced himself and stated that he had moved to the neighborhood because of the larger lots and that 80 percent of the residents are opposed to the development. He stated that the development economics doesn't work out without the apartment component and that he is concerned about the minimal architectural styling and the effect of the development on surrounding property values.

Robert Funk introduced himself and stated that adding 400 rental units is a problem, as it would result in over 1,000 people living there. He stated that residents of this area want single-family housing, noting that residents have made comments about infrastructure and schools. He stated he wants to enjoy the lower density of the area.

Jeff Karau introduced himself and stated that he was concerned about the connecting streets, which require a half-mile drive within the existing subdivision. He stated that he suggests removing the stub street connections. He further stated that there are no three-story buildings along this stretch of Cave Creek Road and that he believes the height is a problem.

William Langdon introduced himself and asked about floodplain issues and stated concerns about traffic on Hillstone Way. He asked whether a new development would be on the adjacent hillside area. He stated that traffic on Cave Creek Road is a problem and that there is too much density in the area. He further stated concerns about schools.

Joe Abrahamson introduced himself and stated that the density is getting too high in this area. He stated that he didn't move to this area to have apartments nearby and that they didn't need those types of buildings in this area.

Marcy Mevorach introduced herself and stated that the population is growing and Phoenix needs to accommodate the growth with new development. She stated that the existing communities also had to clear vacant land, noting that eventually every piece of land will be developed. She stated that she believes the developer is proposing a good product.

Mead Summer introduced himself and stated that the community had argued against the three-story request for the other multifamily development in this area and the committee agreed to limit it to two stories. He stated that Cave Creek Road has a lot of traffic and it's not safe to add more, further stating concern about the stub street

connections to the existing subdivision.

Lauren Prole introduced herself and stated that she is concerned about the density of the proposal and that Desert Peak Parkway already has a lot of traffic. She stated that the roads are getting busier and unsafe for children. She stated that she believes schools are an issue as well.

Brian Wilson introduced himself and stated he was concerned with the connections to the stub streets into the existing subdivision, which doesn't add value to the existing residents since the new development would be gated. He stated that it would be an expense to the existing community to take down fencing.

Z. Prole introduced himself and stated that he is concerned about the traffic generated from the proposed project.

Chair Bowser stated that it was important to note the correct information about the schools in the area and that the schools are under capacity.

Applicant Response

Benjamin Tate stated that the development is driven by what the General Plan calls for, not simply economics. He stated that the connection to the stub streets is not driven by the developer, rather by requirements of the Street Transportation Department, and that the applicant would work with the City to see if they can make the connections emergency only. He stated the development team had a meeting with the school superintendent to discuss school needs and that there was no need for a new school since the school are not at capacity. He stated that the vast majority of the traffic from the site will be southbound and that the multifamily buildings will be over a mile from any of the homes in the existing subdivision, where neighbors have concerns.

Committee Discussion

Vice Chair Lagrave stated that the committee tries to keep the zoning similar to the surrounding area and that the proposal fits. He stated that adding people will drive demand for new commercial uses and that he understood the desire to limit the development to two stories.

Chair Bowser stated that the grade of Cave Creek Road is another factor to consider.

MOTION – Z-6-22-2

Vice Chair Lagrave made a motion to recommend approval of Z-6-22-2 per the staff recommendation. **Committee Member Santoro** seconded the motion.

VOTE

6-3, motion to recommend approval per staff recommendation passed; Members Dean, Hankins, Powell, Santoro, Lagrave, and Bowser in favor; Members Israel, Nowell and

Reynolds against.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:
None.

Attachment D

REPORT OF PLANNING COMMISSION ACTION
June 2, 2022

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-6-22-2 (Companion Case GPA-DSTV-1-22-2)
Location:	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
From:	S-1
To:	R1-10, R-2, and R-3A
Acreage:	417.33
Proposal:	Single-family and multifamily residential
Applicant:	DR Horton, Inc.
Owner:	Arizona State Land Department
Representative:	Jason Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Desert View 5/3/2022 Approval, per the staff recommendation. Vote: 6-3.

Planning Commission Recommendation: Approval, per the Desert View Village Planning Committee recommendation, with modifications and an additional stipulation.

Motion Discussion:

The representative, Jason Morris, requested modifications to two stipulations and an addition of a stipulation, as follows:

Stipulation 14: The developer shall connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way, as depicted on the site plan date stamped February 4, 2022 but shall be restricted to emergency access only, as approved or modified by the Planning and Development Department and Street Transportation Department. Additionally, the developer shall provide pedestrian access at the above referenced street stubs to facilitate pedestrian circulation between the development and the existing Desert Peak neighborhood.

Stipulation 31: The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department and as modified by the stipulations below.

Stipulation 35: The development shall be limited to a maximum building height of two stories, as approved by the Planning and Development Department.

Motion details: Commissioner Perez made a MOTION to approve Z-6-22-2, per the Desert View Village Planning Committee recommendation; with the modifications to Stipulation Nos. 14 and 31, and the additional stipulation, per the applicant's request.

Maker: Perez
Second: Simon
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes

Findings:

1. The requested R1-10, R-2, and R-3A zoning districts produce an overall density and development pattern that is consistent with the character of the surrounding area.

2. As stipulated, the proposed development appropriately shifts density away from sensitive natural resources and closer to the major arterial of Cave Creek Road and provides design elements that protect the surrounding natural and built environment.

3. As stipulated, the proposed development enhances connectivity in the immediate vicinity, including multi-modal transportation options with shade elements, and improves public access to the adjacent natural resources.

Stipulations:

OVERALL SITE

1. Prior to the issuance of Final Site Plan approval, the landowner shall convey approximately 74 acres (or an area mutually agreed upon by the city and the owner) of hillside land selected by the City of Phoenix and located in the area depicted as “Hillside Area” on the site plan date stamped February 4, 2022, to the City of Phoenix for the use as a City of Phoenix desert park and/or mountain preserve, as modified and approved by the Planning and Development Department and the Parks and Recreation Department.

2. The developer shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of two access points to the desert park or mountain preserve area prior to issuance of preliminary site plan approval. The access points shall be made accessible to the public through a trail network, within and/or bounding the site, as approved or modified by the Planning and Development Department. In conjunction with the electric utility provider, the developer shall also explore the possibility of providing a public access parking lot in the utility easement area with access to the preserve trail network.

3. A minimum landscaped setback of 140 feet shall be provided along the Cave Creek Road frontage.

4. The required landscape setbacks along Cave Creek Road, Desert Peak Parkway, and the perimeter setbacks for the R-2 and R-3A zoned portions of the site where adjacent to single-family residential zoning shall be planted with a minimum of 70 percent 2-inch caliper and 30 percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved or modified by the Planning and Development Department.

5. Within the development and along Cave Creek Road and Desert Peak Parkway, all pedestrian paths, multi-use trails, and sidewalks, excluding sidewalks along internal streets, shall be shaded by a structure, landscaping at maturity, or a combination of

the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.

6. The developer shall dedicate 30-foot-wide multi-use trail easements (MUTE) along the east side of Desert Peak Parkway and the west side of Cave Creek Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easements in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

7. The developer shall construct minimum 10-foot-wide community trails and multi-use trails, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, as approved or modified by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.

8. The developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road. The bus stop pad shall be constructed according to the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and be located from the intersection of the main access point on Cave Creek Road according to City of Phoenix Standard Detail P1258, as approved or modified by the Planning and Development Department or the Public Transit Department.

9. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 11-foot-wide landscape area between the back of curb and sidewalk along Cave Creek Road, planted to the following standards and as approved or modified by the Planning and Development Department or Street Transportation Department.

    a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall construct minimum 5-foot-wide detached sidewalks with minimum 5-foot-wide landscape areas between the back of curb and sidewalks along the primary roadway through the subdivision, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, planted with minimum 2-inch caliper shade trees, 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

11. The developer shall dedicate 65 feet of right-of-way along Cave Creek Road, as approved by the Planning and Development Department.

12. The developer shall construct a 24-foot-wide landscaped median island along Desert Peak Parkway from Hillstone Way to 23rd Street, as approved or modified by the Planning and Development Department.

13. The developer shall align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way and shall be responsible for any modifications to the existing drainage facility and access ramp, as approved or modified by the Planning and Development Department.

14. The developer shall connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way, as depicted on the site plan date stamped February 4, 2022, **BUT SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY** and as approved or modified by the Planning and Development Department. **ADDITIONALLY, THE DEVELOPER SHALL PROVIDE PEDESTRIAN ACCESS AT THE ABOVE REFERENCED STREET STUBS TO FACILITATE PEDESTRIAN CIRCULATION BETWEEN THE DEVELOPMENT AND THE EXISTING DESERT PEAK NEIGHBORHOOD.**

15. The developer shall submit a Traffic Impact Study, including a Cave Creek Road Traffic Corridor Analysis from Sonoran Desert Drive south to the 101 Freeway to evaluate the overall level of service and corridor conditions with impacts associated with the proposed 1,545 dwelling units. The developer shall be responsible for regional mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

16. 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.

17. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

20. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

21. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

22. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

23. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

R1-10 ZONED AREA

24. Building elevations shall depict architectural detailing applied to windows on all sides of the homes, as approved by the Planning and Development Department.

25. A minimum of 15 percent of the gross site area for the R1-10 zoned portion of the site, after dedication of the hillside area to the city, shall be retained as open space, including washes and internal hillside areas, as approved by the Planning and Development Department. This requirement shall not be applied to individual phases of the overall development.

26. A minimum of two distinct active open space areas and a minimum of three passive open space areas shall be provided within the overall R1-10 zoned area, as approved by the Planning and Development Department.

R-2 ZONED AREA

27. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.

28. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

29. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

30. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U–and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

R-3A ZONED AREA

31. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department **AND AS MODIFIED BY THE STIPULATIONS BELOW**.

32. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.

33. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.

34. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U–and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

35. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF TWO STORIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.

Anthony M Grande

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

Hi Anthony,

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

Thank you,

Tom Bonanno
M: 602.743.9200

Anthony M Grande

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

Dear Desert View VPC,

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

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

Thank you,

Stone Butte Homeowner
Sarah Crank
sarahcrank@me.com
480.236.6232

Anthony M Grande

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

Dear Anthony,
II want to go on record as strongly objecting to the proposed amendment for 400 Rental Units. A year ago my family purchased a house in Stone Butte North that was developed by D R Horton with zoning for 1.9 houses per acre. The zoning application next to us by the same developer will be more than double my density.
D R Hortons Rezoning Application (Case Z-4-6-22-2) is more than dense enough for this area with out adding 400 rental units onto it. If you approve this amendment the Village Planning Committee you will not be serving the best interests of the neighboring developments.
Please VOTE NO.

Sent from Mail [go.microsoft.com] for Windows

Anthony M Grande

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

Dear Anthony,

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

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

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

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

Respectfully submitted,

Bruce Gross

Desert Peak owner

Bruce Gross

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

Involve me and I learn." Benjamin Franklin

Anthony M Grande

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

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

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

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

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

Anthony M Grande

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

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

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

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

Regards
Nilesh Joshi
2108 E Chama Dr Phoenix AZ

Anthony M Grande

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

Dear Desert View VPC,

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

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

Thank you,

Chris Smith

Anthony M Grande

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

To Whom it May Concern,

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

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

Thank you for your consideration,

Bill & Angie Wiltse
2127 E Fallen Leaf Lane

Anthony M Grande

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

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

Thanks,

Joe Abrahamson

Phoenix 85024

~~~~~

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

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

Submit a comment on an agenda item:
Send your comments to: Anthony Grande at anthony.grande@phoenix.gov

By: 48 hours prior to start of the meeting - DEADLINE Sunday May1st 6:30 pm
Indicate Item Number and case number:
GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)
~~~~~

Anthony M Grande

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

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

Jim Brabender

Sent from my iPhone

Anthony M Grande

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

Dear Desert Peak VPC,

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

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

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

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

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

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

Anthony M Grande

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

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

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

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

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

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

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

Sent from Yahoo Mail for iPad [overview.mail.yahoo.com]

Anthony M Grande

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

Dear Desert View VPC,

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

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

Thank you,

Matt Harmon
Stone Butte Homeowner

Matt Harmon, Dealer Marketing Consultant
General Motors CSSR – Western Region
Text / Mobile: 425-309-1229
epsilon.com [epsilon.com]



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Anthony M Grande

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

Dear Desert View VPC,

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

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

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

Thank you,
Jill Smith

Anthony M Grande

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

Dear Desert Peak PVC,

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

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

Thank you for understanding!

Regards
Kamal JAGGA
--
Regards,
Kamal Jagga

Anthony M Grande

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

Dear Desert View Village Planning Committee,

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

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

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

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

Thank you for your time.

Sincerely,
Greg and Jaime Pelegrin

Anthony M Grande

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

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

Get Outlook for iOS [aka.ms]

Anthony M Grande

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

Good afternoon Desert Peak VPC,

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

Thank you for your time.

- Lukas

Anthony M Grande

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

Mr. Grande:

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

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

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

Sincerely,

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

Anthony M Grande

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

To Whom it May Concern;

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

The following concerns exist for the majority of the current homeowners.
New construction will drive wildlife into our neighborhoods and backyards, creating dangers for our children, pets, and ourselves.
Plans show through streets from our existing neighborhood roads and cul de sacs to the new neighborhoods, robbing us of these areas and creating safety concerns.
The current traffic on Cave Creek is already difficult to navigate through without the addition of 4k plus new vehicles.
The plans call for a small area of Cave Creek to be widened, showing a futile attempt to appease the matter.
The continued growth of multi-family residential areas is not something any of the current residents support.
Local schools are not equipped to support the massive spike in new residents.

Jessica White
4806486468

Racelle Escolar

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

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

Thanks,
Jeff

Racelle Escolar

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

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

Sent from my iPhone

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

Rcvd 6/2/2022

Desert Peak Homeowners Association

A Non-Profit Corporation

City of Phoenix Planning Commission
pdd.planningcomm@phoenix.gov

Dear Planning Commission Members,

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

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

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

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

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

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

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

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

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

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

Sincerely,

Desert Peak HOA Board of Directors

Brian Wilson, *President*	Jeff Karau, Vice *President*
Bruce Gross, *Treasurer*	Lauren Prole, *Secretary*
John Tishuck, *Director*	Jessica Noto, *Director*
Dave Dahm, *Director*	

Racelle Escolar

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

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

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *167

ITEM REVISED (SEE ATTACHED MEMO) Resolution Adoption - Sonoran Desert Drive Funding Policy (Resolution 22048)

Request City Council approval of a resolution to establish a funding policy for new development to pay their fair share of future funding needed to construct improvements in the Sonoran Desert Drive roadway corridor resulting from development of vacant land.

Summary

The Sonoran Desert Drive Corridor (SDDC), generally consists of Sonoran Desert Drive and Dove Valley Road between Paloma Parkway on the west and Cave Creek Road on the east and bounded by the Sonoran Preserve further to the north and south of this large development area. It is estimated that this area will have approximately 11,000 new homes in the future and is all owned by the Arizona State Land Department, except for the 480 acre Verdin Master Plan Residential Community. The roadway corridor improvements necessary to serve this area are estimated to be approximately $120,000,000. The roadway corridor represents a major vehicle conduit that will connect this area with rapidly growing areas to the east and west of this corridor. The existing roads within the SDDC are insufficient to support additional traffic that will be generated from future new development in north Phoenix. This resolution establishes a policy framework for the City of Phoenix and new development to contribute toward the timely expansion and ultimate completion of the SDDC road network and provides guidance on future zoning entitlements and new development in areas that can be expected to impact the SDDC road network.

Zoning case Z-62-18-2 (Verdin PUD) falls within the SDDC boundaries and is one example of a development that this policy would impact. City staff and the Verdin developer have agreed to the major deal points of a development agreement that are consistent with this policy and will be brought to a future City Council meeting.

Financial Impact

There is no financial impact from this resolution.

Location
North Gateway and Desert View Villages
Council District: 2

Responsible Department
This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua and the Planning and Development, and Street Transportation departments.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: July 1, 2022

From: Adam Miller AM
Growth and Infrastructure Team Leader

Subject: ITEM 167, ON THE JULY 1, 2022 FORMAL AGENDA – RESOLUTION ADOPTION – SONORAN DESERT DRIVE FUNDING POLICY (RESOLUTION 22048)

Item 167, Request City Council approval of a resolution to establish a funding policy for new development to pay their fair share of future funding needed to construct improvements in the Sonoran Desert Drive roadway corridor resulting from development of vacant land.

The Sonoran Desert Drive Corridor (SDDC), generally consists of Sonoran Desert Drive and Dove Valley Road between Paloma Parkway on the west and Cave Creek Road on the east and bounded by the Sonoran Preserve further to the north and south of this large development area. It is estimated that this area will have approximately 11,000 new homes in the future and is all owned by the Arizona State Land Department, except for the 480 acre Verdin Master Plan Residential Community. The larger area outside the corridor is also substantially owned by the Arizona State Land Department and planned for future residential, commercial and employment uses. The roadway corridor improvements necessary to serve this area are estimated to be approximately $120,000,000 in 2019 dollars. The roadway corridor represents one of three vehicle road corridors that will connect this area with rapidly growing areas to the east and west of this corridor north of the Loop 101 Freeway. The existing roads within the SDDC are insufficient to support additional traffic that will be generated from future new development in north Phoenix. This resolution establishes a policy framework for new development to contribute financially/physical improvements toward the timely expansion and ultimate completion of the SDDC road network. It also provides policy guidance on future general plan and rezoning requests for new development in areas north of the Central Arizona Project Canal. It is necessary as these developments will negatively impact the SDDC road network, unless a funding policy and plan is in place to ensure that a working street network is created in connection with new developments that serve existing and future residents.

The below language shows the legislative edits made based upon input from the Arizona State Land Department and the Verdin Development Team. The attachment shows the cleaned up version of the same language and the associated maps.

RESOLUTION #22048
A RESOLUTION ADDRESSING THE FUTURE FUNDING OF SONORAN DESERT DRIVE

WHEREAS, the Council of the City of Phoenix seeks to identify future funding for the construction of the Sonoran Desert Drive Corridor in North Phoenix through private development funding and joint city financing and

WHEREAS, THE CITY IDENTIFIES THE SONORAN DESERT DRIVE CORRIDOR AS THE SONORAN DESERT DRIVE AND DOVE VALLEY ROAD SEGMENTS BETWEEN CAVE CREEK ROAD AND NORTH VALLEY PARKWAY AS SHOWN ON EXHIBIT A

WHEREAS, THE CITY IDENTIFIES THE SONORAN DESERT DRIVE CORRIDOR POLICY AREA AS ALL LAND NORTH OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL EXCLUDING LAND SOUTH OF THE ARIZONA STATE ROUTE 101 (LOOP 101) FREEWAY AS SHOWN ON EXHIBIT B

WHEREAS, the Sonoran Desert Drive Corridor is a critical piece of the northern regional transportation network connecting the rapidly expanding northeast Phoenix with the northwest Phoenix region, and

WHEREAS, future development north of the Central Arizona Project (CAP) Canal is expected to accelerate the need to expand and build roadways in the Sonoran Desert Drive Corridor, and

WHEREAS, the Council recognizes the non-expansion of the Sonoran Desert Drive Corridor will result in surrounding street network congestion, limit development opportunities, and limit community access to the CITY'S Sonoran ~~Desert~~ Preserve, and

WHEREAS, the Council recognizes initial estimates of $120 million (2019 dollars) for the construction of the Sonoran Desert Drive CORRIDOR, excluding value of rights-of-way, are preliminary and require further analysis, and

WHEREAS, completion of all segments of the Sonoran Desert Drive Corridor roadway sections and bridges is necessary to address the significant traffic volume attributed to regional traffic and the future developments in the Sonoran Desert Drive CORRIDOR study area, and

WHEREAS, the City seeks to obtain advance funding COMMITMENTS from PRIVATE DEVELOPERS AND a non-City ENTITIES ~~entity~~ to construct full segments of the ultimate Sonoran Desert Drive Corridor needed to support future development, and

WHEREAS, ~~identified~~ funding will need to come from certain FUTURE developments north of the Central Arizona Project (CAP) Canal located within City limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. Prior to issuing a preliminary site plan approval or construction permit, all new development ~~north of Central Arizona Project (CAP) Canal~~ within the SONORAN DESERT DRIVE CORRIDOR POLICY AREA ~~City limit~~ must:

1) provide AN EXPANDED ~~Regional~~ Traffic Impact Analysis (TIA) THAT WILL ADDRESS THE PROPOSED DEVELOPMENTS IMPACT ON THE SONORAN DESERT DRIVE CORRIDOR ALONG WITH THE STANDARD TRAFFIC IMPACT ANALYSIS REQUIREMENTS SET FORTH IN THE CITY DEVELOPMENT REVIEW STANDARDS ~~quantifying their impact on the Sonoran Desert Drive Corridor~~.
2) identify AND PROVIDE A COMMITMENT FOR private funding sources (such as THROUGH a development agreement with the City) to pay for its ~~proportional~~ share of the Sonoran Desert Drive Corridor construction costs.

SECTION 2. The City Manager is directed to deposit all private development funding for the Sonoran Desert Drive Corridor in a designated account. Funds collected by the City will be made available to improve street segments at such time as the road can be fully or partially built as determined by the City of Phoenix Street Transportation Department.

SECTION 3. Subject to the budget appropriation, the City will contribute up to twenty-four (24) percent of the total project cost.

SECTION 4. The Planning and Development and Street Transportation Department staff must review and use appropriate mechanisms to ensure that new development constructs and pays its ~~appropriate~~ share of the cost to construct the Sonoran Desert Drive Corridor, based on Street Transportation Department approved traffic impact analysis of street infrastructure in the corridor, to ensure the acceptable level of service for the arterial road network in the region. Mechanism to be used may include development of master plans, phasing plans, and funding plans for Planned Unit Development (PUD), Planned Community (PC) districts, and zoning stipulations.

SECTION 5. The City will support rezoning AND/or general plan amendments for land within the Sonoran Desert Drive Corridor (Exhibit A) if a development agreement to construct and/or fund the acceptable level of service, financing, and phasing of the Sonoran Desert Drive Corridor street improvements is provided. OVERALL CITY SUPPORT BASED UPON TYPICAL GENERAL PLAN AND REZONING CASE EVALUATIONS AND PUBLIC HEARING PROCESS INPUT TO THE CITY COUNCIL.

SECTION 6. ~~For the area north of the Central Arizona Project (CAP) Canal, not including and south of Loop 101, and outside the Sonoran Desert Drive Corridor (Exhibit B)~~ The City will support rezoning AND/or general plan amendments FOR LAND OUTSIDE THE SONORAN DESERT DRIVE CORRIDOR (EXHIBIT B) if the property owner agrees to contribute its share of costs or improvements to the regional street network based on the traffic impact generated by the new development. OVERALL CITY SUPPORT BASED UPON TYPICAL GENERAL PLAN AND REZONING CASE EVALUATIONS AND PUBLIC HEARING PROCESS INPUT TO THE CITY COUNCIL.

SECTION 7. THE CITY MAY COORDINATE WITH THE ARIZONA STATE LAND DEPARTMENT (ASLD) TO NEGOTIATE A POTENTIAL DEVELOPMENT PHASING AND STREET INFRASTRUCTURE SEQUENCING PLAN.

SECTION 8. NEWLY ACQUIRED CITY OWNED LAND THAT WILL INCREASE TRAFFIC ON THE SONORAN DESERT DRIVE CORRIDOR WILL BE SUBJECT TO THIS RESOLUTION.

Enclosures:
Resolution 22048

Approved: _____
Alan Stephenson, Deputy City Manager

RESOLUTION #22048

A RESOLUTION ADDRESSING THE FUTURE FUNDING OF SONORAN DESERT DRIVE

WHEREAS, the Council of the City of Phoenix seeks to identify future funding for the construction of the Sonoran Desert Drive Corridor in North Phoenix through private development funding and joint city financing, and

WHEREAS, the City identifies the Sonoran Desert Drive Corridor as the Sonoran Desert Drive and Dove Valley Road segments between Cave Creek Road and North Valley Parkway as shown on Exhibit A, and

WHEREAS, the City identifies the Sonoran Desert Drive Corridor Policy Area as all land north of the Central Arizona Project (CAP) Canal excluding land south of the Arizona State Route 101 (Loop 101) Freeway as shown on Exhibit B

WHEREAS, the Sonoran Desert Drive Corridor is a critical piece of the northern regional transportation network connecting the rapidly expanding northeast Phoenix with the northwest Phoenix region, and

WHEREAS, future development north of the Central Arizona Project (CAP) Canal is expected to accelerate the need to expand and build roadways in the Sonoran Desert Drive Corridor, and

WHEREAS, the Council recognizes the non-expansion of the Sonoran Desert Drive Corridor will result in surrounding street network congestion, limit development opportunities, and limit community access to the City's Sonoran Preserve, and

WHEREAS, the Council recognizes initial estimates of $120 million (2019 dollars) for the construction of the Sonoran Desert Drive Corridor, excluding value of rights-of-way, are preliminary and require further analysis, and

WHEREAS, completion of all segments of the Sonoran Desert Drive Corridor roadway sections and bridges is necessary to address the significant traffic volume attributed to regional traffic and the future developments in the Sonoran Desert Drive Corridor study area, and

WHEREAS, the City seeks to obtain advance funding commitments from private developers and non-City entities to construct full segments of the ultimate Sonoran Desert Drive Corridor needed to support future development, and

WHEREAS, funding will need to come from certain future developments north of the Central Arizona Project (CAP) Canal located within City limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. Prior to issuing a preliminary site plan approval or construction permit, all new development within the Sonoran Desert Drive Corridor Policy Area must:

1) provide an expanded Traffic Impact Analysis (TIA) that will address the proposed developments impact on the Sonoran Desert Drive Corridor along with the standard

traffic impact analysis requirements set forth in the city development review standards.

2) identify and provide a commitment for private funding sources (such as through a development agreement with the City) to pay for its share of the Sonoran Desert Drive Corridor construction costs.

SECTION 2. The City Manager is directed to deposit all private development funding for the Sonoran Desert Drive Corridor in a designated account. Funds collected by the City will be made available to improve street segments at such time as the road can be fully or partially built as determined by the City of Phoenix Street Transportation Department.

SECTION 3. Subject to the budget appropriation, the City will contribute up to twenty-four (24) percent of the total project cost.

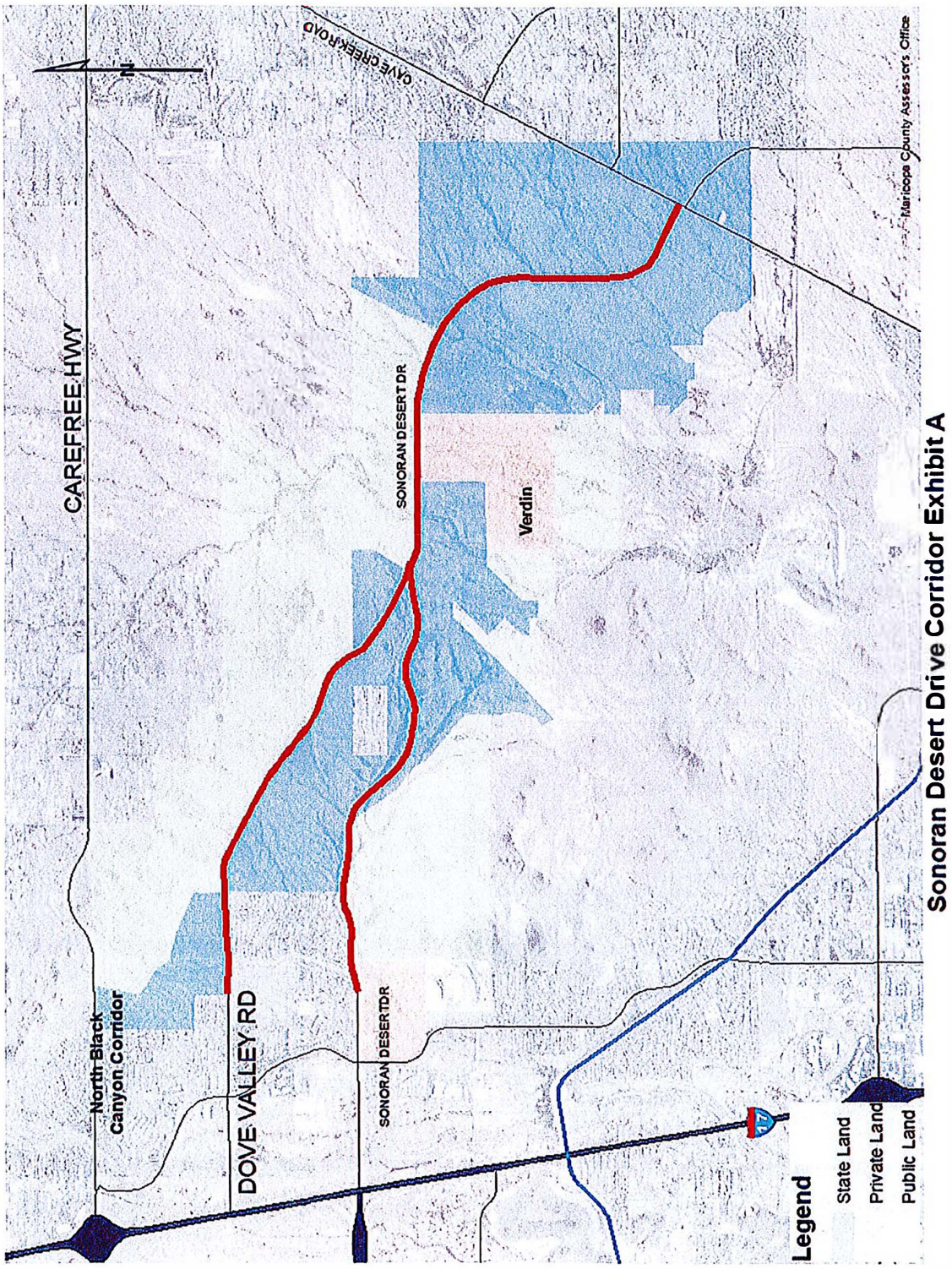
SECTION 4. The Planning and Development and Street Transportation Department staff must review and use appropriate mechanisms to ensure that new development constructs and pays its share of the cost to construct the Sonoran Desert Drive Corridor, based on Street Transportation Department approved traffic impact analysis of street infrastructure in the corridor, to ensure the acceptable level of service for the arterial road network in the region. Mechanism to be used may include development of master plans, phasing plans, and funding plans for Planned Unit Development (PUD), Planned Community (PC) districts, and zoning stipulations.

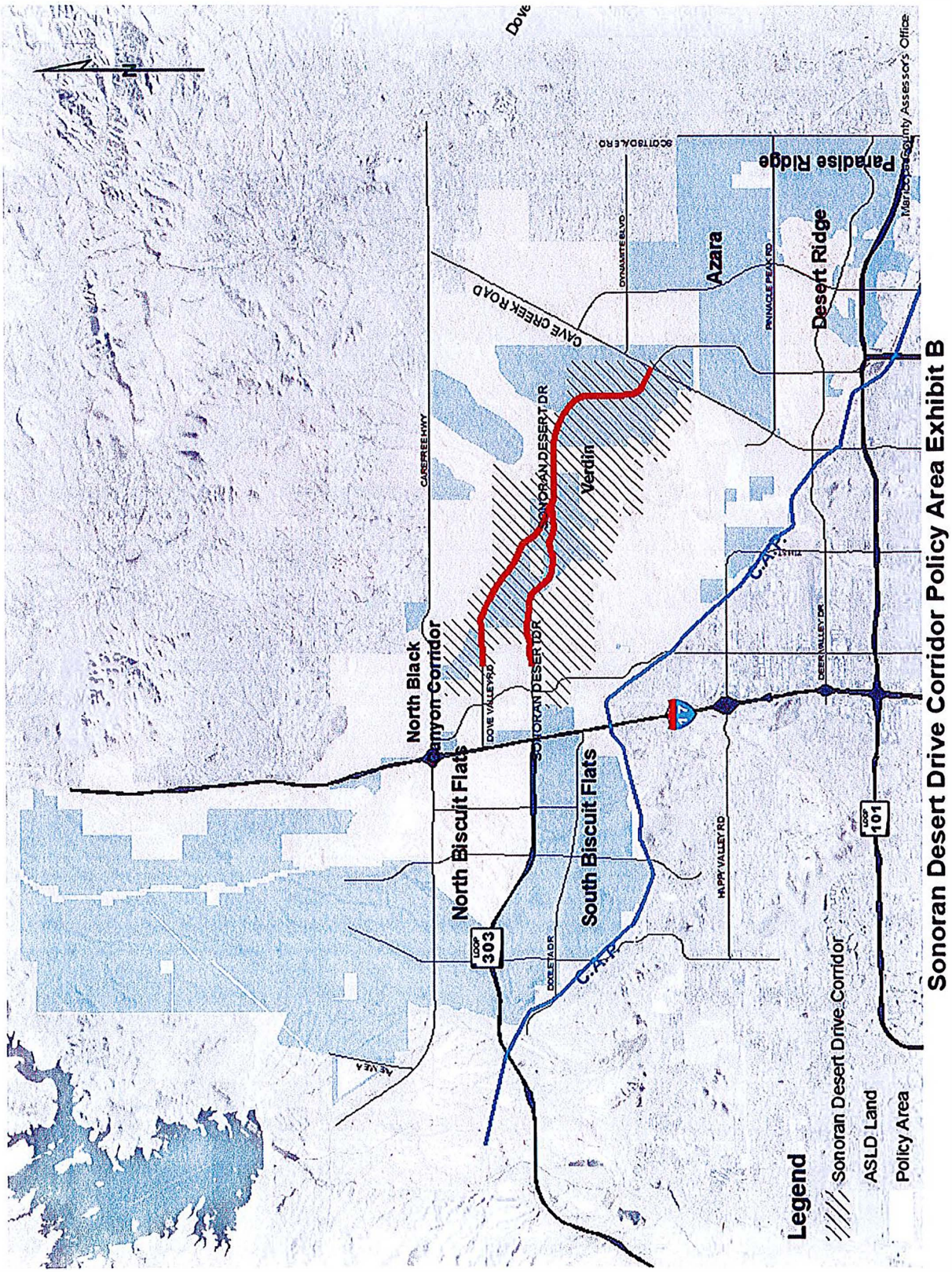
SECTION 5. The City will support rezoning and/or general plan amendments for land within the Sonoran Desert Drive Corridor (Exhibit A) if a development agreement to construct and/or fund the acceptable level of service, financing, and phasing of the Sonoran Desert Drive Corridor street improvements is provided in addition to standard rezoning and/or general plan case evaluation.

SECTION 6. The City will support rezoning and/or general plan amendments for land outside the Sonoran Desert Drive Corridor (Exhibit B) if the property owner agrees to contribute its share of costs or improvements to the regional street network based on the traffic impact generated by the new development in addition to standard rezoning and/or general plan case evaluation.

SECTION 7. The city may coordinate with the Arizona State Land Department (ASLD) to negotiate a potential development phasing and street infrastructure sequencing plan.

SECTION 8. Newly acquired City owned land that will increase traffic on the Sonoran Desert Drive Corridor will be subject to this resolution.


CAREFREE HWY
CAVE CREEK ROAD
SONORAN DESERT DR
Verdin
North Black Canyon Corridor
DOVE VALLEY RD
SONORAN DESERT DR
Legend
State Land
Private Land
Public Land
Maricopa County Assessor's Office
Sonoran Desert Drive Corridor Exhibit A


Sonoran Desert Drive Corridor Policy Area Exhibit B
Legend
Sonoran Desert Drive Corridor
ASLD Land
Policy Area
North Black Canyon Corridor
North Biscuit Flats
South Biscuit Flats
Verdin
Azara
Desert Ridge
Paradise Ridge
CAVE CREEK ROAD
SCOTTSDALE RD
DYNAMITE BLVD
PINNACLE PEAK RD
CAREFREE HWY
DOVE VALLEY RD
SONORAN DESERT DR
HUNT HIGHWAY
DEER VALLEY DR
HUNT VALLEY RD
DOOLE TADR
C.A.P.
LOOP 303
LOOP 101
Maricopa County Assessor's Office

RESOLUTION #

A RESOLUTION ADDRESSING THE FUTURE FUNDING OF SONORAN DESERT DRIVE

WHEREAS, the Council of the City of Phoenix seeks to identify future funding for the construction of Sonoran Desert Drive through private development funding and joint city financing, and

WHEREAS, the Sonoran Desert Drive Corridor is a critical piece of the northern transportation network connecting the rapidly expanding northeast Phoenix with the northwest Phoenix region, and

WHEREAS, future development north of the Central Arizona Project (CAP) Canal is expected to accelerate the need to expand and build roadways in the Sonoran Desert Drive Corridor, and

WHEREAS, the Council recognizes the non-expansion of the Sonoran Desert Drive Corridor will result in surrounding street network congestion, limit development opportunities, and limit community access to the Sonoran Desert Preserve, and

WHEREAS, the Council recognizes initial estimates of $120 million (2019 dollars) for the construction of Sonoran Desert Drive, excluding value of rights-of-way, are preliminary and require further analysis, and

WHEREAS, completion of all segments of the Sonoran Desert Drive Corridor roadway sections and bridges are necessary to address the significant traffic volume attributed to the future developments in the Sonoran Desert Drive study area, and

WHEREAS, the City seeks to obtain advance funding from a non-City entity to construct full segments of the ultimate Sonoran Desert Drive Corridor needed to support future development, and

WHEREAS, identified funding will need to come from certain developments north of the Central Arizona Project (CAP) Canal located within City limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. Prior to issuing a preliminary site plan approval or construction permit, all new development north of Central Arizona Project (CAP) Canal within the City limit must:

1)Provide a Regional Traffic Impact Analysis (TIA) quantifying their impact on the Sonoran Desert Drive Corridor.

2) Identify private funding sources (such as development agreement with the City) to pay for its proportional share of the Sonoran Desert Drive Corridor construction costs.

SECTION 2. The City Manager is directed to deposit all private development funding for the Sonoran Desert Drive Corridor in a designated account. Funds collected by the City will be made available to improve street segments at such time as the road can be fully or partially built as determined by the City of Phoenix Street Transportation Department.

SECTION 3. Subject to the budget appropriation, the City will contribute up to twenty-four (24) percent of the total project cost.

SECTION 4. The Planning and Development and Street Transportation Department staff must review and use appropriate mechanisms to ensure that new development constructs and pays its appropriate share of the Sonoran Desert Drive Corridor, based on Street Transportation Department approved traffic impact analysis of street infrastructure in the corridor, to ensure the acceptable level of service for the arterial road network in the region. Mechanism to be used may include development of master plans, phasing plans, and funding plans for Planned Unit Development (PUD), Planned Community (PC) districts, and zoning stipulations.

SECTION 5. The City will support rezoning or general plan amendments for land within the Sonoran Desert Drive Corridor (Exhibit A) if a development agreement to construct and/or fund the acceptable level of service, financing, and phasing of the Sonoran Desert Drive Corridor street improvements are provided.

SECTION 6. For the area north of the Central Arizona Project (CAP) Canal, not including and south of Loop 101, and outside of the Sonoran Desert Drive Corridor (Exhibit B), the City will support rezoning or general plan amendment if the property owner agrees to contribute its share of costs or improvements to the regional street network based on the traffic impact generated by the new development.

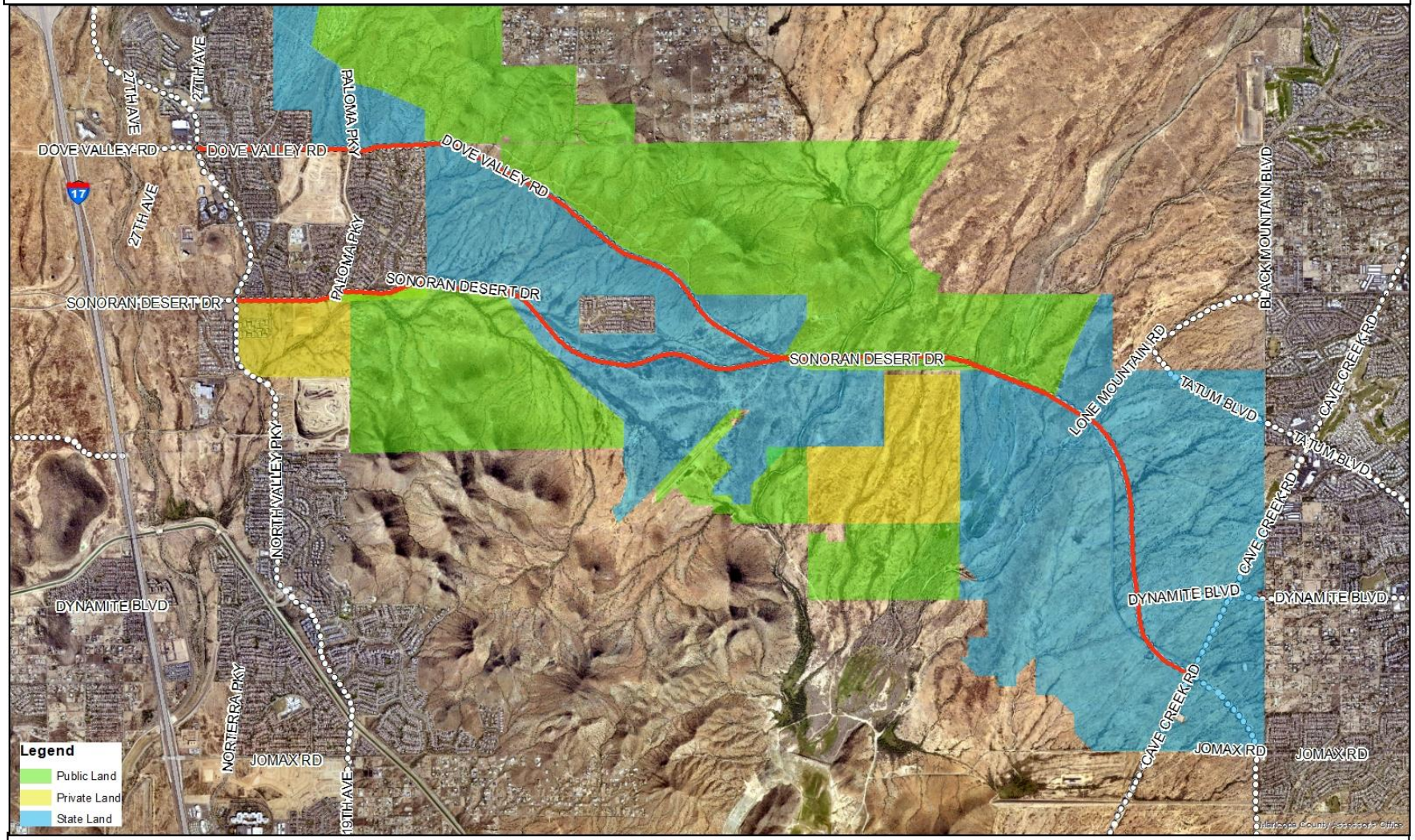
DRAFT

EXHIBIT A

SONORAN DESERT DRIVE

All of Sonoran Desert Drive and Dove Valley Road between Cave Creek Road and North Valley Parkway.

Pictured alignment subject to change.



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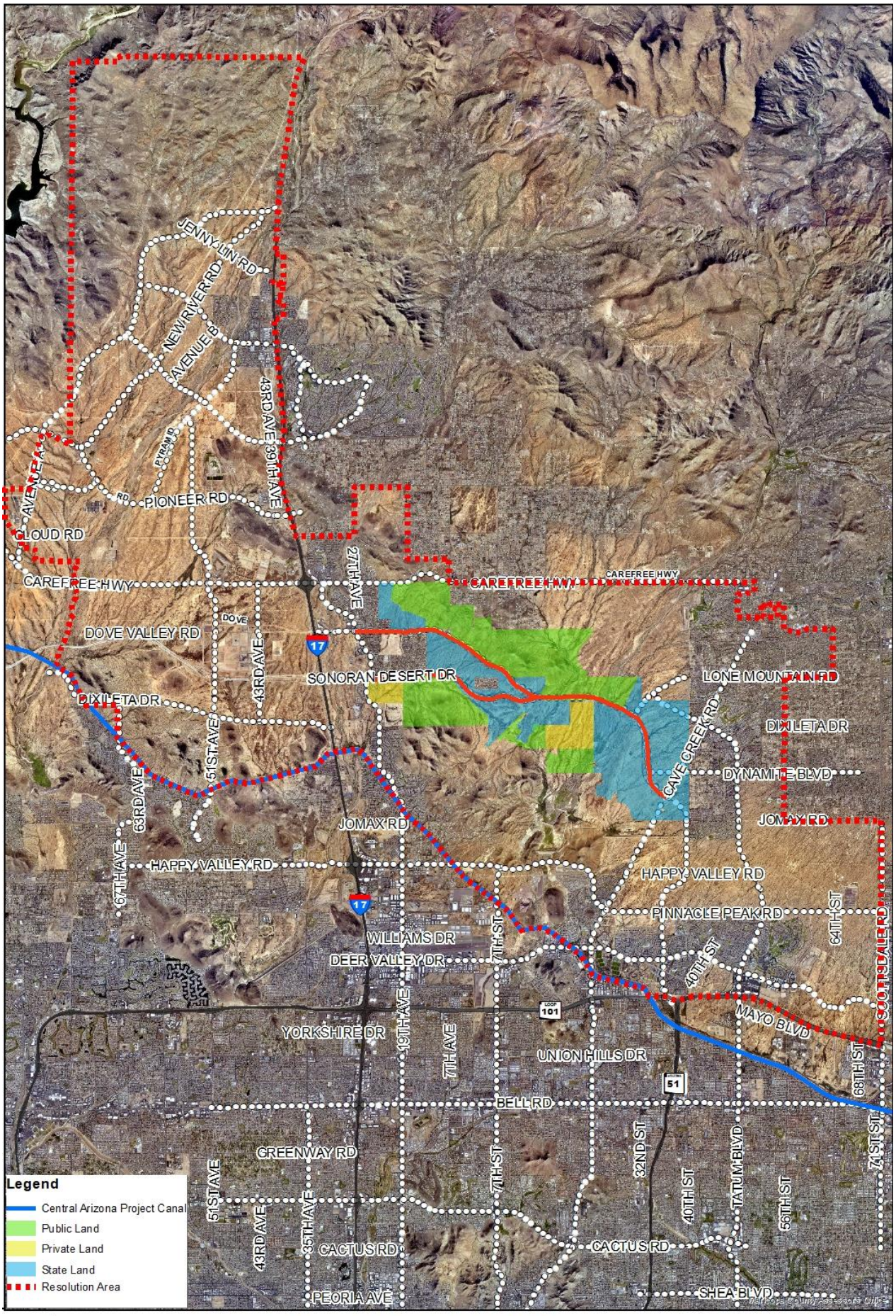


NORTH

Area Impacted By Resolution
(Exhibit B)

0 0.75 1.5 3 Miles

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 168

(CONTINUED FROM JUNE 1, 2022) - Public Hearing and Resolution Adoption - General Plan Amendment GPA-DSTV-1-18-2 - Southwest Corner of the 24th Street Alignment and Sonoran Desert Drive (Resolution 22030)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 474.37 acres from 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, and Infrastructure Phasing Overlay to Residential 2 to 3.5 dwelling units per acre and Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay. This is a companion case to Z-75-18-2, Z-TA-5-18-2, and Z-62-18-2 and must be heard first, followed by Z-75-18-2.

Summary

Application: GPA-DSTV-1-18-2
Current Designation: 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), and Infrastructure Phasing Overlay (474.37 acres)
Proposed Designation: Residential 2 to 3.5 dwelling units per acre (451.13 acres), Preserves / Floodplain (23.24 acres), and Infrastructure Phasing Overlay removal (474.37 acres)
Acreage: 474.37 acres
Proposed Use: Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development.

Owner: MacEwen Ranch, LLC
Applicant: Robert Johnson, Taylor Morrison/Arizona Inc.
Representative: Susan E. Demmitt, Gammage & Burnham, PLC

Staff Recommendation: Approval.
VPC Info: The Desert View Village Planning Committee heard this case on Dec. 7,

2021, for information only. The North Gateway Village Planning Committee heard this case on Dec. 9, 2021, for information only.
VPC Action: The North Gateway Village Planning Committee heard this case on March 10, 2022 and recommended approval, by a vote of 4-1. The Desert View Village Planning Committee heard this case on April 5, 2022 and recommended denial as filed, approval with a modification, by a vote of 10-1.
PC Action: The Planning Commission heard this case on May 5, 2022 and recommended approval, per Addendum A of the Staff Analysis Report, by a vote of 7-1.

Location

Southwest corner of the 24th Street alignment and Sonoran Desert Drive.
Council District: 2
Parcel Addresses: 28239 N. 23rd St.; and 28231, 28235, 28241, and 28245 N. 24th St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-DSTV-1-18-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2015 Phoenix General Plan which was adopted by Resolution No. 21307, is hereby amended by adopting GPA-DSTV-1-18-2. The 474.37-acre site located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive is designated 451.13 acres of Residential 2 to 3.5 dwelling units per acre and 23.24 acres of Preserves / Floodplain, with the removal of 474.37 acres of Infrastructure Phasing Overlay.

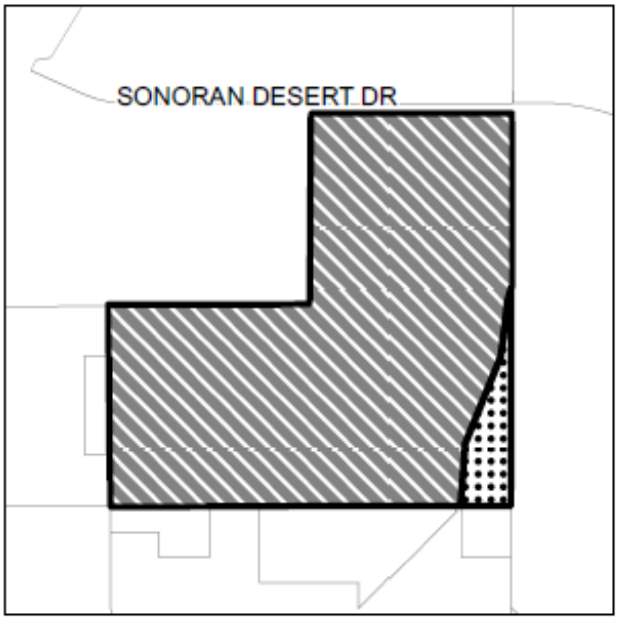
SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

DRAFT

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (451.13 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay Removal
(474.37 +/- Acres)

Proposed Change Area
Residential 2 to 3.5 du/acre
Preserves / Floodplain



PASSED by the Council of the City of Phoenix this 1st day of June, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
March 9, 2022

Application:	GPA-DSTV-1-18-2
Owner:	MacEwen Ranch, LLC
Applicant:	Robert Johnson, Taylor Morrison
Representative:	Susan E. Demmitt, Gammage & Burnham, PLC
Location:	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Acreage:	474.37 acres
Current Plan Designation:	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)
Requested Plan Designation:	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)
Reason for Requested Change:	Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development
North Gateway Village Planning Committee Meeting Date:	March 10, 2022

Desert View Village Planning Committee Meeting Date:	April 5, 2022
Staff Recommendation:	Approval

FINDINGS:

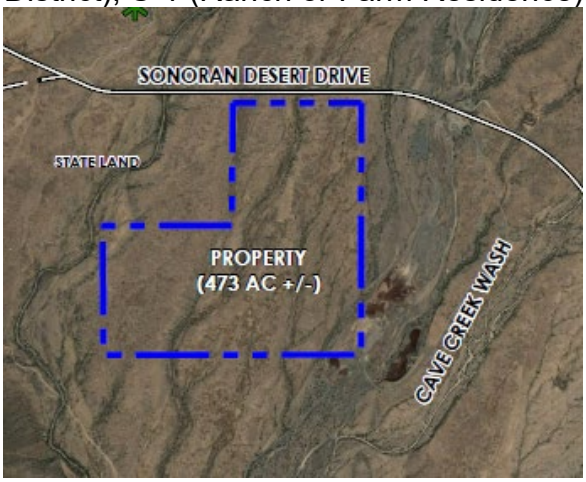
1) The companion rezoning case, Z-62-18-2, incorporates development standards that will provide transition between the subject site and surrounding Sonoran Preserve and open space areas.

2) The request will allow for single-family residential development at 3 dwelling units per acre, as proposed by the companion rezoning case, Z-62-18-2. The proposed development will provide a maximum of 1,420 single-family units, which supports the City's need for additional housing.

3) The parcel is one of the last privately owned properties in the area and as recommended by the North Black Canyon Corridor Plan, property owners who want to rezone a site within the Infrastructure Phasing Overlay area can file a General Plan Amendment to remove the overlay designation from their property.

BACKGROUND

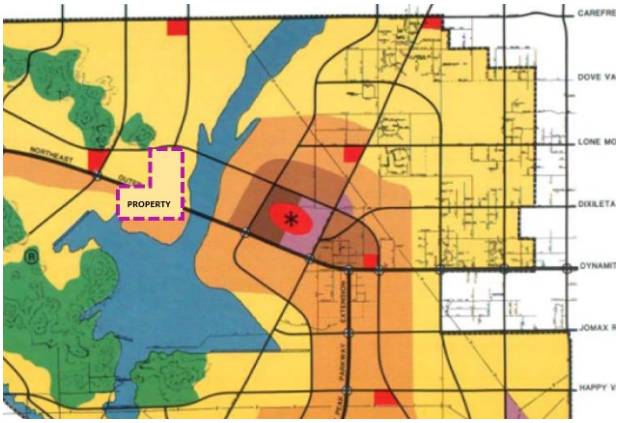
The subject site is located approximately at the southwest corner of the 24th Street alignment and Sonoran Desert Drive. The site is vacant and single-family residential is currently permitted on the site. The site is currently zoned S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), S-1 (Ranch or Farm Residence), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District), which permits approximately 1 dwelling unit per acre. GPA-DSTV-1-18-2 proposes a minor amendment to the General Plan Land Use Map to allow single-family residential development. The proposal will modify the land use designation to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain. The companion rezoning case, Z-62-18-2, proposes a Planned Unit Development (PUD) to allow single-family development, not to exceed a maximum of 1,420 dwelling



Aerial Map, Source: Gammage & Burnham

units at an overall density of 3.0 dwelling units per acre. The proposed PUD Development Narrative includes development, landscaping, and design standards that exceed Zoning Ordinance standards and provide appropriate edge treatments for the adjacent preserve areas.

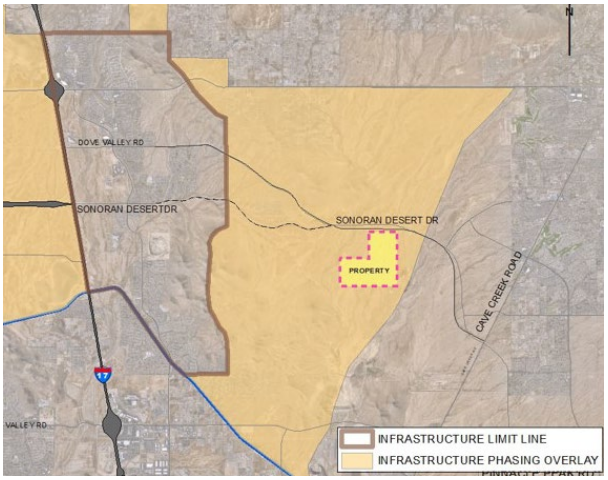
The Peripheral Areas C and D Plan was adopted in 1987 as an amendment to the General Plan and provided direction regarding land use planning within the area bounded by Carefree Highway to the north, the City of Scottsdale to the east, the Central Arizona Project Canal and Jomax Road to the south, and 67th Avenue to the west. This alignment bisected what is now known as the Verdin property.



Peripheral Areas C and D Plan Map, Source: City of Phoenix Planning and Development Department

The plan identified the Northeast Outer Loop freeway alignment, now known as the Sonoran Desert Drive alignment, was intended to connect Interstate 17 with Dynamite Boulevard alignment. The alignment also acted as a dividing line between lower density uses to the north and higher density to the south.

In 2002 the City of Phoenix initiated the Sonoran Preserve Parkway Route Location Study to determine an efficient east-west transportation corridor that would replace the Northeast Outer Loop freeway. In 2004, the City amended the Street Classification Map via GPA-CTYW-1-04, which realigned Sonoran Desert Drive to its current alignment.



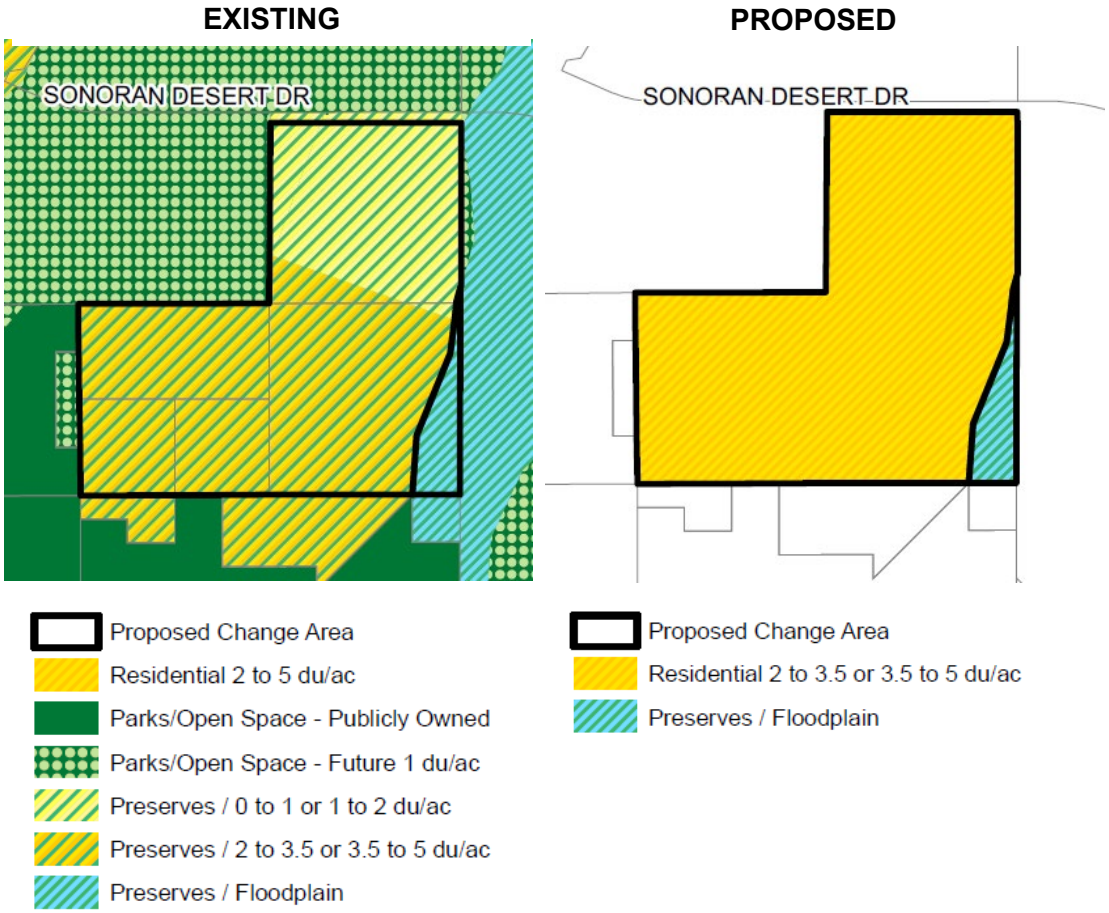
Infrastructure Limit Line and Infrastructure Phasing Overlay Map, Source: City of Phoenix Planning and Development Department

The Infrastructure Limit Line and Infrastructure Phasing Overlay were adopted as part of the North Black Canyon Corridor Plan. The Infrastructure Limit Line acted as a guide to where the City of Phoenix would extend water and sewer infrastructure to support development. The Infrastructure Phasing Overlay was intended to act as a timing element to ensure infrastructure supported growth was concentrated within the Infrastructure Limit Line. Since the plan's adoption in 1999, significant private investment and development has occurred within these boundaries, resulting in housing, commercial, and employment uses within the North Gateway Village Core. With this development water and sewer infrastructure has also been installed in this area.

The North Black Canyon Corridor Plan also indicates that the City would not extend infrastructure beyond the Infrastructure Limit Line until the growth corridor was expanded or removed. The plan recommends that property owners who want to rezone properties within the Infrastructure Phasing Overlay area can file a General Plan Amendment to remove the overlay designation from their property. The applicant's request to remove the property from the Infrastructure Phasing Overlay will allow for residential development on one of the only privately owned properties within the overlay. Additionally, since most water and sewer infrastructure has been built with the Infrastructure Limit Line, this provides an opportunity to revisit the overlay on a case-by-case basis and reassess development beyond the limit line boundaries.

SURROUNDING LAND USES

The current General Plan Land Use Map designations for the site are 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).



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

GPA-DSTV-1-18-2 proposes to change the Land Use Map designations to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay. The request will retain the Preserves / Floodplain designation on the southeast portion of the site. The remaining portion of the site will have the Residential 2 to 3.5 dwelling units per acre / 3.5 to 5 dwelling units per acre designation to accommodate the proposed 1,420 single-family units. Staff is supportive of the request to remove the Preserve designation because this is consistent with the private property owner's intent to develop the land at 3.0 dwelling units per acre.

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). This area is designated Future Parks/Open Space or 1 dwelling unit per acre.

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

SOUTH

South of the subject site is the Sonoran Preserve and Cave Buttes Recreation Area designated as 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. 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. The PUD development narrative for the companion Rezoning Case No. Z-62-18-2 contains standards which will provide open edge treatments adjacent to the preserve and trail connection.

WEST

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

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE & PLACES CORE VALUE

- **OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

  GPA-DSTV-1-18-2 will allow for a designation of Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre on the majority of the site. As proposed in companion case, Z-62-19-2, the site will develop at 3.0 dwelling units per acre, incorporate open edge treatments, incorporate various open space areas, and provide connectivity to the surrounding Sonoran Preserve areas.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- **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.**

  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. Additionally, the various lot sizes and single-family housing products proposed in the companion rezoning case, Z-62-18-2, will support a range of lifestyles for Phoenix residents.

- **CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.**

  The uses adjacent to the subject site are Cave Creek Wash, the Sonoran Preserve, and various open space opportunities. As proposed in the companion rezoning case, Z-62-18-2, the development will provide open edge treatments to provide a natural transition between the single-family development and the adjacent open space.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-18-2, as Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and Infrastructure Phasing Overlay removal.
This General Plan Amendment request and concurrent case Z-62-18-2 will allow single-family residential development, not to exceed 1,420 units. Staff supports removal of the Infrastructure Phasing Overlay and designation change to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, to allow development at a density of 3.0 dwelling units per acre. Additionally, where the floodplain encroaches onto the site, the Preserves / Floodplain designation will be retained. The request will align with a land use designation that is respectful of the adjacent Sonoran Preserve, while also being adjacent to a major arterial.

Writer
Julianna Pierre
March 9, 2022

Team Leader
Samantha Keating

Exhibits
Sketch Maps (2 pages)

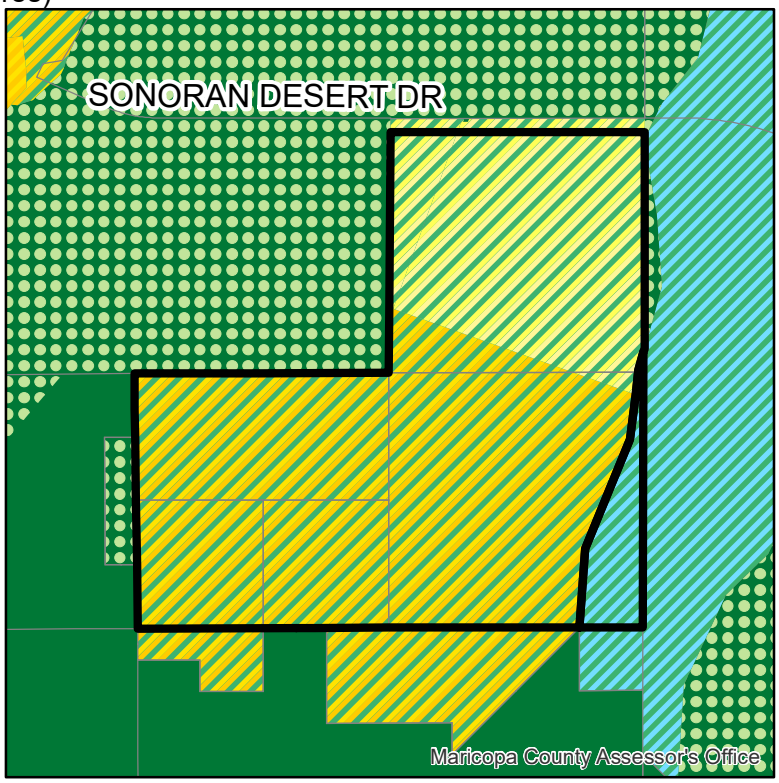
GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-18-2	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		

EXISTING:

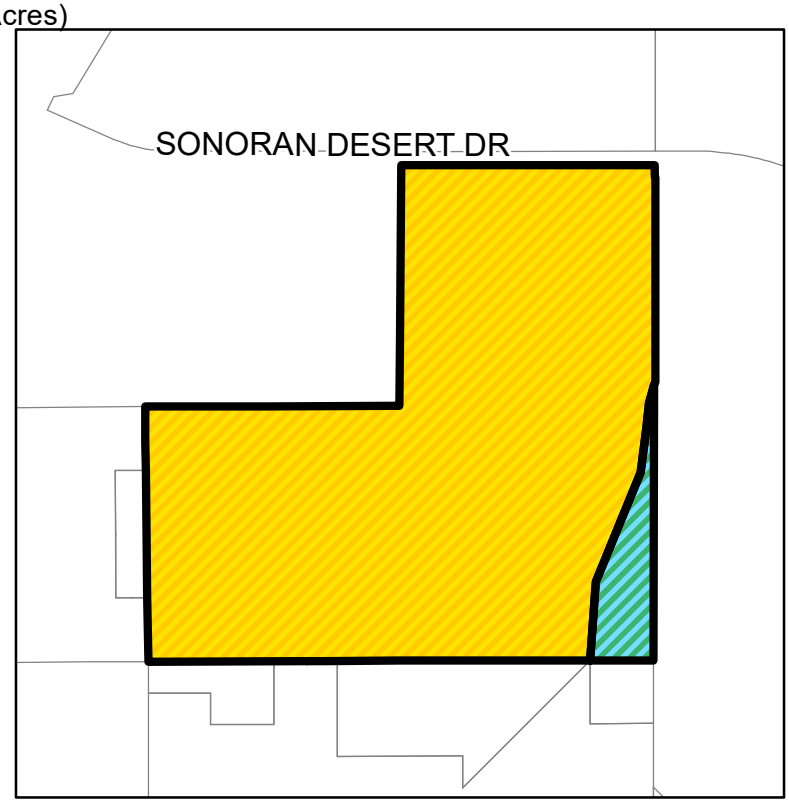
Preserves / 0 to 1 or 1 to 2 du/ac (138.83 +/- Acres)
Preserves / 2 to 3.5 or 3.5 to 5 du/ac (312.30 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay (474.37 +/- Acres)



- Proposed Change Area
- Residential 2 to 5 du/ac
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Future 1 du/ac
- Preserves / 0 to 1 or 1 to 2 du/ac
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac
- Preserves / Floodplain

PROPOSED CHANGE:

Residential 2 to 3.5 or 3.5 to 5 du/ac (451.13 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay Removal
(474.37 +/- Acres)



- Proposed Change Area
- Residential 2 to 3.5 or 3.5 to 5 du/ac
- Preserves / Floodplain

GENERAL PLAN AMENDMENT

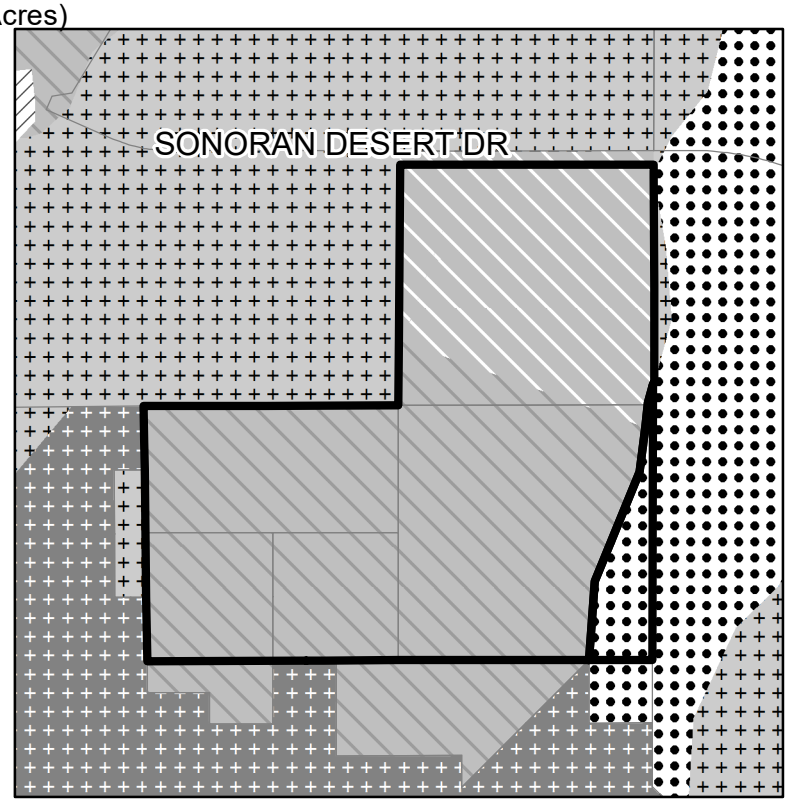
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-18-2_BW	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		

EXISTING:

Preserves / 0 to 1 or 1 to 2 du/ac (138.83 +/- Acres)
Preserves / 2 to 3.5 or 3.5 to 5 du/ac (312.30 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay (474.37 +/- Acres)

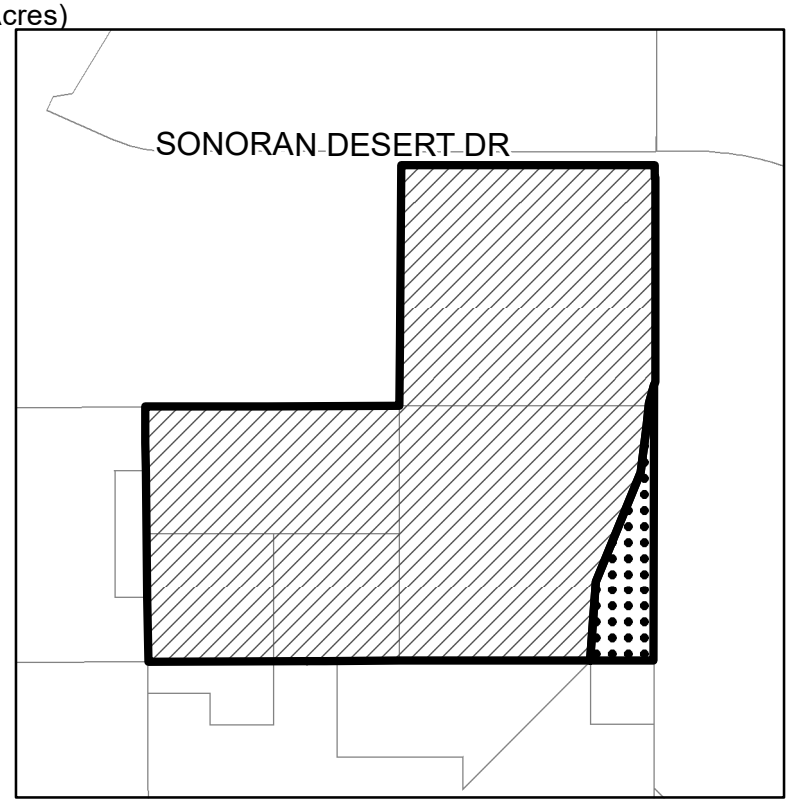
- Proposed Change Area
- Residential 2 to 5 du/acre
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Future 1 du
- Preserves / 0-1 or 1-2 du/ acre
- Preserves / 2-3.5 or 3.5-5 du/acre
- Preserves / Floodplain



PROPOSED CHANGE:

Residential 2 to 3.5 or 3.5 to 5 du/ac (451.13 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay Removal
(474.37 +/- Acres)

- Proposed Change Area
- Residential 2 to 3.5 or 3.5 to 5 du/acre
- Preserves / Floodplain



North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-1-18-2
INFORMATION ONLY

Date of VPC Meeting	December 9, 2021
Request From	Preserves / Residential 0 to 1 or 1 to 2 dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, and Preserves / Floodplain
Request To	Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #4 – Information Only – Z-62-18-2, Item #5 – Information Only – Z-TA-5-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Julie Read arrived to the meeting during this item, bringing the quorum to 5 members.

3 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Shannon Simon asked about the timeline for constructing Sonoran Desert Drive. **Susan Demmitt** stated that the buildout for Sonoran Desert Drive will cost approximately $120 million and there is no defined timeline. She stated that the development will complete a Traffic Impact Study to determine the level of service and the necessary improvements.

Committee member Michelle Ricart asked whether the applicant reached out to the school district. **Susan Demmitt** stated that they are working with the school district on a donation agreement. She added that there will be no modifications to the boundaries of the school district and students living in the development will be within the boundary of Desert Mountain schools.

Gary Kirkilas, a member of Save Our Sonoran Preserve, expressed concerns with removal of the Desert Character Overlay. He stated that areas adjacent to preserve areas should be low density. He also expressed concerns regarding increased traffic.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, encouraged larger setbacks from Sonoran Desert Drive.

Bob Thompson, a member of the public, stated that the beauty of the area should be maintained. He added that the developer should honor the Desert Character Overlay and keep the preserve areas as is.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-1-18-2
INFORMATION ONLY

Date of VPC Meeting	December 7, 2021
Request From	Preserves / Residential 0 to 1 or 1 to 2 dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, and Preserves / Floodplain
Request To	Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION:

This item was heard concurrently with Item #4 – Information Only – Z-62-18-2, Item #5 – Information Only – Z-TA-5-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Reginal Younger arrived to the meeting and Committee member Jason Israel left the meeting during this item, bringing the quorum to 11 members.

10 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Louis Lagrave asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that Verdin's contribution will only be for a portion of the

extension. She stated that as other developers build along Sonoran Desert Drive they will have their own contribution requirements.

Vice Chair Louis Lagrave stated that the North Land Use Plan should be considered in addition to the General Plan. He stated that the developer should consider building less than 1000 units. He added that the development will generate traffic and overload schools. **Susan Demmitt** stated that the development will have a maximum of 3 units per acre, which is consistent with developments adjacent to the preserve. She stated that they are in discussion with the Deer Valley School District and the development is within the boundary for Desert Mountain schools, which have capacity. She stated that Cave Creek schools also have capacity.

Committee member Rick Nowell asked about traffic lights on Sonoran Desert Drive. **Susan Demmitt** stated that a traffic study is being completed and that there will most likely be a traffic signal at the main entrance of the development in the future.

Committee member Rick Nowell stated that he had concerns that the project has returned after a couple years, but not decreased the density.

Committee member Rick Powell asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that the cost estimate for the full extension of Sonoran Desert Drive is approximately $120 million. She stated that the build out will take place when the traffic demand exists and the funding is available. **Committee member Rick Powell** stated that the development is not in line with the character of the area.

Committee member Reginald Younger asked how close homes will be to Sonoran Desert Drive. **Susan Demmitt** stated the development's property line is adjacent to Sonoran Desert Drive, but the site will have landscape buffers. **Committee member Reginald Younger** stated that he is hoping for less density on site.

Vice Chair Louis Lagrave stated that the Desert View Character Plan should also be take into account and to meet the character of the area, density should be decreased or the development proposal be moved closer to the core. He added that Desert Mountain and Cave Creek schools are too far from the development.

Committee member Jill Hankins asked if a flood analysis had been completed for the site. **Susan Demmitt** stated that the site is not proposing development in the established flood corridor or flood zone. **Nguyen Lam**, representative with Hilgart Wilson, stated that the drainage corridors have mapped floodplains and are subject to Federal Emergency Management Agency (FEMA). He added that the developer will work with the City to appropriately address the flood zones. **Committee member Jill Hankins** stated that she had concerns with additional hardscape in the area.

Committee member Michelle Santoro stated that she appreciates the design, open space, and connectivity proposed by the development.

Daniel Centilli, a member of Save Our Sonoran Preserve and various trail running groups, stated that developers see the area as a transportation corridor, but residents see it as a recreation corridor. He added that the development will reduce quality of life. He stated that other residential projects in the area have increased trash and traffic.

Gary Kirkilas, a member of Save Our Sonoran Preserve, stated that he appreciated the partnership with the NWF and proposed trails and access. He added that the Desert Character Overlay is tied to the preserve and should be retained.

Sue Pierce, a resident of Desert Enclave, stated that the area is exploding with development, especially with the Taiwan Semiconductor Manufacturing Company (TSMC), but residential development will lead to increased traffic. She stated that traffic issues are already complicated in the area and there is no plan from the development about how to alleviate the issue. She added that major transportation will lead to additional noise pollution. She stated that there is an opportunity to preserve the area as a tranquil space in the Sonoran Preserve.

Susanne Rothwell, a member of the Phoenix Mountain Preservation Council, expressed concerns regarding amending the Desert Character Overlay. She added that the developer should keep 50% of the land as native and homes should be low scale. She also expressed concerns with the lack of parking if a trailhead is provided on site.

James Gaston, a resident of Tuscana at Tatum Ranch, questioned how the development will deal with increases in water and sewer usage.

Bob Thompson, a member of the public, stated that he was opposed to the development and instead wanted to preserve the area as natural preserve. He also expressed concerns with traffic and density.

Scott Coll, a member of the public, expressed concerns with traffic. He added that there is a need to preserve the preserve area.

Crystal Lehman, a member of the public, stated that Sonoran Desert Drive is a pleasant driving experience as is and expanding the roadway and increasing homes takes away from the beauty of the desert.

Rebecca Rodriguez, a local hiker, trail runner, and mountain biker, stated that she enjoys the beautiful views and wildlife in the area. She expressed concerns with increased noise from the roadway.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, stated the he understands the area will develop eventually, but expressed concerns with density and traffic. He added that the development should be set back further from Sonoran Desert Drive.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

Vice Chair Louis Lagrave stated that Sonoran Desert Drive will increase to 6 lanes, but that does not mean that the preserve area cannot be preserved. **Committee member Jill Hankins** also expressed the need to retain open spaces in the City.

Committee member Rick Powell stated that he believes development should be slower and the area kept more natural.

Committee member Reginald Younger stated that he likes the look of Sonoran Desert Drive as is and hopes that development will allow that to be retained. He also expressed concerns with increased density.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-1-18-2

Date of VPC Meeting	March 10, 2022
Request From	Preserves / Residential 0 to 1 / Residential 1 to 2 dwelling units per acre, Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, and Preserves / Floodplain
Request To	Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay
Proposed Use	Single-family residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
VPC Recommendation	Approval
VPC Vote	4-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #4 – Z-TA-5-18-2, Item #5 – Z-75-18-2, and Item #7 – Z-62-18-2.

10 persons indicated that they wished to speak.

Julianna Pierre provided information regarding Z-TA-5-18-2, a text amendment to revise the applicability area and associated text for the Desert Maintenance Overlay District (DMOD) of the Desert Character Overlay District (DCOD). She explained the permitted uses and standards for the two sub-districts in the DMOD, Sub-District A and Sub-District B. She explained that the southern boundary of the DMOD aligns with the Northeast Outerloop Freeway alignment outlined in the Peripheral Areas C and D Plan.

Julianna Pierre explained that applicant's proposed modifications would remove Sub-District A standards from the property south of Sonoran Desert Drive and west of Cave Creek Wash. Additionally, the land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become part of Sub-District B. She stated that staff's recommendation is to only remove Sub-District A standards from an approximately 155.06-acre portion of the original request. She added that the text amendment also includes changes to the Zoning Ordinance and the staff

recommendation is for approval of Z-TA-5-18-2 to amend the applicability area and associated text for the DMOD of the DCOD as shown in Exhibit A of the staff report.

Julianna Pierre explained that Z-75-18-2 is the rezoning case associated with the aforementioned text amendment and would remove the DCOD designation from the zoning districts. She explained that the applicant proposed and staff recommended areas were identical to those in Z-TA-5-18-2, but the staff recommendation for Z-75-18-2 is denial as filed, approval of the staff recommended area.

Julianna Pierre explained that GPA-DSTV-1-18-2 was a request from 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, and Preserves / Floodplain to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain, with removal of the Infrastructure Phasing Overlay (IPO). She explained that the IPO acted as a timing element to ensure growth was concentrated within the Infrastructure Limit Line (ILL), a guide to where the City would extend water and sewer infrastructure to support development. She stated that significant investment and development has occurred within the boundaries of the ILL and there are opportunities to revisit the overlay and reassess development beyond the ILL. She added that staff is recommending approval of GPA-DSTV-1-18-2.

Julianna Pierre stated that Z-62-18-2 is a rezoning request of 488.63 acres at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, and RE-35 DCOD to PUD DCOD (pending PUD) and PUD. She added that the proposed PUD will allow single-family residential development.

Julianna Pierre stated that the development is proposing a master-planned residential community with a maximum 1,420 units at a density of 3.0 dwelling units per acre. There will be a collection of single-family neighborhoods with various amenities, open spaces, and a pedestrian network. She also discussed the permitted uses, connectivity to the adjacent Sonoran Preserve, open space, and amenities.

Julianna Pierre reviewed the community input received since 2018, which included 82 letters in opposition and 6 letters in support. She stated that the letters in opposition expressed concerns regarding: road infrastructure, increased traffic, decreased resident safety, preserve areas not maintained for outdoor activities, negative impacts on the area's natural flora and fauna, maintaining the requirements for the DCOD, density, number of units, water resources, Sonoran Desert Drive remaining a scenic corridor, the proposed development not matching the character of the area, strain on the school district, and lack of amenities to support the development.

Julianna Pierre reviewed the staff finding and stipulations for Z-62-18-2, noting that Stipulation No. 1 had corrections to the PUD name and date stamped date. She added that staff recommended approval, subject to stipulations.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve and will have only single-family homes with a maximum of 3 homes per acre. She discussed the history of applicable plans that apply to the site, such as the DMCO, Peripheral Areas C and D Plan, and Phoenix General Plan. She explained

that the Verdin property was always intended to develop as residential. She also discussed the eventual build out of Sonoran Desert Drive and the infrastructure improvements that Verdin developers will build along Sonoran Desert Drive. She also noted that developers are working with the Deer Valley Unified School District.

Alex Steadman, representative with RVi, stated that the Verdin development will have a unique vision and design approach. He discussed the partnership with the National Wildlife Federation (NWF), noting the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. He discussed the certified habitat open space areas, specifically the preserved habitat, re-established habitat, and maintained open space. He stated that the playscapes will include nature trails with education nodes, parks, trailheads, informative signage, and community amenities. He also provided an example of the NWF landscape palette.

Alex Steadman also discussed the pedestrian circulation and edge openness plans. He stated that the development will have an open trailhead for the public, which includes public parking, community gathering spaces, and access to water. He added that there will be a variable edge adjacent to the Sonoran Preserve and Mesquite Wash. He also noted that the Verdin PUD provides parallels to the DCOD.

Vice Chair Shannon Simon appreciated the thoughtful design of the development and stated that the project was high quality.

Gary Kirkilas, a member of Save Our Sonoran Preserve, provided a presentation and discussed the importance of the DCOD. He stated that the DCOD was intended to maintain the fragile undisturbed areas of the wildlife corridor along the Cave Creek Wash, a major floodway and floodplain. He added that the Zoning Ordinance discusses how development in the DCOD should blend with the undisturbed desert environment rather than dominate it. He added the DCOD states that the Dynamite Boulevard alignment acts as the southern boundary, and makes no reference to Sonoran Desert Drive. He added that moving the DCOD boundary further north eliminates the purpose of the overlay.

Patrick McMullen, President of the Phoenix Mountains Preservation Council, appreciated the applicant linking the development to the Sonoran Preserve, but still had concerns regarding removal of the DCOD, especially when the DCOD would dictate the number of units permitted on the site. He also expressed concerns regarding the width of the trail along the Mesquite Wash.

Susanne Rothwell, a member of the Phoenix Mountains Preservation Council, stated that the Sonoran Collaborative assisted with writing the DCOD chapter of the Zoning Ordinance and there was an enormous amount of research regarding the fragile corridors in the area. She requested lower density and single-story residences. She added that DCOD should remain in place.

Ann Wilde, a member of the public, stated that development should not affect the desert character. She stated that development should occur with the DCOD in place.

Cynthia Weiss, a resident of Sonoran Gate, the closest residential development to Verdin, appreciated Verdin's thoughtful development.

Kara Nicholls, a member of the public who lives adjacent to the Sonoran Preserve, stated that she was excited about Verdin providing a connection to the northern and southern portions of the Preserve. She appreciated the NWF collaboration and stated this development will aid in home ownership since homes on an acre are unobtainable for many.

Rob Nash-Boulden, a member of the public, asked the Village Planning Committee to reconsider and deny the request to remove the DCOD from the site. He stated that the DCOD should be retained. He also expressed concern that the development will be built with no close connections to services.

Robert Thompson, a member of the public, disagreed with the change in zoning.

Jennifer Ruby, a member of the public, stated that Verdin will be a vibrant place for people to live. She noted that the project is low density and thoughtful with accessible housing.

Keeli Keeler, a member of the public, stated that the DCOD should remain in place and that the proposed number of units will change the desert character.

Susan Demmitt stated that standards outlined in the DCOD have been taken into account and worked into the Verdin project. She added that the land adjacent to Sonoran Desert Drive is expected to develop in the future and Verdin will act as a precedent for what's to come.

MOTION: **Committee member Daniel Tome** made a motion to approve GPA-DSTV-1-18-2. The motion was seconded by **Committee member Michelle Ricart.**

VOTE: 4-1 with Committee members Simon, Kreiger, Ricart, and Tome in favor and Chair Stokes in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-1-18-2

Date of VPC Meeting	April 5, 2022
Request From	Preserves / Residential 0 to 1 / Residential 1 to 2 dwelling units per acre, Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, and Preserves / Floodplain
Request To	Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay
Proposed Use	Single-family residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
VPC Recommendation	Denial as filed, approved with a modification
VPC Vote	10-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2 were heard concurrently.

Five requests to speak in favor and five requests to speak in opposition were made for this request.

Committee member Reginald Younger joined during this item, bringing quorum to 10.

Committee member Jill Hankins joined during this item, bringing quorum to 11.

Committee member Mark Warren joined during this item, bringing quorum to 12.

Committee member Reginald Younger left during this item, bringing quorum to 11.

Staff Presentation

Julianna Pierre, staff, provided a combined presentation for companion cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2. Ms. Pierre reviewed the history of the Desert Character Overlay District (DCOD) and the alignment of Sonoran Desert

Drive. She explained that staff recommends a more limited area to be removed from the DOCD, as shown on the map in the staff report. She explained that the Z-75-18-2 case mirrors the text amendment case, updating the zoning designation to remove the overlay district, and that staff recommends denial as filed, approval of the staff recommended area. Ms. Pierre went on to review the General Plan Amendment, describing the history and purpose of the designations, noting that staff recommends approval. She then provided an overview of the PUD proposal in Rezoning Case Z-62-18-2, reviewing the land use proposal and site plan, connectivity proposal, open space provisions, and amenities. She discussed the community input that has been received and summarized written materials. Finally, she noted that staff recommends approval with stipulations.

Applicant Presentation

Susan Demmitt, representative with Gammage & Burnham, summarized the history of the site and planning efforts for the proposed project. She stated that the subject site is private property and has never been designated to be part of a preserve area. She reviewed the surrounding area, summarized the applicant's proposal, and discussed new proposed stipulations that she suggested the committee incorporate into its approval. She summarized the purpose of the Desert Character Overlay District and stated that the impact of removing the overlay would allow a master planned community with density spread to the whole site.

Alex Stedman, representative with RVi, discussed the design approach and relationship to the surrounding open space, including the partnership with the National Wildlife Federation. He shared a map that indicated the proposed certified habitat open spaces within the site, discussed the proposed landscape palette and plant list, and stated that the Mesquite Wash would serve as a connector between the north and south portions of the preserve. He reviewed the edge openness plan and the design of open edges with public trail access points. Finally, he described the elements of the DCOD that have been incorporated into the design of the development.

Susan Demmitt described the additional stipulations – which include a reduced density limit, elimination of the smallest lot size, an additional open space buffer along the eastern property line, public access easements at certain locations, and a multi-use trail easement along the wash corridor – proposed by the applicant and requested that the committee incorporate the additional stipulations into their approval. Additionally, she stated that the subject site has always been designated for development in the City's General Plan and the proposed density is within the limits of the designation and that the applicant hopes to set a good example of appropriate development in this corridor.

Committee Questions

Vice Chair Lagrave asked about the designation of 3.5 to 5 dwelling units per acre in the General Plan Amendment, which is not necessary to facilitate the proposed project. He further asked about the southeast corner and if it would make sense to donate the land to the Parks and Recreation Department.

Susan Demmitt replied that the applicant would be open to removing the General Plan classification of 3.5 to 5 dwelling units per acre and that the applicant would be willing to work with the Parks and Recreation Department on a dedication of the southeast corner

of the site if it was of interest to the City.

Committee Member Nowell asked about the development parcel allocation table in which the numbers for individual parcels do not add up to the total for the full site. **Ms. Demmitt** replied that the individual parcels have flexibility in the unit totals, but the overall total cannot exceed the maximum for the full site.

Mr. Nowell asked if homeowners would be prohibited from planting non-native plants. **Mr. Stedman** replied that individual homeowners would be required to follow the plant list for the PUD. **Committee Member Reynolds** added that rear yard plant prohibitions are possible and are done in other communities, asking further if fruit trees will be prohibited in the community. **Mr. Stedman** replied that the applicant team would explore the idea.

Mr. Nowell asked how many lots would be affected by the base flood elevation and how much those houses would need to be elevated.

Nguyen Lam, representative with Hilgart Wilson, replied that it would primarily be lots fronting on the Mesquite Wash, but they don't have a precise number since the parcels haven't been finalized. He added that they would raise the houses to 1 foot above the base flood elevation.

Ms. Reynolds asked if the natural preservation areas will be marked so the community knows where they are. **Mr. Stedman** replied that they have discussed signage with the NWF and there are opportunities to do signage. **Ms. Demmitt** added that the applicant wants the public to recognize that these are public benefits.

Committee Member Kollar asked for clarification on the DCOD removal area. **Ms. Pierre** replied that staff is recommending only the Verdin site be removed from the DCOD at this time and any other sites would need to be evaluated on a case-by-case basis. **Ms. Demmitt** added that the package of commitments from the specific PUD justifies the removal of the DCOD.

Mr. Nowell asked for clarification on making motions with amendments. **Vice Chair Lagrave** replied that the committee can make the appropriate amendments in their motions.

Public Comments

Gary Kirkilas introduced himself and provided a history of the DCOD, noting that its purpose was to maintain the Cave Creek Wash. He stated that the entire Cave Creek Wash needs to be protected and that the DCOD boundaries should be at the Dynamite Boulevard alignment, not moved to the north. He further stated that DCOD only applies to one-third of the property, allowing the developer to build on the site without removing the DCOD. He stated that he believes the committee should vote yes on development but keep the DCOD in place.

Donald Bessler introduced himself and stated that he believes this is a property rights issue and that more housing should be built, adding that he supports the proposal and believes it will be a good product.

Susanne Rothwell introduced herself and stated that the Desert View Village Planning Committee voted in favor of the DCOD when it was originally written. She stated that everyone was in favor of it at the time and it was a great piece of planning and legislation.

Brian Sullivan introduced himself, noting that he has worked and spent much time in the preserve area, and stated that there are maps that show this area designated for acquisition and preservation. He stated that minimizing density would limit the impact to wildlife and that preserving the flats is important.

Sue Pierce introduced herself and stated the concern that the work that goes into making plans can be easily reversed by a developer who doesn't have a full understanding of the issues.

Kara Nicholls introduced herself and stated that Phoenix needs attainable housing because of its rapid growth rate. She noted that people are having trouble finding homes in the area and that the developer has done a great job with the proposed development.

Jennifer Ruby introduced herself and stated that the proposed development is a great opportunity for the community and that it would provide housing for all the new jobs coming to the north Phoenix area.

Cynthia Weiss introduced herself and stated that she supports the proposal because there are other active families that want to live in this location near all of the open space amenities.

James Gaston introduced himself and stated that he does not agree with removing the DCOD and believes one home per acre is appropriate. He further noted that there is academic research, stating concerns about groundwater issues in regard to overdevelopment.

Sara Altieri introduced herself and stated that she knew the area would change over time when she bought a home nearby. She stated that the development incorporates sensitivity to natural wildlife.

Applicant Response

Susan Demmitt stated that she feels the applicant has addressed the concerns and would be happy to discuss any follow up questions.

Committee Discussion

Vice Chair Lagrave stated that he was originally in favor of the R1-10 designation and that he is concerned about keeping the DCOD in the northern portion because it would push more density into the southern portion. He stated that he believes the development will allow wildlife to flourish and that he supports the project.

Committee Member Israel asked if there is a current allowance for housing on the site. **Vice Chair Lagrave** replied that there is.

Committee Member Powell stated that this site is far from the 101 and I-17 freeways and should be the lowest density. He stated the concern about other sites along the corridor seeking higher densities, adding that he doesn't believe the request is in character and is not in favor of moving the DCOD line. He further stated that the homes in this development will not be affordable or attainable and that there is room in other parts of the village that could be developed at higher densities, closer to the freeway.

Committee Member Santoro stated that the PUD is very thorough and thoughtful and that she appreciates the reduction in density. She stated that she does not agree with the current alignment of the DCOD line and that the majority of the property is in alignment with the DCOD guidelines.

Committee Member Nowell stated that he believes the proposal is a good compromise, even though it is not perfect, adding that he would like to see the approved plant include particular restrictions in the back yards of individual homes.

Chair Bowser stated that it is important to remember that the proposal is to eliminate the DCOD at the site in exchange for an entire new set of rules outlined in the PUD. He further stated that one house per acre is not a desirable type of development, noting the downsides to one-acre lot development, including that it's not walkable and people do not know their neighbors.

Committee Member Hankins stated that she would be in favor of the development if it were closer to existing infrastructure and that she is concerned about the costs of infrastructure driving up home prices.

Vice Chair Lagrave stated that affordable housing is typically found in other parts of the city and that he believes that infrastructure costs will be lower for future developments.

MOTION – GPA-DSTV-1-18-2

Vice Chair Lagrave made a motion to deny GPA-GSTV-1-18-2 as filed, and approve with the Residential 3.5 to 5 dwelling units per acre designation removed. **Committee Member Santoro** seconded the motion.

VOTE

10-1, motion to deny as filed, approve as modified, passed; Members Dean, Hankins, Israel, Kollar, Nowell, Reynolds, Santoro, Warren, Lagrave, and Bowser in favor; Member Powell against.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
GPA-DSTV-1-18-2
STAFF ANALYSIS

April 26, 2022

Application:	GPA-DSTV-1-18-2
Owner:	MacEwen Ranch, LLC
Applicant:	Robert Johnson, Taylor Morrison
Representative:	Susan E. Demmitt, Gammage & Burnham, PLC
Location:	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Acreage:	474.37 acres
Current Plan Designation:	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)
Requested Plan Designation:	Residential 2 to 3.5 dwelling units per acre (451.13 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay removal (474.37 acres)
Reason for Requested Change:	Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development
North Gateway Village Planning Committee Meeting Date:	March 10, 2022
Desert View Village Planning Committee Meeting Date:	April 5, 2022

Staff Recommendation: Approval, per Addendum A

Summary

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended approval by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, and recommended denial as filed, approval with a modification to remove the Residential 3.5 to 5 dwelling units per acre designation.

The applicant's original request was for 451.13 acres of the subject site to be designated as Residential 2 to 3.5 dwelling units per acre/Residential 3.5 to 5 dwelling units per acre, along with other requested designations. The applicant proposes to modify their request to remove the Residential 3.5 to 5 dwelling units per acre designation, per the Desert View Village Planning Committee recommendation. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

Staff recommends approval of GPA-DSTV-1-18-2 per Addendum A.

Exhibits
Sketch Map (2 pages)

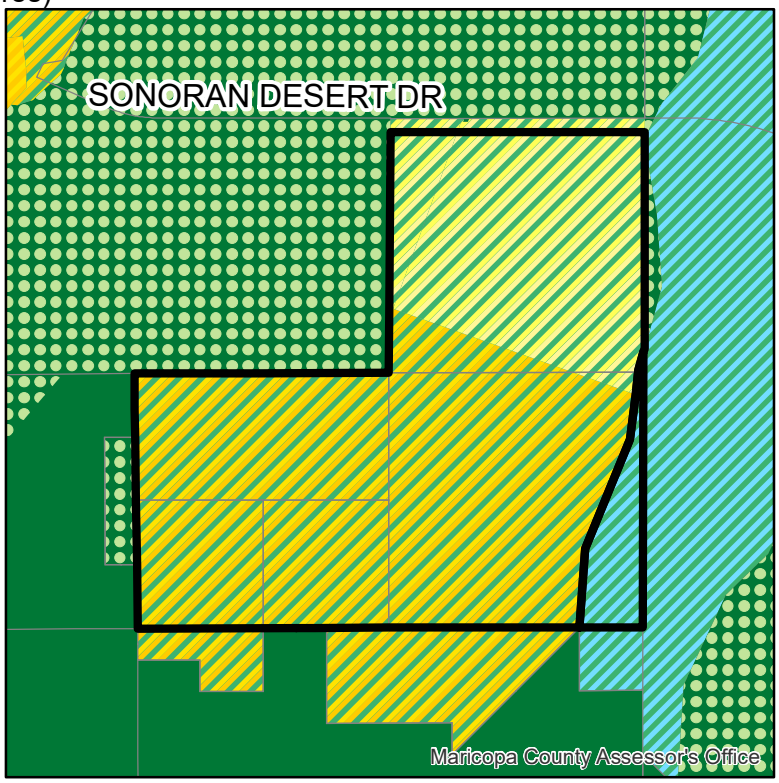
GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-18-2	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		4/14/2022

EXISTING:

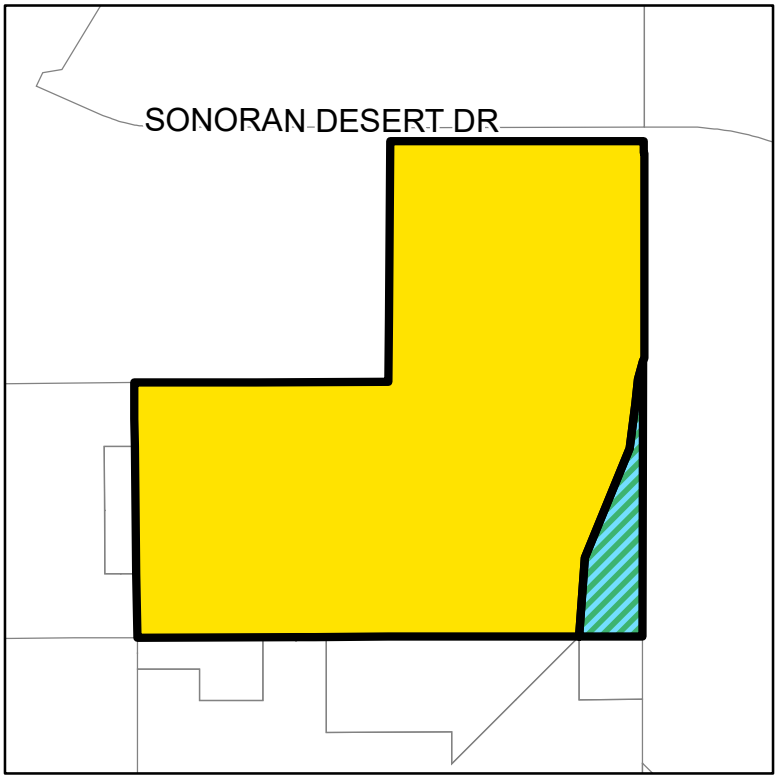
Preserves / 0 to 1 or 1 to 2 du/ac (138.83 +/- Acres)
Preserves / 2 to 3.5 or 3.5 to 5 du/ac (312.30 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay (474.37 +/- Acres)



- Proposed Change Area
- Residential 2 to 5 du/ac
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Future 1 du/ac
- Preserves / 0 to 1 or 1 to 2 du/ac
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac
- Preserves / Floodplain

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (451.13 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay Removal
(474.37 +/- Acres)



- Proposed Change Area
- Residential 2 to 3.5 du/ac
- Preserves / Floodplain

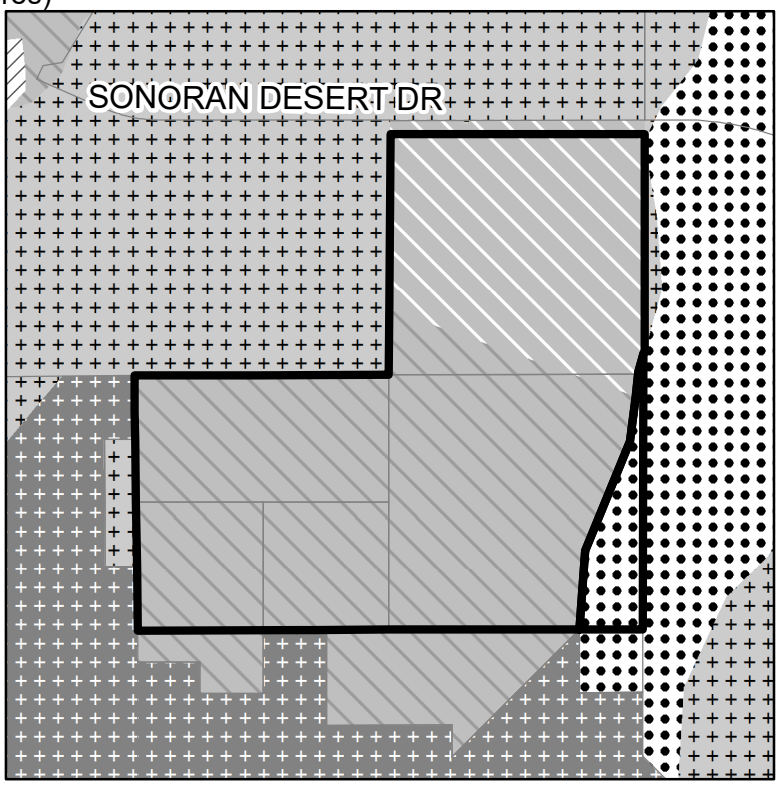
GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-18-2_BW	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		4/14/2022

EXISTING:

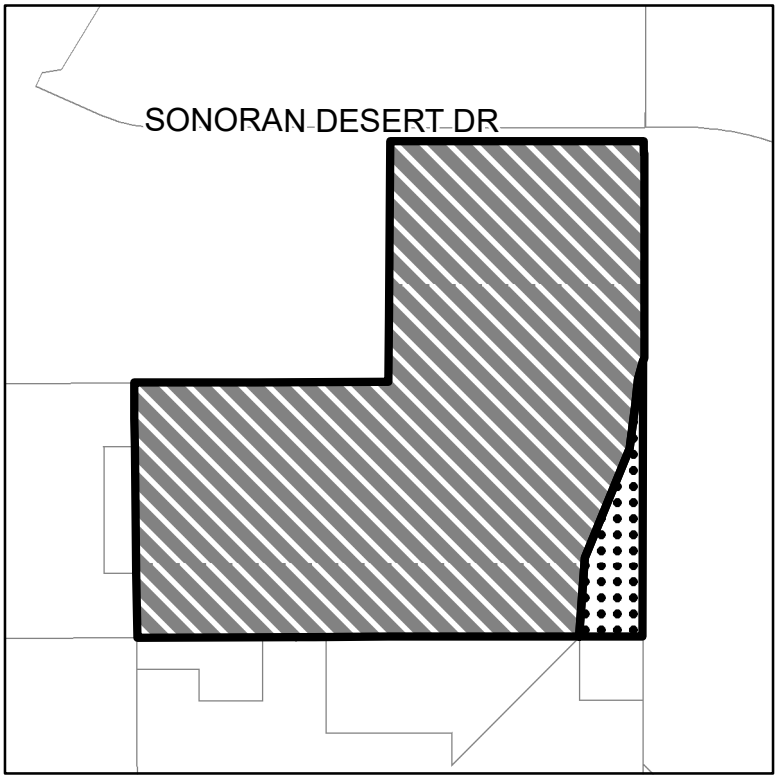
Preserves / 0 to 1 or 1 to 2 du/ac (138.83 +/- Acres)
Preserves / 2 to 3.5 or 3.5 to 5 du/ac (312.30 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay (474.37 +/- Acres)



- Proposed Change Area
- Residential 2 to 5 du/acre
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Future 1 du
- Preserves / 0-1 or 1-2 du/ acre
- Preserves / 2-3.5 or 3.5-5 du/acre
- Preserves / Floodplain

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (451.13 +/- Acres)
Preserves / Floodplain (23.24 +/- Acres)
Infrastructure Phasing Overlay Removal
(474.37 +/- Acres)



- Proposed Change Area
- Residential 2 to 3.5 du/acre
- Preserves / Floodplain

Attachment H

REPORT OF PLANNING COMMISSION ACTION
May 5, 2022

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-1-18-2 (Companion Cases Z-75-18-2, Z-TA-5-18-2, and Z-62-18-2)
Request:	Map Amendment
Location:	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
From:	Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay
To:	Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal
Acreage:	474.37
Proposal:	Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development.
Applicant:	Robert Johnson, Taylor Morrison/Arizona Inc.
Owner:	MacEwen Ranch, LLC
Representative:	Susan E. Demmitt, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Desert View 12/7/2021 Information only.
North Gateway 12/9/2021 Information only.
North Gateway 3/10/2022 Approval. Vote: 4-1.
Desert View 4/5/2022 Denied as filed, approved with modifications. Vote: 10-1.

Planning Commission Recommendation: Approval, per Addendum A of the Staff Analysis Report.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve GPA-DSTV-1-18-2, per Addendum A of the Staff Analysis Report.

Maker: Simon
Second: Gorraiz
Vote: 7-1 (Perez)
Absent: Gaynor
Opposition Present: Yes

Findings:

1. The companion rezoning case, Z-62-18-2, incorporates development standards that will provide transition between the subject site and surrounding Sonoran Preserve and open space areas.

2. The request will allow for single-family residential development at 3 dwelling units per acre, as proposed by the companion rezoning case, Z-62-18-2. The proposed development will provide a maximum of 1,420 single-family units, which supports the City's need for additional housing.

3. The parcel is one of the last privately owned properties in the area and as recommended by the North Black Canyon Corridor Plan, property owners who want to rezone a site within the Infrastructure Phasing Overlay area can file a General Plan Amendment to remove the overlay designation from their property.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: May 27, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEMS 57-60 ON THE JUNE 1, 2022 FORMAL AGENDA: Z-62-18-2, Z-TA-5-18-2, GPA-DSTV-1-18-2, Z-75-18-2

Items 57 through 60 are companion cases associated with a proposal for a single-family subdivision in Council District 2.

Item 57, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

Item 58, Text Amendment Z-TA-5-18-2 is a request to amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District (Ordinance G-6993).

Item 59, General Plan Amendment GPA-DSTV-1-18-2 is a request to modify the General Plan Land Use Map for 474.37 acres near the southwest corner of the 24th Street alignment and Sonoran Desert Drive from Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay to Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal (Resolution 22030)

Item 60, Rezoning Application Z-75-18-2 is a request to rezone approximately 155.06 acres located south of Sonoran Desert Drive between the 16th and 32nd Street alignments from RE-35 DCOD-A, S-1 DCOD-A to RE-35 and S-1 to modify the boundary of Desert Character Overlay District (Ordinance G-6992).

The North Gateway Village Planning Committee heard all of the requests on March 10, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with a modification.	4-1
58	Approval, per the staff recommendation.	4-1
59	Approval.	4-1
60	Approval, per the staff recommendation.	4-1

The Desert View Village Planning Committee heard all of the requests on April 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with modifications and additional stipulations.	10-1
58	Approval, per the staff recommendation.	7-4
59	Denial as filed, approval with modifications.	10-1
60	Denial as filed, approval per the staff recommendation.	7-4

The Planning Commission heard all of the requests on May 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff memo dated May 5, 2022.	7-1
58	Approval, per the Addendum A Staff Report.	7-1
59	Approval, per Addendum A of the Staff Analysis Report.	7-1
60	Approval, per the Addendum A Staff Report.	7-1

The Planning Commission recommendation for Item 57 (Z-62-18-2) included additional and modified stipulations (per the staff memo). One of the stipulations requires the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement will outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

Staff recommends a continuance of all of the items to the July 1, 2022 City Council Formal meeting to allow additional time to finalize the site specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items. These items need to happen concurrently as both are necessary to address the impacts to Sonoran Desert Drive as this property and all the other vacant land develops in this northern area of Phoenix.

Approved: 

Alan Stephenson
Deputy City Manager/Planning and Development Director

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 169

(CONTINUED FROM JUNE 1, 2022) - Public Hearing and Ordinance Adoption - Rezoning Application Z-75-18-2 - South of Sonoran Desert Drive between the 16th Street and 32nd Street Alignments (Ordinance G-6992)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-75-18-2 and rezone the site from RE-35 DCOD-A (Single-Family Residence District, Desert Character Overlay District, Sub-District A) and S-1 DCOD-A (Ranch or Farm Residence, Desert Character Overlay District, Sub-District A) to RE-35 (Single-Family Residence District) and S-1 (Ranch or Farm Residence) to allow single-family residential. This is a companion case to GPA-DSTV-1-18-2, Z-TA-5-18-2, and Z-62-18-2 and must be heard following GPA-DSTV-1-18-2.

Summary

Current Zoning: RE-35 DCOD-A (10.25 acres) and S-1 DCOD-A (144.81 acres)
Proposed Zoning: RE-35 (10.25 acres) and S-1 (144.81 acres)
Acreage: Approximately 155.06 acres
Proposed Use: Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A

Owner: MacEwen Ranch, LLC
Applicant: Susan Demmitt, Gammage & Burnham, PLC
Representative: Susan Demmitt, Gammage & Burnham, PLC

Staff Recommendation: Denial as filed, approval of the staff recommended area in Z-TA-5-18-2.
VPC Info: The Desert View Village Planning Committee heard this case on Nov. 6, 2018, April 2, 2019, and Dec. 7, 2021, for information only. The North Gateway Village Planning Committee heard this case on Nov. 8, 2018 and Dec. 9, 2021, for information only.
VPC Action: The North Gateway Village Planning Committee heard this case on March 10, 2022 and recommended approval, per the staff recommendation, by a vote of 4-1. The Desert View Village Planning Committee heard this case on April 5, 2022 and recommended denial as filed, approval per the staff recommendation, by a 7-4 vote.
PC Action: The Planning Commission heard this case on May 5, 2022 and

recommended approval, per the Addendum A Staff Report, by a vote of 7-1.

Location

Southwest corner of the 24th Street alignment and Sonoran Desert Drive.
Council District: 2
Parcel Address: 28239 N. 23rd St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-75-18-2) FROM RE-35 DCOD-A (SINGLE-FAMILY RESIDENCE DISTRICT, DESERT CHARACTER OVERLAY DISTRICT, SUBDISTRICT A) AND S-1 DCOD-A (RANCH OR FARM RESIDENCE DISTRICT, DESERT CHARACTER OVERLAY DISTRICT, SUB-DISTRICT A) TO RE-35 (SINGLE-FAMILY RESIDENCE DISTRICT) AND S-1 (RANCH OR FARM RESIDENCE).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of approximately 155.06 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive in a portion of Section 22, Township 5 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from 10.25 acres of "RE-35 DCOD-A" (Single-Family Residence District, Desert Character Overlay District, Subdistrict A) and 144.81 acres of "S-1 DCOD-A" (Ranch or Farm Residence District, Desert Character Overlay District, Sub-District A) to 10.25 acres of "RE-35" (Single-Family Residence District) and 144.81 acres of "S-1" (Ranch or Farm Residence District).

DRAFT

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B”.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of June, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:

DRAFT

A – Legal Description (3 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-75-18-2

A parcel of land being situated within a portion of Township 5 North, Range 3 and 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of Section 3, Township 5 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°52'51" East, 11908.90 feet;

Thence South 00°59'40" West, 2657.90 feet;

Thence South 89°26'27" West, 1274.34 feet;

Thence South 00°17'01" West, 6593.46 feet;

Thence South 01°35'31" East, 6542.03 feet;

Thence South 86°57'51" East, 1315.88 feet;

Thence South 26°41'09" West, 2996.00 feet;

Thence North 65°42'18" West, 2174.55 feet;

Thence South 26°52'29" West, 2037.98 feet;

Thence South 67°49'59" East, 2208.25 feet;

Thence South 27°25'16" West, 3791.32 feet;

Thence South 27°25'16" West, 4944.99 feet;

Thence North 00°29'51" West, 1565.18 feet;

Thence South 89°11'28" West, 1292.60 feet;

Thence North 45°35'29" West, 890.47 feet;

Thence North 01°52'41" West, 792.36 feet;

Thence North 46°04'52" West, 973.22 feet;

Thence North 87°16'35" West, 545.87 feet;

DRAFT

Thence North 00°33'20" West, 1337.25 feet;

Thence South 44°27'13" West, 963.92 feet;

Thence South 00°00'00" East, 415.44 feet;

Thence South 87°27'28" West, 584.79 feet;

Thence North 06°34'52" West, 339.74 feet;

Thence North 87°39'34" West, 636.66 feet;

Thence North 49°23'55" West, 837.83 feet;

Thence North 85°02'08" East, 299.72 feet;

Thence North 00°00'00" East, 701.00 feet;

Thence South 88°51'30" East, 649.25 feet;

Thence North 00°34'05" West, 1311.25 feet;

Thence North 89°16'58" West, 1038.64 feet;

Thence North 01°08'41" East, 649.19 feet;

Thence North 90°00'00" East, 701.03 feet;

Thence North 43°21'40" West, 964.27 feet;

Thence North 31°19'02" East, 893.05 feet;

Thence North 24°55'42" East, 990.40 feet;

Thence North 44°36'08" East, 639.57 feet;

Thence North 25°18'24" East, 908.71 feet;

Thence North 67°25'03" West, 1840.79 feet;

Thence North 00°00'14" East, 329.69 feet;

Thence North 00°20'28" East, 2501.69 feet;

Thence South 89°48'41" West, 2642.27 feet;

Thence South 00°28'49" West, 1723.97 feet;

DRAFT

Thence North 67°25'03" West, 3381.55 feet;

Thence North 27°54'37" East, 10982.54 feet;

Thence North 08°40'40" East, 4168.52 feet to the POINT OF BEGINNING.

The above described parcel contains a computed area of 286,251,928 sq. ft. (6571.4400 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

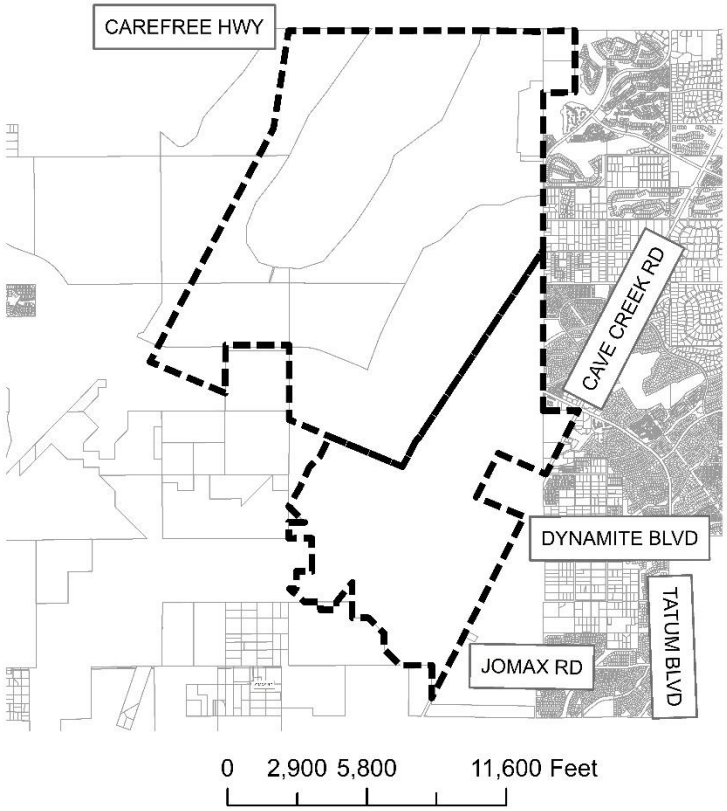
DRAFT

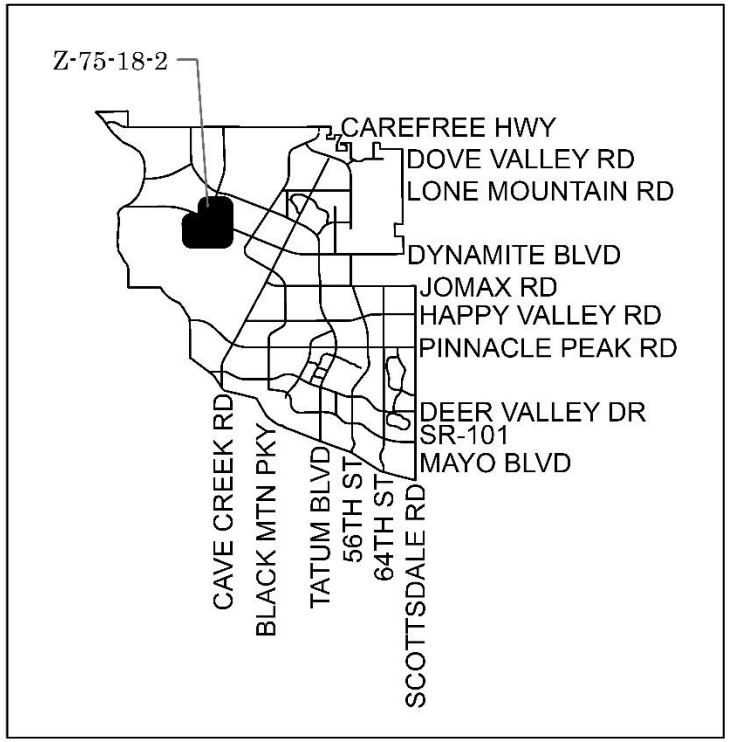
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-75-18-2
Zoning Overlay: Desert Maintenance Character Overlay District
Planning Village: Desert View





NOT TO SCALE

N

Drawn Date: 5/16/2022

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Attachment B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-75-18-2
March 9, 2022

Village Planning Committee Meeting Dates:	North Gateway – March 10, 2022 Desert View – April 5, 2022
Planning Commission Hearing Date:	May 5, 2022
Request From:	RE-35 DCOD A (481.05 acres), S-1 DCOD A (155.19 acres)
Request To:	RE-35 (236.97 acres), S-1 (155.19 acres), RE-35 DCOD B (244.08)
Proposed Use:	Modify the boundary of Desert Character Overlay Districts
Location:	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
Owner:	MacEwan Ranch, LLC Arizona State Land Department
Applicant / Representative	Susan Demmitt, Gammage & Burnham, PLC
Staff Recommendation:	Denial as filed, approval of the staff recommended area in Z-TA-5-18-2

General Plan Conformity			
General Plan Land Use Map Designation		Future Parks / Open Space or Residential 1 dwelling unit per acre Preserve / Residential 0 to 1 and 1 to 2 dwelling units per acre Preserve / Floodplain Residential 0 to 2 dwelling units per acre Residential 2 to 5 dwelling units per acre	
Street Map Classification	Sonoran Desert Drive	Major arterial	150-foot roadway easement

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESERT LANDSCAPE; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix's natural open spaces.

The proposed Desert Maintenance Overlay applicability area proposes to maintain the district standards and design guidelines that were originally intended to ensure compatible development adjacent to the preserve areas north of Sonoran Desert Drive.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

Removal of the Desert Character Overlay Districts standards from property south of the Sonoran Desert Drive alignment will allow for a nominal increase in intensity that was contemplated in the Peripheral Area C and D and North Land Use plans.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The development proposed in the Verdin PUD, via companion Rezoning Case No. Z-62-18, integrates several design considerations that are consistent with the adopted plans for the area in addition to many of the design guidelines incorporated in the Desert Maintenance Overlay of Section 653 of the Zoning Ordinance.

Applicable Plans, Overlays, and Initiatives

Desert Character Overlay Districts: See Background Item Nos. 3 and 4.

Peripheral Areas C and D Plan: See Background Item No. 5.

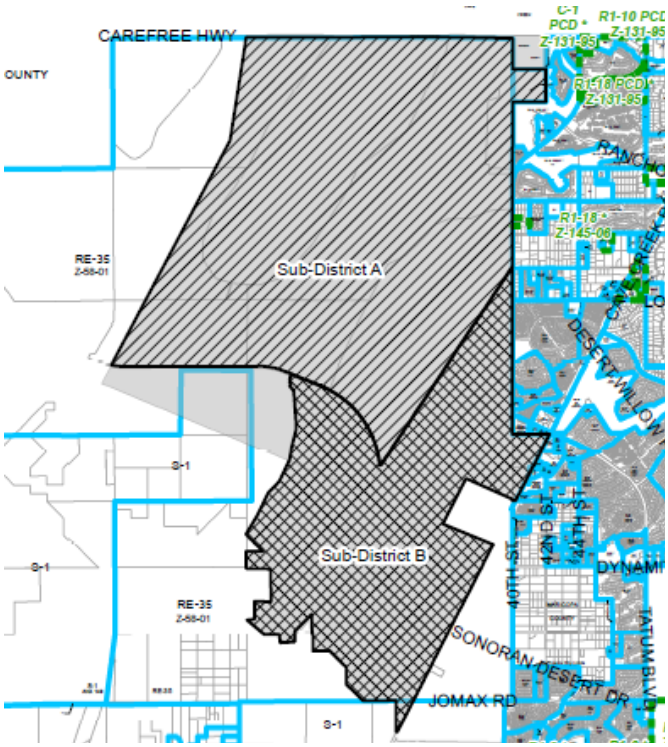
North Land Use Plan: See Background Item No. 6.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant	RE-35 DCOD A, S-1 DCOD A
North	Phoenix Sonoran Preserve, Vacant	RE-35 DCOD A
West	Vacant	RE-35 DCOD A
East	Vacant	RE-35 DCOD A, RE-35 DCOD B
South	Vacant	RE-35, S-1, RE-35 DCOD B

Background/Issues/Analysis

REQUEST

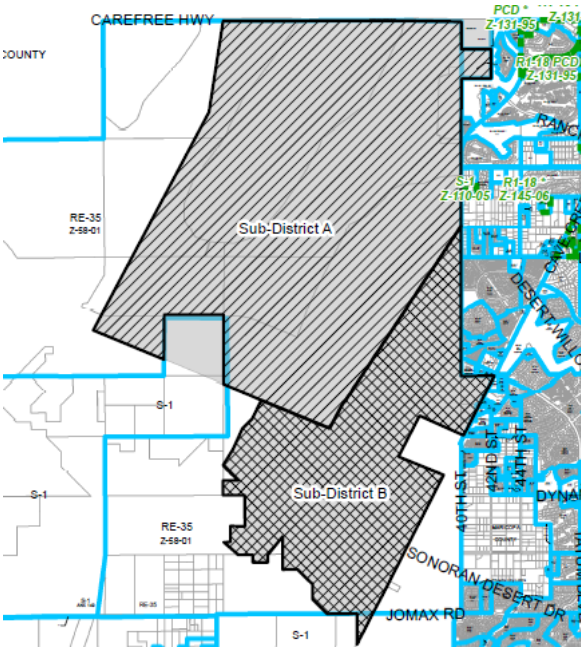
1. This is a request to rezone 636.24 acres located south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments from RE-35 DCOD A (Single-Family Residence District, Desert Character Overlay Districts, Desert Maintenance Overlay Sub-District A) and S-1 DCOD A (Ranch or Farm Residence, Desert Character Overlay Districts, Desert Maintenance Overlay Sub-District A) to RE-35 (Single-Family Residence District, RE-35 DCOD B (Single-Family Residence District, Desert Character Overlay Districts, Desert Maintenance Overlay Sub-District B) and S-1 (Ranch or Farm Residence) for a modification of the boundary of the Desert Character Overlay Districts.



Applicant Proposed Request, Zoning Sketch Map, Source: City of Phoenix

This request is a companion case to Text Amendment Case No. Z-TA-5-18-2. If approved, Z-TA-5-18-2 would amend the Zoning Ordinance language and maps in Section 653 whereas Z-75-18-2 would amend the Zoning Map to reflect the changes proposed.

Staff is recommending that a smaller portion of the applicant's request be approved to be consistent with the staff recommendation for Z-TA-5-18. The staff recommended change area (155.06 acres) is shown to the right.



Staff Recommendation, Zoning Sketch Map, Source: City of Phoenix

2. In addition to Z-TA-5-18-2, there are two additional concurrent requests. General Plan Amendment Case No. GPA-DSTV-1-18-2 and Rezoning Case No. Z-62-18-2 encompass the Verdin site (488 acres). General Plan Amendment Case No. GPA-DSTV-1-18-2 seeks to modify the land use map designation and removal from the Infrastructure Phasing Overlay. Rezoning Case No. Z-62-18-2 proposes to rezone the property to a Planned Unit Development district.

DESERT CHARACTER OVERLAY DISTRICTS

3. The Desert Character Overlay Districts, Section 653 of the Zoning Ordinance, was established in 2001 via Text Amendment Case No. Z-TA-3-99 with a general purpose to implement the North Land Use Plan. The intent of the overlay was to establish three character areas; Desert Maintenance, Rural Desert and Suburban Desert, to define the nature of development while maintaining undisturbed areas and to provide guidance for new development. Standards for the Desert Maintenance Overlay District were included in the original text amendment. Standards for the Rural Desert and Suburban Desert Overlay Districts have not been established.

4. The overlay district contains distinct permitted uses and district standards for Desert Maintenance Character Sub-Districts A and B in addition to design guidelines applicable to both subdistricts. Single-family residential uses are permitted in both subdistricts, with attached dwelling units only permitted in Sub-District B.

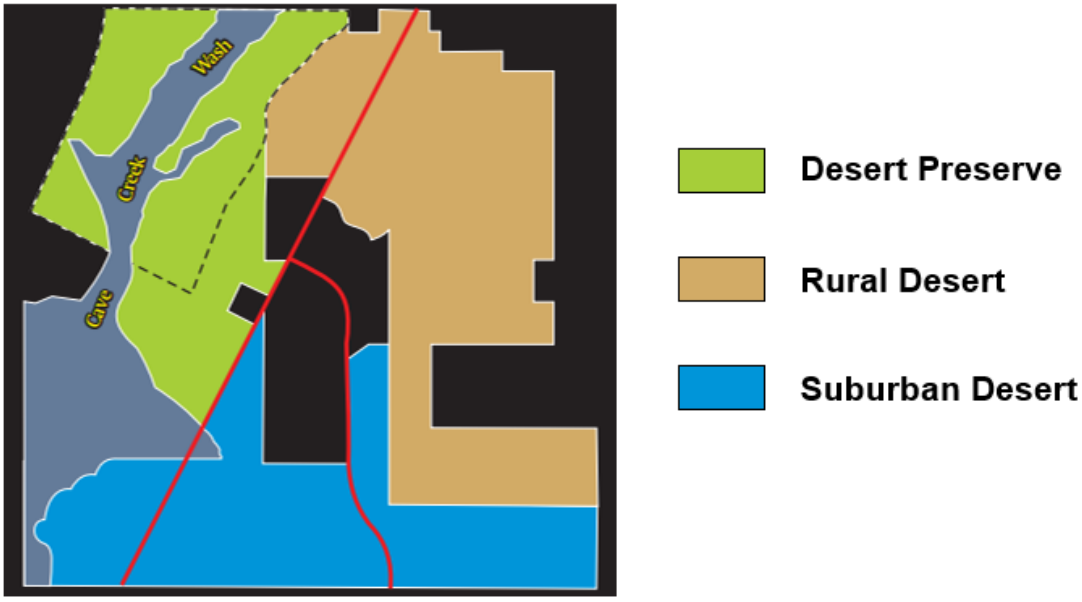
   District standards for the subdistricts include provisions designed to address lot size, building envelope, height, setbacks, access, native landscaping and treatment of washes. Design guidelines contain additional guidance on site disturbance, native plant preservation, building and wall design, and access to preserve areas, among others.

PERIPHERAL AREAS C AND D PLAN

5. In 1987, Phoenix City Council adopted the Peripheral Areas C and D Plan as an amendment to the General Plan. The intent of the Peripheral Areas C and D Plan was to serve as a guide for future land use and development in the planning area, which consisted of approximately 111 square miles of largely undeveloped land north of the Central Arizona Project canal in North Phoenix. Within the Implementation Program section of the Plan, further refinement of the general character elements was suggested prior to any formal ordinance adoption.

NORTH LAND USE PLAN

6. The North Land Use Plan was adopted in 1996 to further the existing policies of the Peripheral Areas C and D Plan. The Plan divided the planning area into three character areas; Desert Preserve, Rural Desert and Suburban Residential, and suggested that overlay districts be developed to provide clear development standards in line with community desires. The Desert Preserve character area aligns with the area included in the Desert Maintenance Overlay of the Desert Character Overlay Districts.



North Land Use Plan Character Areas, Source: City of Phoenix

VERDIN PLANNED UNIT DEVELOPMENT PROPOSAL

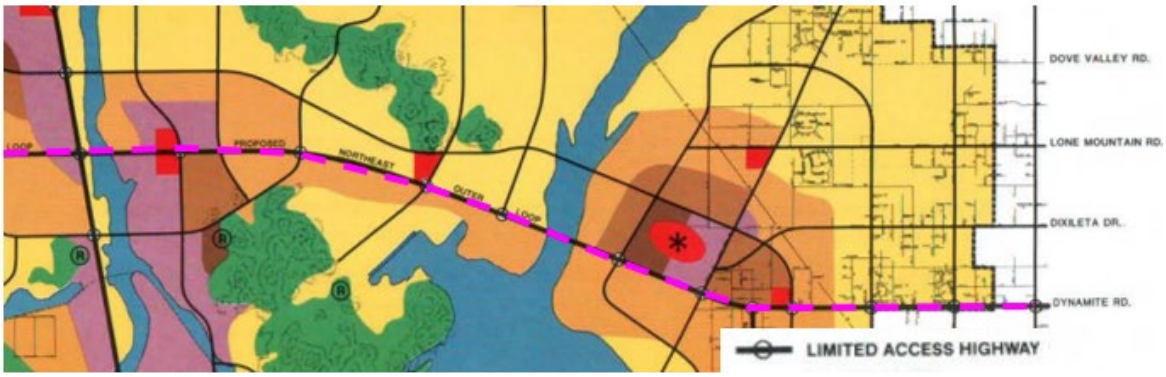
7. The Verdin Planned Unit Development (Companion Rezoning Case No. Z-62-18-2) intregrates a number of design considerations based on Desert Maintenane Character District standards. These include a sensitive transition from open space to developed areas, conservation of washes and wildlife habitats, and use of native plants.

   In addition to the considerations based on overlay standards, the Planned Unit Development includes enhanced standards for increased open space, connectivity to adjacent preserve areas, a public trail and heightened landscape standards developed in concert with the National Wildlife Federation.

   These standards collectively ensure appropriate development within the undisturbed desert context.

SONORAN DESERT DRIVE ROADWAY ALIGNMENT HISTORY

8. The Peripheral Areas C and D Plan included discussion of a proposed Northeast Outer Loop. The Northeast Outer Loop was a planned limited access extension of the Northwest Loop from Interstate 17, north of the Union Hills and Cave Buttes recreation areas, connecting to Dynamite Boulevard and traversing east toward the city of Scottsdale. Proposed land uses for Area D (north of Jomax Road) were contemplated based on proposed transportation infrastructure, with a Village Core planned for the northwest corner of Cave Creek Road and the Northeast Outer Loop / Dynamite Road alignment.



Peripheral Areas C and D Plan Land Use and Circulation, Source: City of Phoenix

9. By the North Land Use Plan's adoption, plans for the Northeast Outer Loop had ceased. As a result, the planned Core at Cave Creek and Dynamite Roads was reduced in size and geared to function as a community service area instead of an employment hub. Reduction in the planned commercial area at this location contributed to the inclusion of the area west of Cave Creek Road into the Desert Preserve character area identified in the plan. While no longer planned as a limited access roadway, Dynamite Road was utilized as a dividing line between a planned preservation buffer for the Cave Creek Wash to the north and a more dense residental area adjacent to the Cave Buttes Recreational area to the south.

10. While an east-west connection between Interstate 17 and northeast Phoenix has been planned since 1987, public involvment efforts to refine the alignment and type of roadway commenced in 2002. The final aligment for Sonoran Parkway, adopted by Phoenix City Council in 2006 as a result of the recommendation by the East Sonoran Parkway Alignment Committee, was carefully designed to minimize the impact of the roadway on the future mountain preserve area and intended to serve as a buffer between the preserve and adjacent development. Construction of Sonoran Boulevard, now known as the northern leg of Sonoran Desert Drive, began in 2010 and was completed in 2013.

11. Due to the shift in the transportation corridor from the inception of the Desert Character Overlay Districts in addition to the enhanced standards contained in the Verdin PUD, the staff recommended modification to the Sub-District boundaries and associated ordinance language is warranted.

COMMUNITY INPUT SUMMARY

12. At the time the staff report was written, staff has received 82 letters in oppositon and three letters in support of the overall proposal. Several letters in opposition expressed concern with proposed overlay modification.

Findings

1. The rezoning request is a companion case to Z-TA-5-18-2 and would update the Zoning Map boundaries for the changes proposed.

2. The proposal is consistent with changes in the transportation corridor alignment since originally adopted.

3. The proposal maintains overlay district standards for the property north of Sonoran Desert Drive, adjacent to the Phoenix Sonoran Preserve, and allows for integration of appropriate design standards from the overlay in the Verdin Planned Unit Development (Companion Rezoning Case No. Z-62-18-2).

Stipulations

None.

Writer

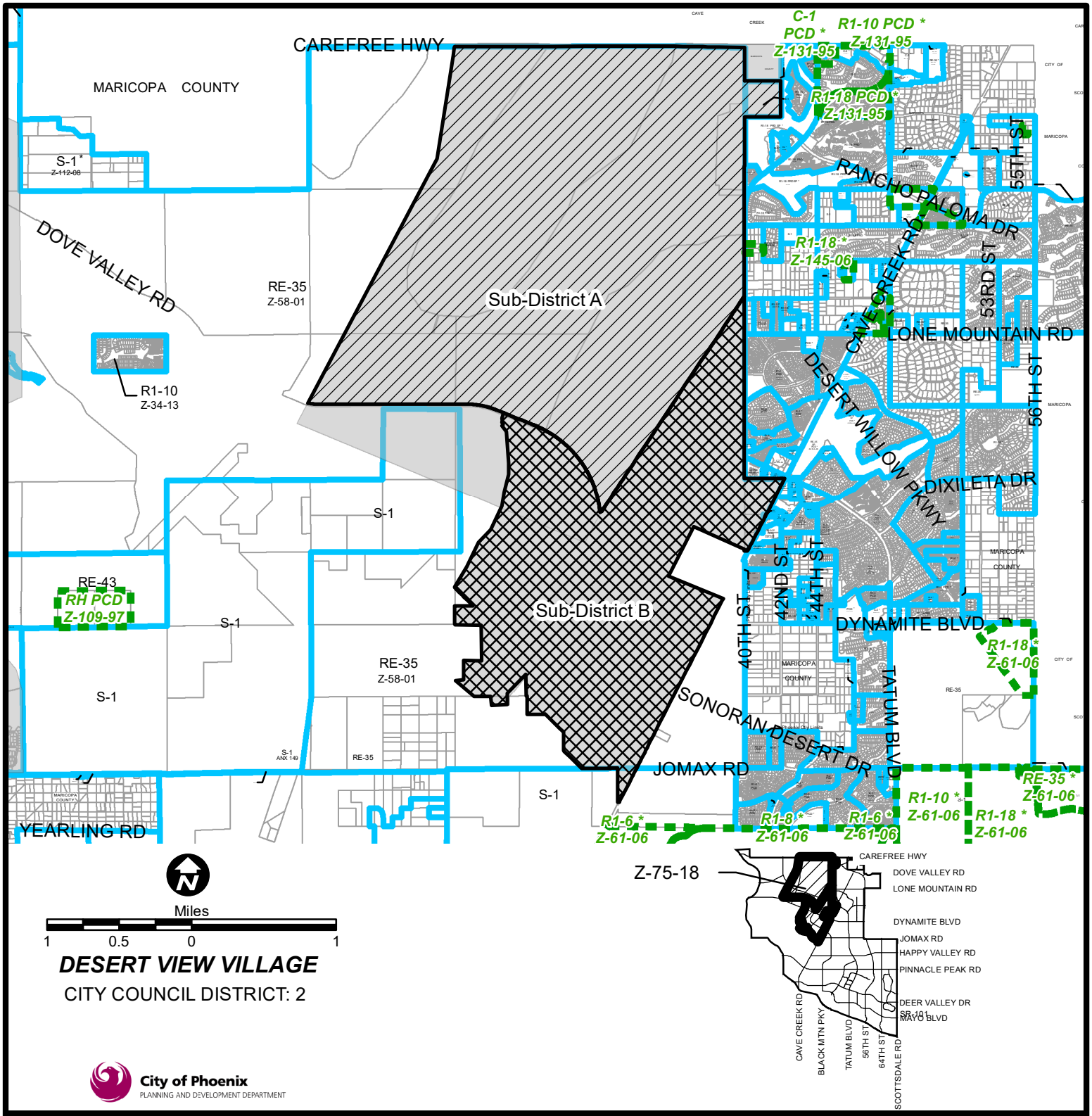
Samantha Keating
March 9, 2022

Team Leader

Joshua Bednarek

Exhibits

Proposed Sketch Map
Staff Recommendation Sketch Map
Aerial Sketch Map
Staff Recommendation Aerial Sketch Map



DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Susan Demmitt, Gammage & Burnham, PLC

APPLICATION NO. Z-75-18

DATE: 9/29/2021
REVISION DATES: 2/25/2022

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

636.24 Acres

AERIAL PHOTO & QUARTER SEC. NO.: Q51-35, Q51-36, Q52-32, Q52-33, Q52-34, Q52-36, Q52-37, Q53-30, Q53-31, Q53-32, Q53-33, Q53-34, Q54-30, Q54-31, Q54-32, Q54-33

ZONING MAP: R9, R10, Q9, Q10, P9, P10

REQUESTED CHANGE:

FROM: S-1 DCOD Sub-District A (155.19 a.c.)
RE-35 DCOD Sub-District A (481.05 a.c.)

TO: S-1 (155.19 a.c.)
RE-35 (236.97 a.c.)
RE-35 DCOD Sub-District B (244.08 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DCOD A, RE-35 DCOD A	155, 529	N/A, 635
S-1, RE-35, RE-35 DCOD B	155, 260, 268	N/A, 313, 322

* **Maximum Units Allowed with P.R.D. Bonus**

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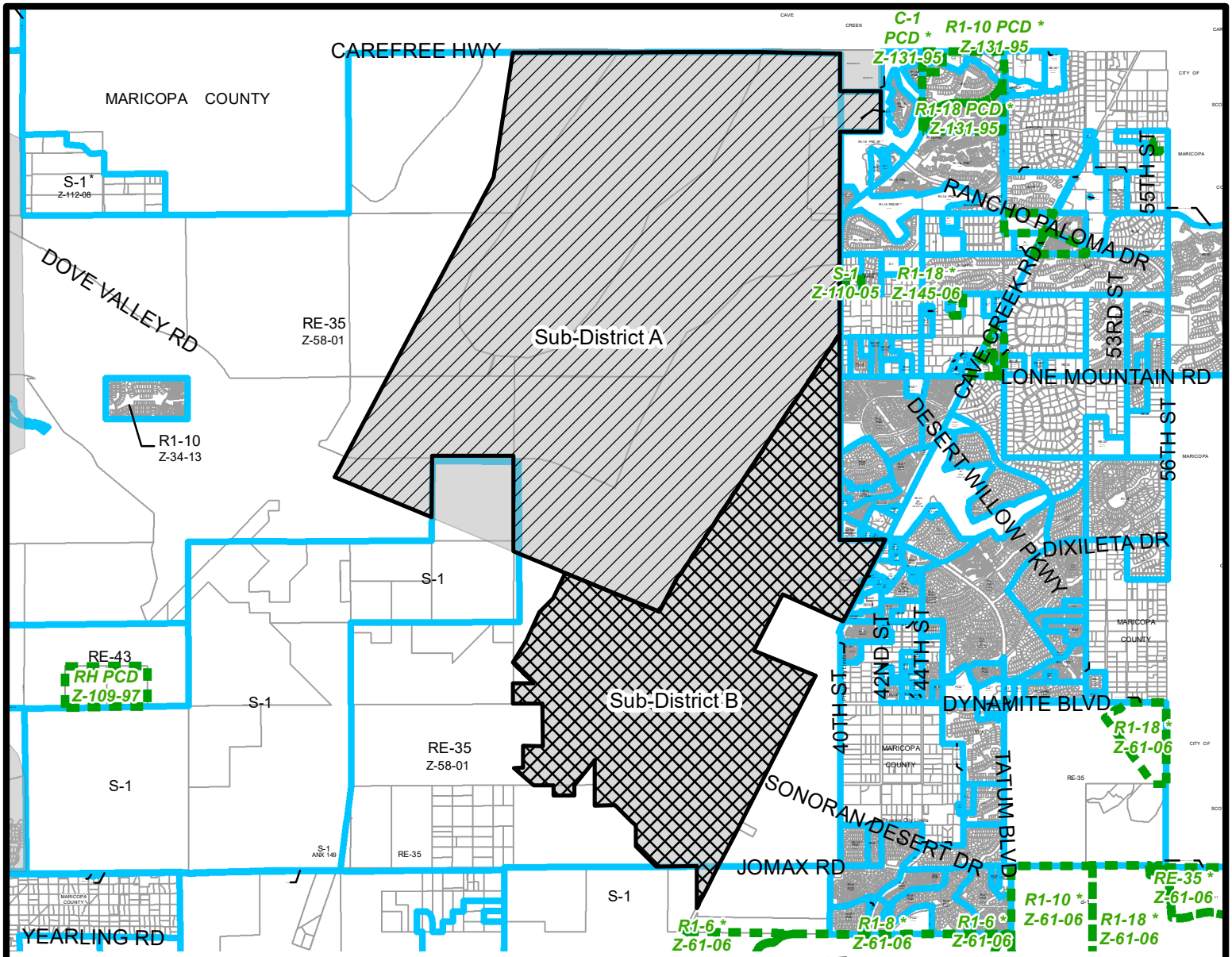

Miles

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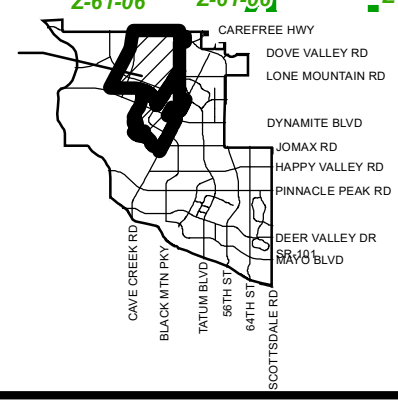
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-75-18



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Susan Demmitt, Gammage & Burnham, PLC	**REQUESTED CHANGE:**
APPLICATION NO. Z-75-18 (Per Staff Recommendation)	DATE: 9/29/2021 REVISION DATES: 2/25/2022
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 155.06 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q51-35, Q51-36, Q52-32, Q52-33, Q52-34, Q52-36, Q52-37, Q53-30, Q53-31, Q53-32, Q53-33, Q53-34, Q54-30, Q54-31, Q54-32, Q54-33 — ZONING MAP R9, R10, Q9, Q10, P9, P10

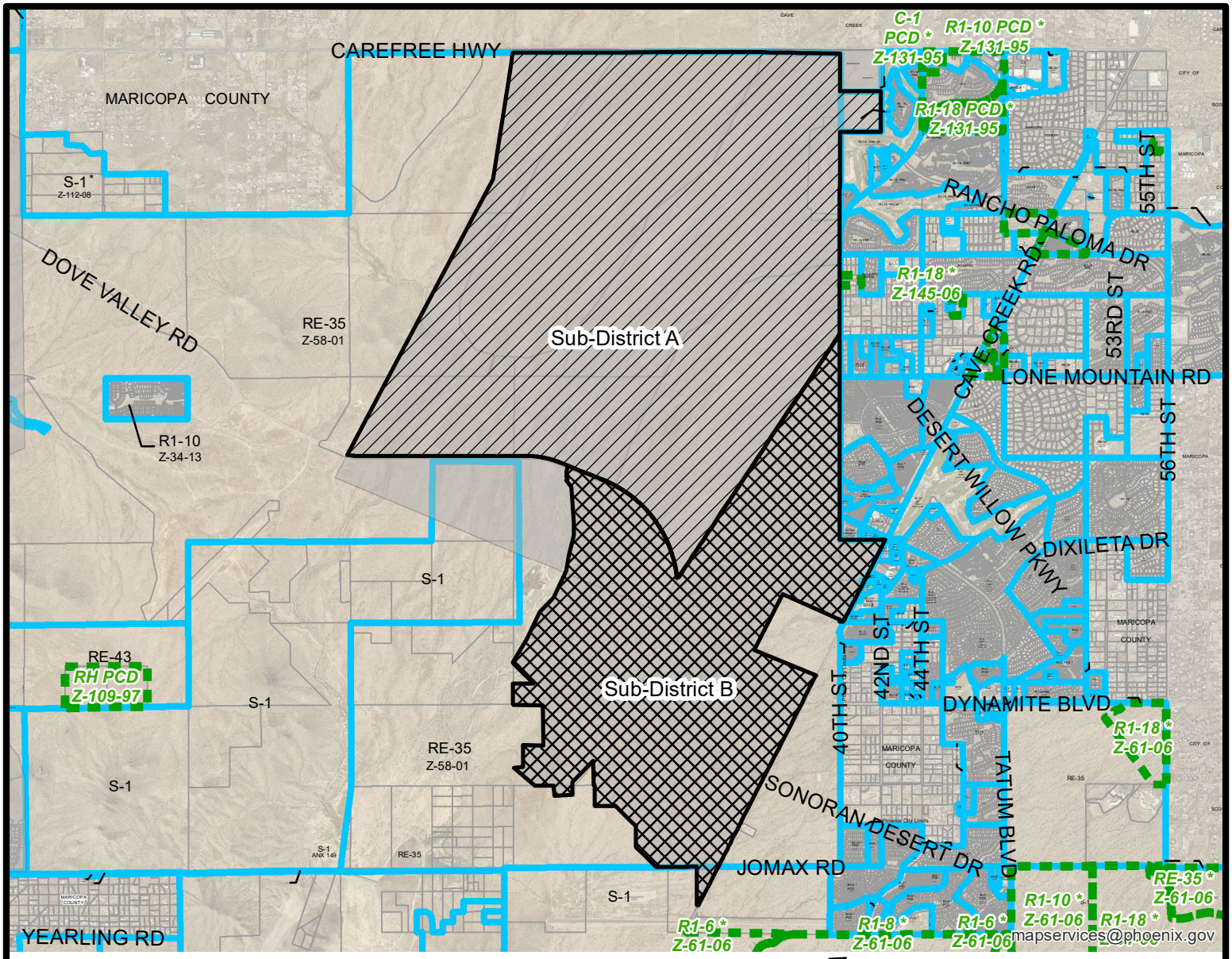
FROM: S-1 DCOD Sub-District A (144.81 a.c.)
RE-35 DCOD Sub-District A (10.25 a.c.)

TO: S-1 (144.81 a.c.)
RE-35 (10.25 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DCOD A, RE-35 DCOD A	145, 11	N/A, 13
S-1, RE-35	145, 11	N/A, 13

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2018\Z-75-18_Staff_Rec.mxd



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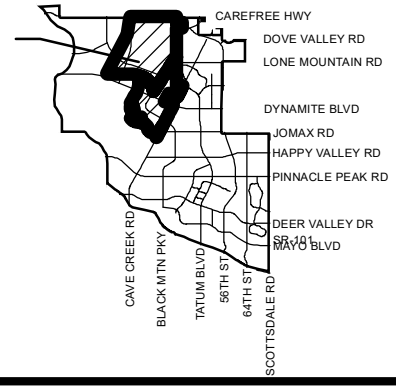
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-75-18



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DATE: 9/29/2021
REVISION DATES: 2/25/2022

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ZONING MAP: R9, R10, Q9, Q10, P9, P10

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S-1, RE-35, RE-35 DCOD B	155, 260, 268	N/A, 313, 322

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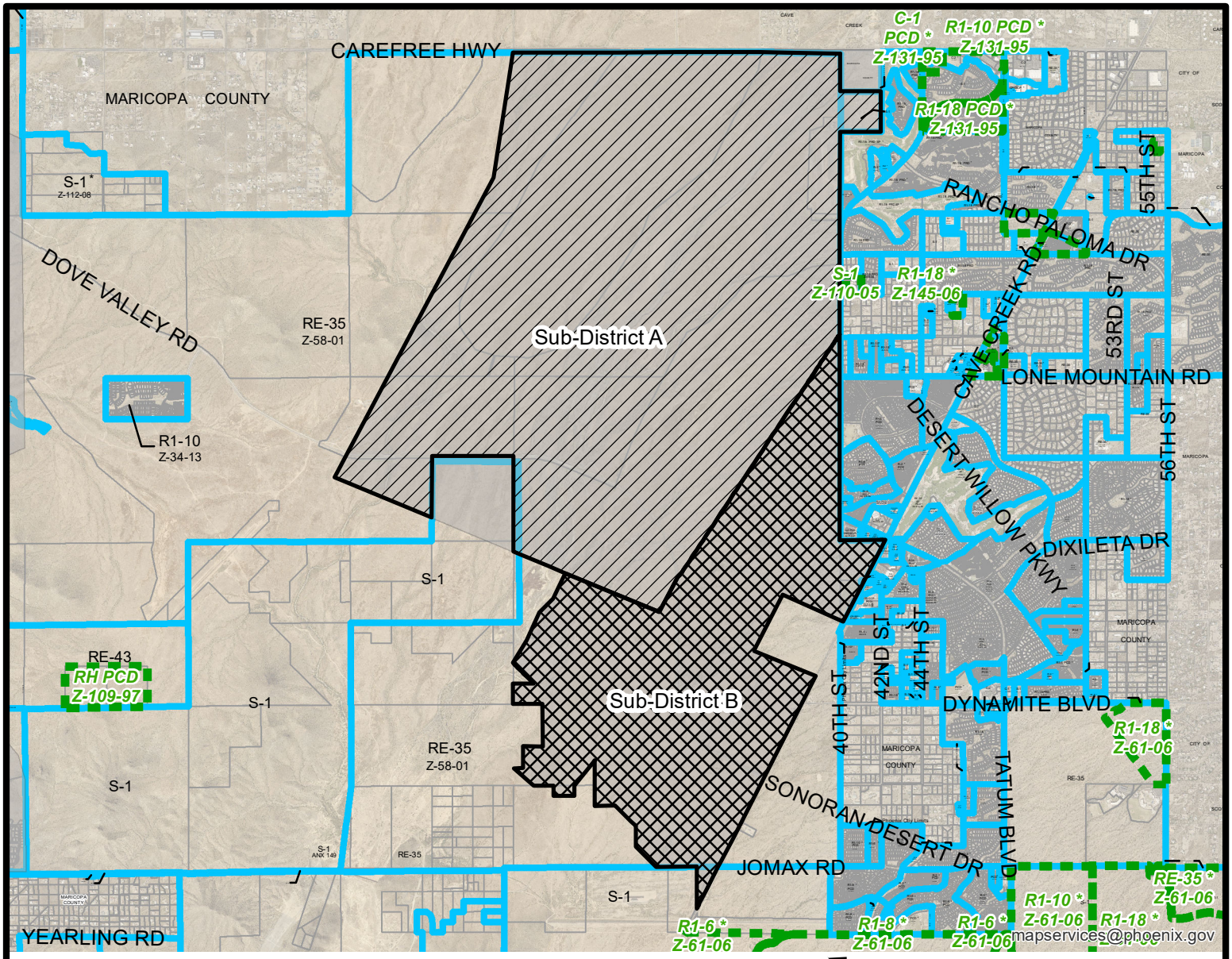
Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2018\Z-75-18.mxd



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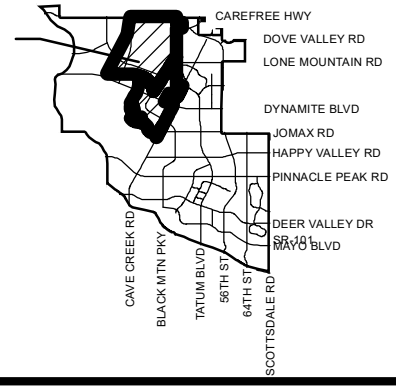
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-75-18



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

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APPLICATION NO. Z-75-18 (Per Staff Recommendation)

DATE: 9/29/2021
REVISION DATES: 2/25/2022

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

155.06 Acres

AERIAL PHOTO & QUARTER SEC. NO.: Q51-35, Q51-36, Q52-32, Q52-33, Q52-34, Q52-36, Q52-37, Q53-30, Q53-31, Q53-32, Q53-33, Q53-34, Q54-30, Q54-31, Q54-32, Q54-33

ZONING MAP: R9, R10, Q9, Q10, P9, P10

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DCOD A, RE-35 DCOD A	145, 11	N/A, 13
S-1, RE-35	145, 11	N/A, 13

* **Maximum Units Allowed with P.R.D. Bonus**

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2
INFORMATION ONLY

Date of VPC Meeting	December 9, 2021
Request From	RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) and S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District)
Request To	RE-35 (Single-Family Residence District), RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) and S-1 (Ranch or Farm Residence)
Proposed Use	Modify the Desert Character Overlay District (DCOD) boundaries to modify a portion from Sub-District A to Sub-District B and to remove a portion of property from Sub-District A to allow for single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #3 – Information Only – GPA-DSTV-1-18-2, Item #4 – Information Only – Z-62-18-2, and Item #5 – Information Only – Z-TA-5-18-2.

Committee member Julie Read arrived to the meeting during this item, bringing the quorum to 5 members.

3 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Shannon Simon asked about the timeline for constructing Sonoran Desert Drive. **Susan Demmitt** stated that the buildout for Sonoran Desert Drive will cost approximately $120 million and there is no defined timeline. She stated that the development will complete a Traffic Impact Study to determine the level of service and the necessary improvements.

Committee member Michelle Ricart asked whether the applicant reached out to the school district. **Susan Demmitt** stated that they are working with the school district on a donation agreement. She added that there will be no modifications to the boundaries of the school district and students living in the development will be within the boundary of Desert Mountain schools.

Gary Kirkilas, a member of Save Our Sonoran Preserve, expressed concerns with removal of the Desert Character Overlay. He stated that areas adjacent to preserve areas should be low density. He also expressed concerns regarding increased traffic.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, encouraged larger setbacks from Sonoran Desert Drive.

Bob Thompson, a member of the public, stated that the beauty of the area should be maintained. He added that the developer should honor the Desert Character Overlay and keep the preserve areas as is.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2
INFORMATION ONLY

Date of VPC Meeting	November 8, 2018
Request	Modify the Desert Character Overlay District for approximately 638 acres to modify a portion from Sub-District A to Sub-District B and remove a portion of property from Sub-District A
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Susan Demmitt, applicant, presented the information to the Village regarding MacEwen 480 PUD. She addressed the history of the site and the current requests to ultimately build 1,420 homes. She addressed that a portion of the 480 acres is within the Desert Character Overlay District and the North Land Use Plan. She stated they are working with the Deer Valley School District to come up with a solution to the school capacity issue. She stated they are looking into the option of Cave Creek Schools.

Tim Mitten, VPC member, expressed several concerns:
- Traffic safety and cyclist safety on Sonoran Desert Drive.
- Public safety response time.
- Elimination of the night sky.
- Density is too high.

He then asked if the applicant has been in communication with the State Land Department to see when the surrounding land will be opened for auction. Susan Demmitt stated it won't be within the next 5 years.

Jason Stokes, VPC member, asked where the closest fire station is located. Ms. Demmitt stated Cave Creek and Dynamite.

Steve Tucker, VPC member, asked what would happen in the notch. Ms. Demmitt states most likely residential. Mr. Tucker stated that the road improvements to Sonoran Desert Drive need to happen before development.

Julie Read, VPC member, asked how many homes are approved for Sonoran Gate. Ms. Demmitt responded 255 homes.

Shannon Simon, VPC member, inquired about the City's timeline for the complete build out of Sonoran Desert Drive. She stated the light pollution from Sonoran Gate isn't as bad as she thought. Ms. Simon then asked if all the neighborhoods will be gated. Ms. Demmitt responded that some neighborhoods will be gated.

Julie Read, VPC member, stated she has concerns about the school capacity issue and the fact that some of the students could be going to Cave Creek Schools. She stated that a neighborhood elementary school builds a sense of community. Ms. Read asked what the target market will be for this development. Ms. Demmitt states they are still trying to identify the target. Julie Read asked how many children there are in Sonoran Gate. A resident in the audience who lives in Sonoran Gate stated about 1 in 8 homes have kids.

Michelle Ricart, VPC member, stated that Sonoran Gate has a lot of amenities for kids so there might not be a lot of kids right now but they can come. She stated she is concerned with the school capacity. She said that it is at least a 20 to 25-minute drive to the closest Cave Creek elementary school by car, so it would be even longer by bus.

Susan Demmitt stated that Taylor Morrison is committed to working with the school districts to find a solution.

Michelle Ricart, VPC member, stated she is concerned about school buses going in and out of the neighborhood with the traffic and the speeds vehicles travel along Sonoran Desert Drive. She also stated open enrollment can be deceiving because students can get kicked out of the school.

The floor was open to public comment.

Michelle Kelly, resident, stated she was opposed to the request. She stated she is concerned about the density. She stated she lives in Sonoran Foothills, which is lower in density than the proposed project. She stated that Sonoran Foothills Elementary land was gifted by the developer. She is concerned about police and fire response times. She stated the project is too dense without the proper infrastructure in place.

Burt Bragin, resident, voiced his concerns about Sonoran Desert Drive and the current traffic. He stated the connection to the 303 needs to be made before the project is approved. He stated Sonoran Foothills has 1,300 homes and a school was gifted by the developer. He stated this development has 6 to 7 times more homes that Sonoran Gate.

Susan Demmitt, applicant, stated that Deer Valley Schools doesn't want a school site at this location.

Cynthia Wise, resident, stated she is in favor of the request. She said Taylor Morrison did a great job with the current infrastructure improvements within Sonoran Gate.

Gary Kirkilas, resident, stated he is a park steward for the Apache Wash trailhead. He stated this development would change the entire character of the area. He then asked the developer how they will make it look like the preserve.

J.R. Oliver, resident, stated she lives in Sonoran Foothills and has to wait a long time to get out of her subdivision. She stated the connection to the 303 would help a lot.

Susan Demmitt, applicant, stated that is more of a regional issue and to talk to the City's Street Transportation Department.

Sue Pierce, resident, stated she opposes the project and is a resident of Desert Enclave. She said on the way to the meeting they had to wait until 56 cars went by to turn out. She stated this development will have an adverse reaction on the desert wildlife and preserve area. She stated this development is in contradiction of the Sonoran Preserve Master Plan.

L. Chicchillo, resident, stated the current Taylor Morrison project looks like row houses. He stated he lives in Desert Enclave and is worried about the traffic.

Spero Papos, resident, asked if the land had been purchased. The applicant confirmed it had not been purchased yet. He inquired about traffic lights.

Julie Read, VPC member asked if the applicant has met with ADOT because they would like to see more information about the project.

There was then a committee discussion about how Dove Valley Road, Cave Creek Road and 27th Avenue all get flooded out in the monsoon storms.

Tim Mitten, VPC member, stated that the North Gateway minutes will be forwarded onto the Desert View VPC with their packet so they are aware of the discussion that took place.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2
INFORMATION ONLY

Date of VPC Meeting	December 7, 2021
Request From	RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) and S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District)
Request To	RE-35 (Single-Family Residence District), RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) and S-1 (Ranch or Farm Residence)
Proposed Use	Modify the Desert Character Overlay District (DCOD) boundaries to modify a portion from Sub-District A to Sub-District B and to remove a portion of property from Sub-District A to allow for single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

This item was heard concurrently with Item #3 – Information Only – GPA-DSTV-1-18-2, Item #4 – Information Only – Z-62-18-2, and Item #5 – Information Only – Z-TA-5-18-2.

Committee member Reginal Younger arrived to the meeting and Committee member Jason Israel left the meeting during this item, bringing the quorum to 11 members.

10 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Louis Lagrave asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that Verdin's contribution will only be for a portion of the extension. She stated that as other developers build along Sonoran Desert Drive they will have their own contribution requirements.

Vice Chair Louis Lagrave stated that the North Land Use Plan should be considered in addition to the General Plan. He stated that the developer should consider building less than 1000 units. He added that the development will generate traffic and overload schools. **Susan Demmitt** stated that the development will have a maximum of 3 units per acre, which is consistent with developments adjacent to the preserve. She stated that they are in discussion with the Deer Valley School District and the development is within the boundary for Desert Mountain schools, which have capacity. She stated that Cave Creek schools also have capacity.

Committee member Rick Nowell asked about traffic lights on Sonoran Desert Drive. **Susan Demmitt** stated that a traffic study is being completed and that there will most likely be a traffic signal at the main entrance of the development in the future.

Committee member Rick Nowell stated that he had concerns that the project has returned after a couple years, but not decreased the density.

Committee member Rick Powell asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that the cost estimate for the full extension of Sonoran Desert Drive is approximately $120 million. She stated that the build out will take place when the traffic demand exists and the funding is available. **Committee member Rick Powell** stated that the development is not in line with the character of the area.

Committee member Reginald Younger asked how close homes will be to Sonoran Desert Drive. **Susan Demmitt** stated the development's property line is adjacent to Sonoran Desert Drive, but the site will have landscape buffers. **Committee member Reginald Younger** stated that he is hoping for less density on site.

Vice Chair Louis Lagrave stated that the Desert View Character Plan should also be take into account and to meet the character of the area, density should be decreased or the development proposal be moved closer to the core. He added that Desert Mountain and Cave Creek schools are too far from the development.

Committee member Jill Hankins asked if a flood analysis had been completed for the site. **Susan Demmitt** stated that the site is not proposing development in the established flood corridor or flood zone. **Nguyen Lam**, representative with Hilgart Wilson, stated that the drainage corridors have mapped floodplains and are subject to Federal Emergency Management Agency (FEMA). He added that the developer will work with the City to appropriately address the flood zones. **Committee member Jill Hankins** stated that she had concerns with additional hardscape in the area.

Committee member Michelle Santoro stated that she appreciates the design, open space, and connectivity proposed by the development.

Daniel Centilli, a member of Save Our Sonoran Preserve and various trail running groups, stated that developers see the area as a transportation corridor, but residents see it as a recreation corridor. He added that the development will reduce quality of life. He stated that other residential projects in the area have increased trash and traffic.

Gary Kirkilas, a member of Save Our Sonoran Preserve, stated that he appreciated the partnership with the NWF and proposed trails and access. He added that the Desert Character Overlay is tied to the preserve and should be retained.

Sue Pierce, a resident of Desert Enclave, stated that the area is exploding with development, especially with the Taiwan Semiconductor Manufacturing Company (TSMC), but residential development will lead to increased traffic. She stated that traffic issues are already complicated in the area and there is no plan from the development about how to alleviate the issue. She added that major transportation will lead to additional noise pollution. She stated that there is an opportunity to preserve the area as a tranquil space in the Sonoran Preserve.

Susanne Rothwell, a member of the Phoenix Mountain Preservation Council, expressed concerns regarding amending the Desert Character Overlay. She added that the developer should keep 50% of the land as native and homes should be low scale. She also expressed concerns with the lack of parking if a trailhead is provided on site.

James Gaston, a resident of Tuscana at Tatum Ranch, questioned how the development will deal with increases in water and sewer usage.

Bob Thompson, a member of the public, stated that he was opposed to the development and instead wanted to preserve the area as natural preserve. He also expressed concerns with traffic and density.

Scott Coll, a member of the public, expressed concerns with traffic. He added that there is a need to preserve the preserve area.

Crystal Lehman, a member of the public, stated that Sonoran Desert Drive is a pleasant driving experience as is and expanding the roadway and increasing homes takes away from the beauty of the desert.

Rebecca Rodriguez, a local hiker, trail runner, and mountain biker, stated that she enjoys the beautiful views and wildlife in the area. She expressed concerns with increased noise from the roadway.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, stated the he understands the area will develop eventually, but expressed concerns with density and traffic. He added that the development should be set back further from Sonoran Desert Drive.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

Vice Chair Louis Lagrave stated that Sonoran Desert Drive will increase to 6 lanes, but that does not mean that the preserve area cannot be preserved. **Committee member Jill Hankins** also expressed the need to retain open spaces in the City.

Committee member Rick Powell stated that he believes development should be slower and the area kept more natural.

Committee member Reginald Younger stated that he likes the look of Sonoran Desert Drive as is and hopes that development will allow that to be retained. He also expressed concerns with increased density.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2
INFORMATION ONLY

Date of VPC Meeting	April 2, 2019
Request	Modify the Desert Character Overlay District for approximately 638 acres to modify a portion from Sub-District A to Sub-District B and to remove a portion of property from Sub-District A
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

Susan Demmitt, applicant, gave a presentation of the case up to this point in time. She stated that they started this process back in August. Ms. Demmitt went through the General Plan history of the area, along with the Desert Character Overlay District establishment. She summarized the infrastructure improvements that would be required for the subdivision to be built. Ms. Demmitt went on to describe the comments the developer is receiving from members of the public. The first comment was that the property should stay S-1. Ms. Demmitt stated that staying S-1 would be one home per acre. Having a subdivision with multiple sized lots/homes would be more affordable for residents to live in proximity to the preserve.

The next comment from the public that was addressed is the condition of Sonoran Desert Drive. Ms. Demmitt stated they are working with the City and the State Land Department to evaluate. She went on to present pages form the 2002 council report that indicated that at full capacity, Sonoran Desert Drive will be able to handle 50,000 cars a day. The road was intended to be a major thoroughfare.

The next concern Ms. Demmitt addressed was the acquisition of Sonoran Preserve Land. She went on to state that the MacEwen property has been privately held since the 1950's. Taylor Morrison is agreeable to put a public trail through the center of the property, adjacent to the wash corridor, to connect the preserve north and south of Sonoran Desert Drive. She stated they will comply with the Sonoran Edge Treatment Guidelines. Ms. Demmitt stated the City's Park and Recreation Department is currently looking at acquiring the land to the east of the MacEwen parcel for preserve.

Lou Lagrave stated that he understands that Sonoran Desert Drive is intended to be a six-lane arterial and the General Plan on the southern two-thirds of the property has the land use designation that supports the proposed density but that he still has concerns. Mr. Lagrave stated that he is concerned about the traffic on Sonoran Desert Drive, how the kids will get to school and the proposed lot sizes.

Susan Demmitt addressed Mr. Lagrave and stated that they are looking into what they can do to alleviate some of the concerns regarding Sonoran Desert Drive but the construction of the southern leg is 47 million dollars. She stated that the kids that live in this development will have the option of attending either Deer Valley Schools or Cave Creek Schools. She stated that both school districts will be providing bus service into the neighborhood.

Jill Hankins asked if the Mesquite Wash is a 404 wash. Susan Demmitt referred to Nguyen Lam on her development team. Mr. Lam stated they are disturbing less than an acre and it is not within the 404-protected area. Ms. Hankins asked if there have been any studies done regarding cultural items or protected species. Mr. Lam stated the studies have been done and nothing was found.

Doug Dickson stated that the committee has received many emails opposition and not one in support. Doug Dickson stated that they should talk to State Land about swapping this parcel for a better suited piece of land. He asked if the applicant had explored this option. Ms. Demmitt stated that the City hasn't identified this piece of land as preserve land, but they have not discussed a swap with State Land.

Steve Bowser stated that the committee has letters in front of them in opposition from the Sierra Club and PMPC.

Steve Bowser read the cards in opposition that didn't wish to speak.

The floor was opened for public comment.

Debra Sedillo Dugan, resident, stated she has concerns about the traffic and views. She said the signs were posted where no one could see them until the applicant recently moved them.

John Furniss, resident, stated he is the Chair of the Phoenix Mountain Preserve Committee for the Parks and Recreation Department. He said there should be a letter from their committee to deny this project. He stated that they aren't opposed to growth, but this will set precedence and that we need to protect what he have.

Stacie Beute, resident, stated she is opposed to the request. She has been a longtime friend to the Phoenix Mountain Preserve and advises on committees. She said that Taylor Morrison will be selling the homes with the added amenity of the proximity to the preserve, but they are developing on the preserve. She stated she is concerned about the impacts on the environment.

Amanda Farr, resident, stated that Sonoran Desert Drive is currently a safe place to cycle and run. If this development is approved, it will no longer be safe.

Gary Kirkilas, resident, stated that he is a Park Steward for the Phoenix Mountain Preserve. He stated that he started the Save Our Sonoran Preserve group as an advocacy group in response to the request. He stated that the proposal isn't consistent with the North Land Use Plan and the Desert View Character Plan. Mr. Kirkilas urged the committee that if it doesn't make sense, say no to the proposal.

Daniel Centilli, resident, stated that he is a Desert Ridge homeowner. He said the current DCOD overlay prevents something like this proposal from happening. He stated that the applicant is asking for exceptions to the law. He went on to state the preserve is our legacy.

Patrick Havley, resident, thanked the committee. He stated he is concerned for the safety of cyclists on Sonoran Desert Drive. He also stated this project won't contribute to the overall good of the City.

Gannon Burleigh, resident, said that he is opposed and has concerns about traffic, schools and the impact on the preserve. He said that the project is irresponsible development and that the removal of the overlay district that protects the preserve is ridiculous.

Laura Jones, resident, stated she has concerns about the traffic on Sonoran Desert Drive. She stated the development should be one acre lots to preserve the wildlife.

Patrick McMullen, resident, states that he is the President of the PMPC. He stated that the Phoenix Mountain Preserve Council has been around since the 1970's to preserve the desert. He stated that PMPC is opposed to the request.

Mandy Fellows, resident, passed out a study from an ASU professor concerning the ecological impact and flooding concerns in the area. She stated that this area is downstream from three dams, with the closest dam being 1.5 miles away.

John Trojan, resident, stated he is opposed to the request with concerns about traffic, pedestrian safety and allowing the developer to craft their own zoning standards.

Lainy Porter, resident, stated she moved to Arizona for pain management. She stated that she trains for triathlons on Sonoran Desert Drive and is concerned about the increase in traffic.

Claudia Wagner, resident, stated she is a trail runner and has concerns about the danger the increased traffic with cause on Sonoran Desert Drive. She is also concerned about the potential for flooding.

Heather Larson, resident, stated she is concerned about the increase in traffic and pedestrian safety.

Tim Holt, resident, said that he moved to Phoenix from Seattle. He said this proposal is just setting precedence and the next development will be even more dense. Mr. Holt went on to state this project is about money and greed.

Brett Scholar, resident, stated that he uses Sonoran Desert Drive to run and cycle. He questioned the benefit the applicant will bring to the area. He stated that the property should stay as it is currently zoned.

Lindsey Tillman, resident, stated she is opposed to the request. She said that the City needs to protect the Sonoran Preserve.

Susan Beccian, resident, stated that she is one of the only people that have received letters about this case but didn't receive one concerning the meeting tonight. She said she is concerned that Gammage and Burnham isn't being upfront with the community.

Cassandra Leone, resident, thanked her neighbors for coming out to oppose the zoning request. She said she is concerned about pedestrian safety and the traffic on Sonoran Desert Drive. She said she has read the PUD and has concerns about the sustainability section.

Michelle Kelley, resident, stated that she is opposed to the request. She commented that just because a plan is 30 years old doesn't mean it's not a good plan. It means the community and the planning department were visioning long term. This request doesn't comply with the Desert View Character Plan. Ms. Kelley went on to state that the school is over capacity and there is no real plan from the applicant to resolve that issue. She closed by stating the area should be preserved and the plans should not be changed.

Sue Pierce, resident, stated that she is opposed to the request. Ms. Pierce went on to state that this project is going to be a financial burden on taxpayers. Even though the applicant must pay to extend infrastructure, the taxpayers pay to maintain this infrastructure that is being extended to only serve this subdivision.

Christine Severance, resident, stated that that the signs for the hearing were posted far from the road so they couldn't be read. She stated the applicant purchased the property with the current zoning and that it shouldn't be changed.

Karen Severance, resident, stated that the preserve means a lot to her. She urged the committee to think about the ecosystem when they vote on this case at a later date.

Jennifer Severance, resident, stated that nature needs to have space. The edges of the preserve are important.

Karl Mar, resident, stated that he is opposed to the request. He said that the infrastructure can't handle a development of this size.

Patty Killinger, resident, stated that she has been in the area since the 1970's. She said that the parcel's adjacency to the Sonoran Preserve is important.

Anna Lewandowski, resident, stated she just found out about the project about two weeks ago and came to the meeting to learn more about it. She said from listening to the applicant's presentation and the testimony of the public, it sounds like this development is 10 years too soon. The current infrastructure and school systems can't handle the residents this development will generate.

Mike Rooney, resident, stated this project is political. This development is not consistent with the Desert View Character Plan.

Patricia Story, resident, stated that she is concerned for public safety in the areas. She said the area already has an emergency response time issue.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2
INFORMATION ONLY

Date of VPC Meeting	November 6, 2018
Request	Modify the Desert Character Overlay District for approximately 638 acres to modify a portion from Sub-District A to Sub-District B and to remove a portion of property from Sub-District A
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

Susan Demmitt, applicant, presented the information to the Village regarding MacEwen 480. She addressed the history of the site and the current requests to ultimately build 1,420 homes. She addressed that a portion of the 480 acres is within the Desert Character Overlay District and the North Land Use Plan.

Lou Lagrave had questions regarding the alignment of Sonoran Desert Drive. He stated it is a nice development in the wrong location and that there is no justification for the density. He stated that according to the North Land Use Plan that this area is intended to be 2 dwelling units per acre or less.

Rick Nowell clarified that the applicant would only be adding one lane in front of their own development, not the entire length of Sonoran Desert Drive. He stated it is a nice project in the wrong place. He stated that Sanctuary at Desert Ridge is unsightly and he doesn't want to see that in this location.

Rick Powell asked which school district in which the property is located. Ms. Demmitt said Deer Valley.

Steve Bowser asked how long the land has been privately held. Ms. Demmitt stated since the 1950's.

Ryan Schaefer asked if the developer was contributing to the Sonoran Desert Drive alignment. Ms. Demmitt said the subdivision will be contributing to impact fees.

Jill Hankins expressed concern about the safety of the cyclists on Sonoran Desert Drive. She stated there needs to be an underpass and islands for the bikers.

Steve Bowser opened the meeting to public comment.

Richard Puleri, resident, stated he has concerns about the current traffic congestion on Sonoran Desert Drive and inquired on when Sonoran Desert Drive will be expanded and connected.

Michael Kaciemba, resident, stated he lives in Sonoran Foothills and that he has concerns about the current traffic congestion. He stated that this project shouldn't be improved until the streets are expanded. He also addressed the school doesn't have capacity.

Public comment closed.

Reginald Younger said that Taylor Morrison expanded the roads with Sky Crossing.

Rick Powell states he has concerns about the school capacity.

Deanna Chew asked if residents would have a City of Phoenix address. Ms. Demmitt stated she believes they will.

Rick Nowell asked if a traffic study has been done. Ms. Demmitt says it was recently completed but has not been submitted to the City yet.

There was a brief committee discussion concerning the possibility of age restriction subdivisions within the development.

Louis Lagrave stated he believes in land rights but this needs to come back with R1-10 zoning. Louis Lagrave also requested staff send out the Sonoran Preserve Master Plan.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2

Date of VPC Meeting	March 10, 2022
Request From	RE-35 DCOD A (Single-Family Residence District, Desert Character Overlay District, Sub-District A) and S-1 DCOD A (Ranch or Farm Residence, Desert Character Overlay District, Sub-District A)
Request To	RE-35 (Single-Family Residence District), RE-35 DCOD B (Single-Family Residence District, Desert Character Overlay District, Sub-District B) and S-1 (Ranch or Farm Residence)
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
VPC Recommendation	Approval, per the staff recommendation to approve the staff recommended area in Z-TA-5-18-2
VPC Vote	4-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #4 – Z-TA-5-18-2, Item #6 – GPA-DSTV-18-2, and Item #7 – Z-62-18-2.

10 persons indicated that they wished to speak.

Julianna Pierre provided information regarding Z-TA-5-18-2, a text amendment to revise the applicability area and associated text for the Desert Maintenance Overlay District (DMOD) of the Desert Character Overlay District (DCOD). She explained the permitted uses and standards for the two sub-districts in the DMOD, Sub-District A and Sub-District B. She explained that the southern boundary of the DMOD aligns with the Northeast Outerloop Freeway alignment outlined in the Peripheral Areas C and D Plan.

Julianna Pierre explained that applicant's proposed modifications would remove Sub-District A standards from the property south of Sonoran Desert Drive and west of Cave Creek Wash. Additionally, the land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become part of Sub-District B. She stated that staff's recommendation is to only remove Sub-District A standards from an

approximately 155.06-acre portion of the original request. She added that the text amendment also includes changes to the Zoning Ordinance and the staff recommendation is for approval of Z-TA-5-18-2 to amend the applicability area and associated text for the DMOD of the DCOD as shown in Exhibit A of the staff report.

Julianna Pierre explained that Z-75-18-2 is the rezoning case associated with the aforementioned text amendment and would remove the DCOD designation from the zoning districts. She explained that the applicant proposed and staff recommended areas were identical to those in Z-TA-5-18-2, but the staff recommendation for Z-75-18-2 is denial as filed, approval of the staff recommended area.

Julianna Pierre explained that GPA-DSTV-1-18-2 was a request from 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, and Preserves / Floodplain to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain, with removal of the Infrastructure Phasing Overlay (IPO). She explained that the IPO acted as a timing element to ensure growth was concentrated within the Infrastructure Limit Line (ILL), a guide to where the City would extend water and sewer infrastructure to support development. She stated that significant investment and development has occurred within the boundaries of the ILL and there are opportunities to revisit the overlay and reassess development beyond the ILL. She added that staff is recommending approval of GPA-DSTV-1-18-2.

Julianna Pierre stated that Z-62-18-2 is a rezoning request of 488.63 acres at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, and RE-35 DCOD to PUD DCOD (pending PUD) and PUD. She added that the proposed PUD will allow single-family residential development.

Julianna Pierre stated that the development is proposing a master-planned residential community with a maximum 1,420 units at a density of 3.0 dwelling units per acre. There will be a collection of single-family neighborhoods with various amenities, open spaces, and a pedestrian network. She also discussed the permitted uses, connectivity to the adjacent Sonoran Preserve, open space, and amenities.

Julianna Pierre reviewed the community input received since 2018, which included 82 letters in opposition and 6 letters in support. She stated that the letters in opposition expressed concerns regarding: road infrastructure, increased traffic, decreased resident safety, preserve areas not maintained for outdoor activities, negative impacts on the area's natural flora and fauna, maintaining the requirements for the DCOD, density, number of units, water resources, Sonoran Desert Drive remaining a scenic corridor, the proposed development not matching the character of the area, strain on the school district, and lack of amenities to support the development.

Julianna Pierre reviewed the staff finding and stipulations for Z-62-18-2, noting that Stipulation No. 1 had corrections to the PUD name and date stamped date. She added that staff recommended approval, subject to stipulations.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve and will have only single-family homes with a maximum of 3 homes

per acre. She discussed the history of applicable plans that apply to the site, such as the DMCO, Peripheral Areas C and D Plan, and Phoenix General Plan. She explained that the Verdin property was always intended to develop as residential. She also discussed the eventual build out of Sonoran Desert Drive and the infrastructure improvements that Verdin developers will build along Sonoran Desert Drive. She also noted that developers are working with the Deer Valley Unified School District.

Alex Steadman, representative with RVi, stated that the Verdin development will have a unique vision and design approach. He discussed the partnership with the National Wildlife Federation (NWF), noting the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. He discussed the certified habitat open space areas, specifically the preserved habitat, re-established habitat, and maintained open space. He stated that the playscapes will include nature trails with education nodes, parks, trailheads, informative signage, and community amenities. He also provided an example of the NWF landscape palette.

Alex Steadman also discussed the pedestrian circulation and edge openness plans. He stated that the development will have an open trailhead for the public, which includes public parking, community gathering spaces, and access to water. He added that there will be a variable edge adjacent to the Sonoran Preserve and Mesquite Wash. He also noted that the Verdin PUD provides parallels to the DCOD.

Vice Chair Shannon Simon appreciated the thoughtful design of the development and stated that the project was high quality.

Gary Kirkilas, a member of Save Our Sonoran Preserve, provided a presentation and discussed the importance of the DCOD. He stated that the DCOD was intended to maintain the fragile undisturbed areas of the wildlife corridor along the Cave Creek Wash, a major floodway and floodplain. He added that the Zoning Ordinance discusses how development in the DCOD should blend with the undisturbed desert environment rather than dominate it. He added the DCOD states that the Dynamite Boulevard alignment acts as the southern boundary, and makes no reference to Sonoran Desert Drive. He added that moving the DCOD boundary further north eliminates the purpose of the overlay.

Patrick McMullen, President of the Phoenix Mountains Preservation Council, appreciated the applicant linking the development to the Sonoran Preserve, but still had concerns regarding removal of the DCOD, especially when the DCOD would dictate the number of units permitted on the site. He also expressed concerns regarding the width of the trail along the Mesquite Wash.

Susanne Rothwell, a member of the Phoenix Mountains Preservation Council, stated that the Sonoran Collaborative assisted with writing the DCOD chapter of the Zoning Ordinance and there was an enormous amount of research regarding the fragile corridors in the area. She requested lower density and single-story residences. She added that DCOD should remain in place.

Ann Wilde, a member of the public, stated that development should not affect the desert character. She stated that development should occur with the DCOD in place.

Cynthia Weiss, a resident of Sonoran Gate, the closest residential development to Verdin, appreciated Verdin's thoughtful development.

Kara Nicholls, a member of the public who lives adjacent to the Sonoran Preserve, stated that she was excited about Verdin providing a connection to the northern and southern portions of the Preserve. She appreciated the NWF collaboration and stated this development will aid in home ownership since homes on an acre are unobtainable for many.

Rob Nash-Boulden, a member of the public, asked the Village Planning Committee to reconsider and deny the request to remove the DCOD from the site. He stated that the DCOD should be retained. He also expressed concern that the development will be built with no close connections to services.

Robert Thompson, a member of the public, disagreed with the change in zoning.

Jennifer Ruby, a member of the public, stated that Verdin will be a vibrant place for people to live. She noted that the project is low density and thoughtful with accessible housing.

Keeli Keeler, a member of the public, stated that the DCOD should remain in place and that the proposed number of units will change the desert character.

Susan Demmitt stated that standards outlined in the DCOD have been taken into account and worked into the Verdin project. She added that the land adjacent to Sonoran Desert Drive is expected to develop in the future and Verdin will act as a precedent for what's to come.

MOTION: **Committee member Daniel Tome** made a motion to approve Z-75-18-2, per the staff recommendation to approve the staff recommended area in Z-TA-5-18-2. The motion was seconded by **Committee member Michelle Ricart.**

VOTE: 4-1 with Committee members Simon, Kreiger, Ricart, and Tome in favor and Chair Stokes in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-75-18-2

Date of VPC Meeting	April 5, 2022
Request From	RE-35 DCOD A (Single-Family Residence District, Desert Character Overlay District, Sub-District A) and S-1 DCOD A (Ranch or Farm Residence, Desert Character Overlay District, Sub-District A)
Request To	RE-35 (Single-Family Residence District), RE-35 DCOD B (Single-Family Residence District, Desert Character Overlay District, Sub-District B) and S-1 (Ranch or Farm Residence)
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
VPC Recommendation	Deny as filed, approved per the staff recommendation to approve the staff recommended area in Z-TA-5-18-2
VPC Vote	7-4

VPC DISCUSSION:

Cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2 were heard concurrently.

Five requests to speak in favor and five requests to speak in opposition were made for this request.

Committee member Reginald Younger joined during this item, bringing quorum to 10.

Committee member Jill Hankins joined during this item, bringing quorum to 11.

Committee member Mark Warren joined during this item, bringing quorum to 12.

Committee member Reginald Younger left during this item, bringing quorum to 11.

Staff Presentation

Julianna Pierre, staff, provided a combined presentation for companion cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2. Ms. Pierre reviewed the history of the Desert Character Overlay District (DCOD) and the alignment of Sonoran Desert Drive. She explained that staff recommends a more limited area to be removed from the DOCD, as shown on the map in the staff report. She explained that the Z-75-18-2 case mirrors the text amendment case, updating the zoning designation to remove the overlay district, and that staff recommends denial as filed, approval of the staff recommended area. Ms. Pierre went on to review the General Plan Amendment, describing the history and purpose of the designations, noting that staff recommends approval. She then provided an overview of the PUD proposal in Rezoning Case Z-62-18-2, reviewing the land use proposal and site plan, connectivity proposal, open space provisions, and amenities. She discussed the community input that has been received and summarized written materials. Finally, she noted that staff recommends approval with stipulations.

Applicant Presentation

Susan Demmitt, representative with Gammage & Burnham, summarized the history of the site and planning efforts for the proposed project. She stated that the subject site is private property and has never been designated to be part of a preserve area. She reviewed the surrounding area, summarized the applicant's proposal, and discussed new proposed stipulations that she suggested the committee incorporate into its approval. She summarized the purpose of the Desert Character Overlay District and stated that the impact of removing the overlay would allow a master planned community with density spread to the whole site.

Alex Stedman, representative with RVi, discussed the design approach and relationship to the surrounding open space, including the partnership with the National Wildlife Federation. He shared a map that indicated the proposed certified habitat open spaces within the site, discussed the proposed landscape palette and plant list, and stated that the Mesquite Wash would serve as a connector between the north and south portions of the preserve. He reviewed the edge openness plan and the design of open edges with public trail access points. Finally, he described the elements of the DCOD that have been incorporated into the design of the development.

Susan Demmitt described the additional stipulations – which include a reduced density limit, elimination of the smallest lot size, an additional open space buffer along the eastern property line, public access easements at certain locations, and a multi-use trail easement along the wash corridor – proposed by the applicant and requested that the committee incorporate the additional stipulations into their approval. Additionally, she stated that the subject site has always been designated for development in the City's General Plan and the proposed density is within the limits of the designation and that the applicant hopes to set a good example of appropriate development in this corridor.

Committee Questions

Vice Chair Lagrave asked about the designation of 3.5 to 5 dwelling units per acre in the General Plan Amendment, which is not necessary to facilitate the proposed project. He further asked about the southeast corner and if it would make sense to donate the land to the Parks and Recreation Department.

Susan Demmitt replied that the applicant would be open to removing the General Plan classification of 3.5 to 5 dwelling units per acre and that the applicant would be willing to work with the Parks and Recreation Department on a dedication of the southeast corner of the site if it was of interest to the City.

Committee Member Nowell asked about the development parcel allocation table in which the numbers for individual parcels do not add up to the total for the full site. **Ms. Demmitt** replied that the individual parcels have flexibility in the unit totals, but the overall total cannot exceed the maximum for the full site.

Mr. Nowell asked if homeowners would be prohibited from planting non-native plants. **Mr. Stedman** replied that individual homeowners would be required to follow the plant list for the PUD. **Committee Member Reynolds** added that rear yard plant prohibitions are possible and are done in other communities, asking further if fruit trees will be prohibited in the community. **Mr. Stedman** replied that the applicant team would explore the idea.

Mr. Nowell asked how many lots would be affected by the base flood elevation and how much those houses would need to be elevated.

Nguyen Lam, representative with Hilgart Wilson, replied that it would primarily be lots fronting on the Mesquite Wash, but they don't have a precise number since the parcels haven't been finalized. He added that they would raise the houses to 1 foot above the base flood elevation.

Ms. Reynolds asked if the natural preservation areas will be marked so the community knows where they are. **Mr. Stedman** replied that they have discussed signage with the NWF and there are opportunities to do signage. **Ms. Demmitt** added that the applicant wants the public to recognize that these are public benefits.

Committee Member Kollar asked for clarification on the DCOD removal area. **Ms. Pierre** replied that staff is recommending only the Verdin site be removed from the DCOD at this time and any other sites would need to be evaluated on a case-by-case basis. **Ms. Demmitt** added that the package of commitments from the specific PUD justifies the removal of the DCOD.

Mr. Nowell asked for clarification on making motions with amendments. **Vice Chair Lagrave** replied that the committee can make the appropriate amendments in their motions.

Public Comments

Gary Kirkilas introduced himself and provided a history of the DCOD, noting that its purpose was to maintain the Cave Creek Wash. He stated that the entire Cave Creek Wash needs to be protected and that the DCOD boundaries should be at the Dynamite Boulevard alignment, not moved to the north. He further stated that DCOD only applies to one-third of the property, allowing the developer to build on the site without removing the DCOD. He stated that he believes the committee should vote yes on development but keep the DCOD in place.

Donald Bessler introduced himself and stated that he believes this is a property rights

issue and that more housing should be built, adding that he supports the proposal and believes it will be a good product.

Susanne Rothwell introduced herself and stated that the Desert View Village Planning Committee voted in favor of the DCOD when it was originally written. She stated that everyone was in favor of it at the time and it was a great piece of planning and legislation.

Brian Sullivan introduced himself, noting that he has worked and spent much time in the preserve area, and stated that there are maps that show this area designated for acquisition and preservation. He stated that minimizing density would limit the impact to wildlife and that preserving the flats is important.

Sue Pierce introduced herself and stated the concern that the work that goes into making plans can be easily reversed by a developer who doesn't have a full understanding of the issues.

Kara Nicholls introduced herself and stated that Phoenix needs attainable housing because of its rapid growth rate. She noted that people are having trouble finding homes in the area and that the developer has done a great job with the proposed development.

Jennifer Ruby introduced herself and stated that the proposed development is a great opportunity for the community and that it would provide housing for all the new jobs coming to the north Phoenix area.

Cynthia Weiss introduced herself and stated that she supports the proposal because there are other active families that want to live in this location near all of the open space amenities.

James Gaston introduced himself and stated that he does not agree with removing the DCOD and believes one home per acre is appropriate. He further noted that there is academic research, stating concerns about groundwater issues in regard to overdevelopment.

Sara Altieri introduced herself and stated that she knew the area would change over time when she bought a home nearby. She stated that the development incorporates sensitivity to natural wildlife.

Applicant Response

Susan Demmitt stated that she feels the applicant has addressed the concerns and would be happy to discuss any follow up questions.

Committee Discussion

Vice Chair Lagrave stated that he was originally in favor of the R1-10 designation and that he is concerned about keeping the DCOD in the northern portion because it would push more density into the southern portion. He stated that he believes the development will allow wildlife to flourish and that he supports the project.

Committee Member Israel asked if there is a current allowance for housing on the site. **Vice Chair Lagrave** replied that there is.

Committee Member Powell stated that this site is far from the 101 and I-17 freeways and should be the lowest density. He stated the concern about other sites along the corridor seeking higher densities, adding that he doesn't believe the request is in character and is not in favor of moving the DCOD line. He further stated that the homes in this development will not be affordable or attainable and that there is room in other parts of the village that could be developed at higher densities, closer to the freeway.

Committee Member Santoro stated that the PUD is very thorough and thoughtful and that she appreciates the reduction in density. She stated that she does not agree with the current alignment of the DCOD line and that the majority of the property is in alignment with the DCOD guidelines.

Committee Member Nowell stated that he believes the proposal is a good compromise, even though it is not perfect, adding that he would like to see the approved plant include particular restrictions in the back yards of individual homes.

Chair Bowser stated that it is important to remember that the proposal is to eliminate the DCOD at the site in exchange for an entire new set of rules outlined in the PUD. He further stated that one house per acre is not a desirable type of development, noting the downsides to one-acre lot development, including that it's not walkable and people do not know their neighbors.

Committee Member Hankins stated that she would be in favor of the development if it were closer to existing infrastructure and that she is concerned about the costs of infrastructure driving up home prices.

Vice Chair Lagrave stated that affordable housing is typically found in other parts of the city and that he believes that infrastructure costs will be lower for future developments.

MOTION – Z-75-18-2
Committee Member Warren made a motion to deny Z-75-18-2 as filed, and approve per the staff recommendation. **Vice Chair Lagrave** seconded the motion.

VOTE
7-4, motion to deny as filed, approve per staff recommendation passed; Members Dean, Israel, Kollar, Santoro, Warren, Lagrave, and Bowser in favor; Members Hankins, Nowell, Powell, and Reynolds against.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-75-18-2
April 26, 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	RE-35 DCOD-A (Single-Family Residence District, Desert Character Overlay District, Sub-District A) (10.25 acres) and S-1 DCOD-A (Ranch or Farm Residence, Desert Character Overlay District, Sub-District A) (144.81 acres)
Request To	RE-35 (Single-Family Residence District) (10.25 acres) and S-1 (Ranch or Farm Residence) (144.81 acres)
Proposed Use	Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Owner	MacEwen Ranch, LLC and Arizona State Land Department
Applicant/Representative	Susan Demmitt, Gammage & Burnham, PLC
Staff Recommendation	Approval, per Addendum A

Summary

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended denial as filed, approval per the staff recommendation by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, recommended denial as filed, approval per the staff recommendation by a 7-4 vote.

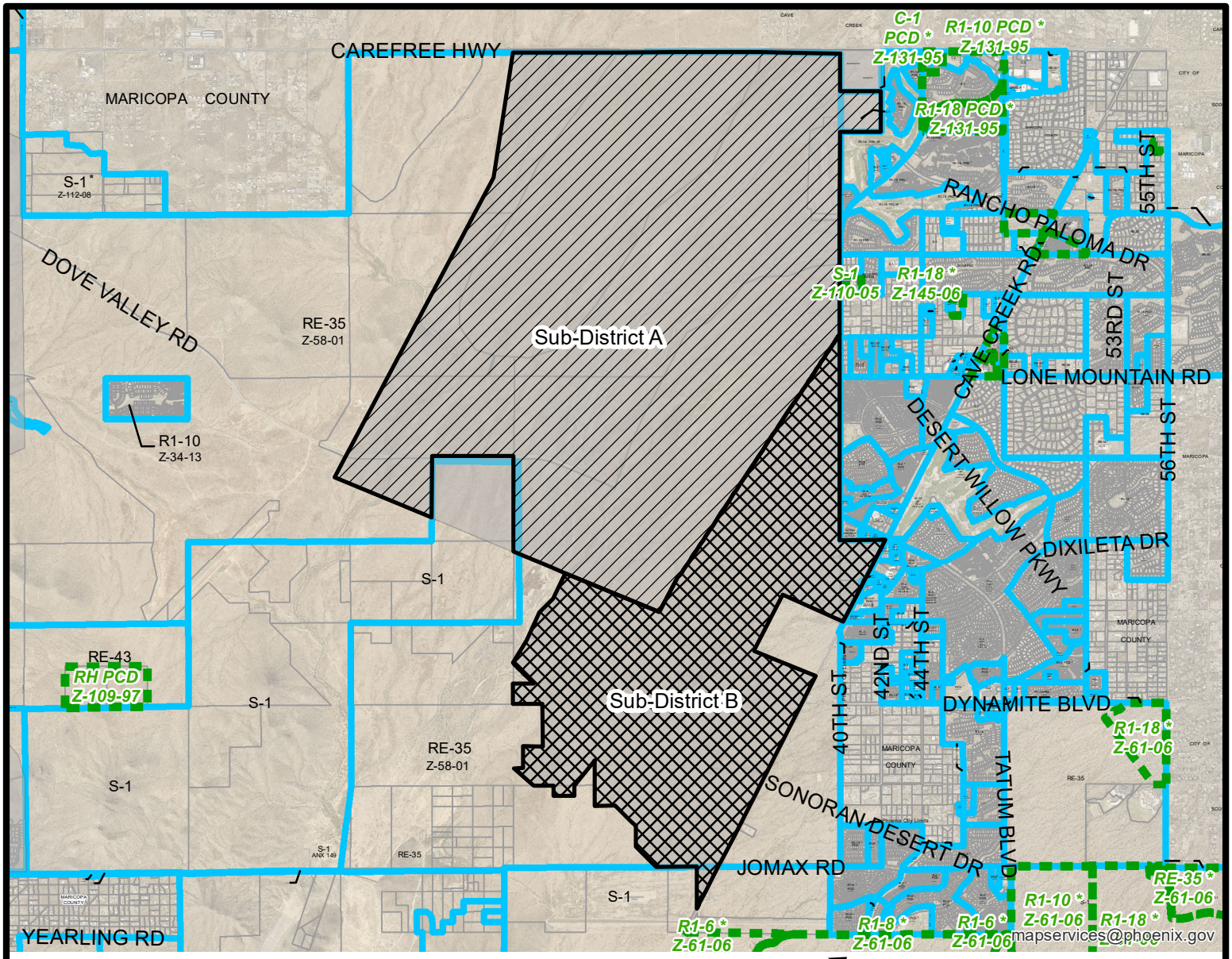
The applicant's original request was to rezone 636.24 acres located south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments from RE-35 DCOD-A and S-1 DCOD-A to RE-35, RE-35 DCOD B, and S-1 for a modification of the boundary of the Desert Character Overlay Districts.

The applicant proposed to modify their request to align with the staff recommendation to rezone 155.06 acres from RE-35 DCOD-A and S-1 DCOD-A to RE-35 and S-1. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

Staff recommends approval of Z-75-18-2 per Addendum A.

Exhibits
Sketch Map (2 pages)



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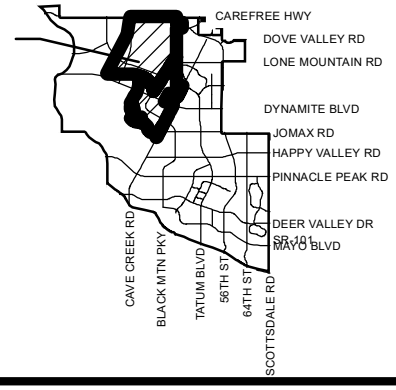
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-75-18



APPLICANT'S NAME: Susan Demmitt, Gammage & Burnham, PLC

REQUESTED CHANGE:

FROM: S-1 DCOD Sub-District A (144.81 a.c.)
RE-35 DCOD Sub-District A (10.25 a.c.)

TO: S-1 (144.81 a.c.)
RE-35 (10.25 a.c.)

APPLICATION NO.
Z-75-18 (Per Staff Recommendation)

DATE: 9/29/2021
REVISION DATES:
2/25/2022

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

155.06 Acres

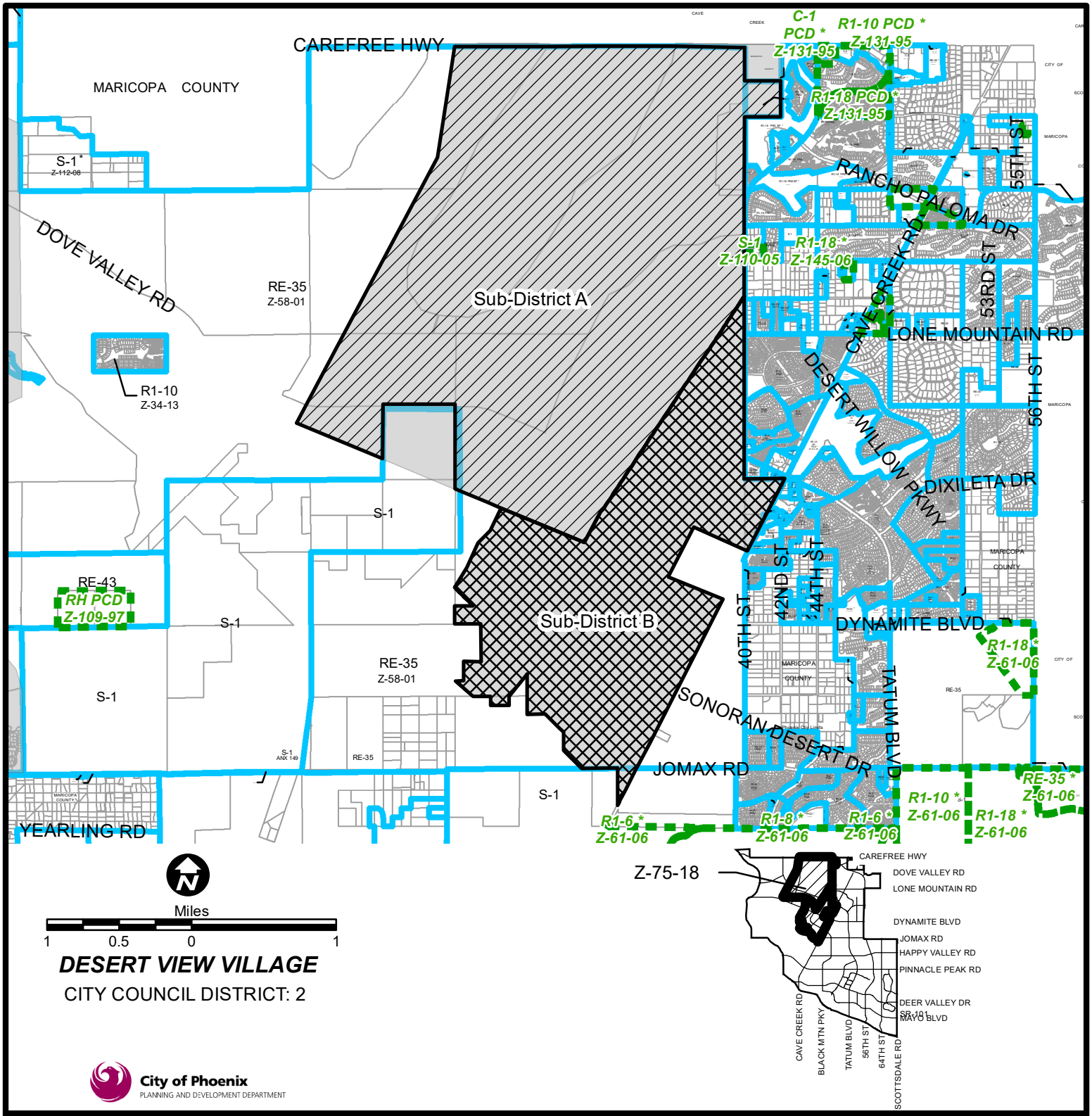
AERIAL PHOTO & QUARTER SEC. NO.
Q51-35, Q51-36, Q52-32, Q52-33, Q52-34, Q52-36, Q52-37, Q53-30, Q53-31, Q53-32, Q53-33, Q53-34, Q54-30, Q54-31, Q54-32, Q54-33

ZONING MAP
R9, R10, Q9, Q10, P9, P10

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DCOD A, RE-35 DCOD A	145, 11	N/A, 13
S-1, RE-35	145, 11	N/A, 13

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2018\Z-75-18_Staff_Rec.mxd



DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-75-18

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Susan Demmitt, Gammage & Burnham, PLC

REQUESTED CHANGE:

FROM: S-1 DCOD Sub-District A (144.81 a.c.)
RE-35 DCOD Sub-District A (10.25 a.c.)

TO: S-1 (144.81 a.c.)
RE-35 (10.25 a.c.)

APPLICATION NO.
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DATE: 9/29/2021
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ZONING MAP
R9, R10, Q9, Q10, P9, P10

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DCOD A, RE-35 DCOD A	145, 11	N/A, 13
S-1, RE-35	145, 11	N/A, 13

* **Maximum Units Allowed with P.R.D. Bonus**

Attachment H

REPORT OF PLANNING COMMISSION ACTION
May 5, 2022

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-75-18-2 (Companion Cases GPA-DSTV-1-18-2, Z-TA-5-18-2, and Z-62-18-2)
Location:	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
From:	RE-35 DCOD A and S-1 DCOD A
To:	RE-35 and S-1
Acreage:	Approximately 155.06
Proposal:	Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A.
Applicant:	Susan Demmitt, Gammage & Burnham, PLC
Owner:	MacEwan Ranch, LLC
Representative:	Susan Demmitt, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Denial as filed; approval of the staff recommended area in Z-TA-5-18-2.

Village Planning Committee (VPC) Recommendation:
Desert View 11/6/2018 Information only.
North Gateway 11/8/2018 Information only.
Desert View 4/2/2019 Information only.
Desert View 12/7/2021 Information only.
North Gateway 12/9/2021 Information only.
North Gateway 3/10/2022 Approval, per the staff recommendation. Vote: 4-1.
Desert View 4/5/2022 Denial as filed, approval per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve Z-75-18-2, per the Addendum A Staff Report.

Maker: Simon
Second: Johnson
Vote: 7-1 (Perez)
Absent: Gaynor
Opposition Present: Yes

Findings:

1. The rezoning request is a companion case to Z-TA-5-18-2 and would update the Zoning Map boundaries for the changes proposed.

2. The proposal is consistent with changes in the transportation corridor alignment since originally adopted.

3. The proposal maintains overlay district standards for the property north of Sonoran Desert Drive, adjacent to the Phoenix Sonoran Preserve, and allows for integration of appropriate design standards from the overlay in the Verdin Planned Unit Development (Companion Rezoning Case No. Z-62-18-2).

Stipulations:

None.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: May 27, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEMS 57-60 ON THE JUNE 1, 2022 FORMAL AGENDA: Z-62-18-2, Z-TA-5-18-2, GPA-DSTV-1-18-2, Z-75-18-2

Items 57 through 60 are companion cases associated with a proposal for a single-family subdivision in Council District 2.

Item 57, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

Item 58, Text Amendment Z-TA-5-18-2 is a request to amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District (Ordinance G-6993).

Item 59, General Plan Amendment GPA-DSTV-1-18-2 is a request to modify the General Plan Land Use Map for 474.37 acres near the southwest corner of the 24th Street alignment and Sonoran Desert Drive from Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay to Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal (Resolution 22030)

Item 60, Rezoning Application Z-75-18-2 is a request to rezone approximately 155.06 acres located south of Sonoran Desert Drive between the 16th and 32nd Street alignments from RE-35 DCOD-A, S-1 DCOD-A to RE-35 and S-1 to modify the boundary of Desert Character Overlay District (Ordinance G-6992).

The North Gateway Village Planning Committee heard all of the requests on March 10, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with a modification.	4-1
58	Approval, per the staff recommendation.	4-1
59	Approval.	4-1
60	Approval, per the staff recommendation.	4-1

The Desert View Village Planning Committee heard all of the requests on April 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with modifications and additional stipulations.	10-1
58	Approval, per the staff recommendation.	7-4
59	Denial as filed, approval with modifications.	10-1
60	Denial as filed, approval per the staff recommendation.	7-4

The Planning Commission heard all of the requests on May 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff memo dated May 5, 2022.	7-1
58	Approval, per the Addendum A Staff Report.	7-1
59	Approval, per Addendum A of the Staff Analysis Report.	7-1
60	Approval, per the Addendum A Staff Report.	7-1

The Planning Commission recommendation for Item 57 (Z-62-18-2) included additional and modified stipulations (per the staff memo). One of the stipulations requires the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement will outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

Staff recommends a continuance of all of the items to the July 1, 2022 City Council Formal meeting to allow additional time to finalize the site specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items. These items need to happen concurrently as both are necessary to address the impacts to Sonoran Desert Drive as this property and all the other vacant land develops in this northern area of Phoenix.

Approved: 

Alan Stephenson
Deputy City Manager/Planning and Development Director

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** 170

(CONTINUED FROM JUNE 1, 2022) - Public Hearing - Amend the Desert Character Overlay District - Ordinance Adoption - Z-TA-5-18-2 (Ordinance G-6993)

Request for a public hearing for a proposed text amendment to the Zoning Ordinance, Text Amendment Z-TA-5-18-2, to amend Chapter 6, Section 653 to modify the Desert Character Overlay District boundaries between the 16th Street and 32nd Street alignments.This is a companion case to GPA-DSTV -1-18-2, Z-75-18-2 and Z-62-18-2 and should be heard after Z-75-18-2.

Summary

The intent of this proposed text amendment is amend Chapter 6, Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District.

Applicant: Susan Demmitt, Gammage & Burnham, PLC
Representative: Susan Demmitt, Gammage & Burnham, PLC

Staff recommendation: Approval, as shown in Exhibit A of the Staff Report.
VPC Info: The Desert View Village Planning Committee heard this case on Nov. 6, 2018, April 2, 2019, and Dec. 7, 2021, for information only. The North Gateway Village Planning Committee heard this case on Nov. 8, 2018 and Dec. 9, 2021, for information only.
VPC Action: The North Gateway Village Planning Committee heard this case on March 10, 2022, and recommended approval, per the staff recommendation, by a vote of 4-1. The Desert View Village Planning Committee heard this case on April 5, 2022, and recommended approval, per the staff recommendation, by a vote of 7-4.
PC Action: The Planning Commission heard the case on May 5, 2022, and recommended approval, per the Addendum A Staff Report, by a vote of 7-1.

Location

Desert Character Overlay District (DCOD) boundaries between the 16th Street and 32nd Street alignments
Council District: 2
Parcel Address: 28239 N. 23rd St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 6, SECTIONS 653.A. (GENERAL PURPOSE OF DESERT CHARACTER OVERLAY DISTRICTS) AND 653.B.2. (DESERT MAINTENANCE OVERLAY (SUB-DISTRICTS A AND B), APPLICABILITY) TO MODIFY THE BOUNDARIES OF THE DESERT CHARACTER OVERLAY DISTRICT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

That Chapter 6, Sections 653.A. (General Purpose of Desert Character Overlay Districts) and 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability)**,** is amended to modify the boundaries of the Desert Character Overlay District as follows:

SECTION 1. That Chapter 6, Section 653.A. (General Purpose of Desert Character Overlay Districts) is amended to replace Figure A and read as follows:

A. **General Purpose of Desert Character Overlay Districts.** 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 Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development. The key to successful development within the three districts, which maintain interconnected undisturbed desert and washes, lies in analysis of individual subdivision sites before laying out the design of streets and lots.

DRAFT

The Desert Maintenance Overlay District is divided into Subdistricts A and B,~~.~~ as illustrated on Figure A. in order to address specific requirements of this area. Subdistrict A includes approximately one mile on both sides of the Cave Creek Wash and includes the area along the wash, that is not part of any Parks, Recreation and Library Department managed open space, such as the ~~a~~ Sonoran Preserve. With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this area the ability to maintain large connected undisturbed areas and washes becomes possible.

***

Figure A: Desert Maintenance Character Districts

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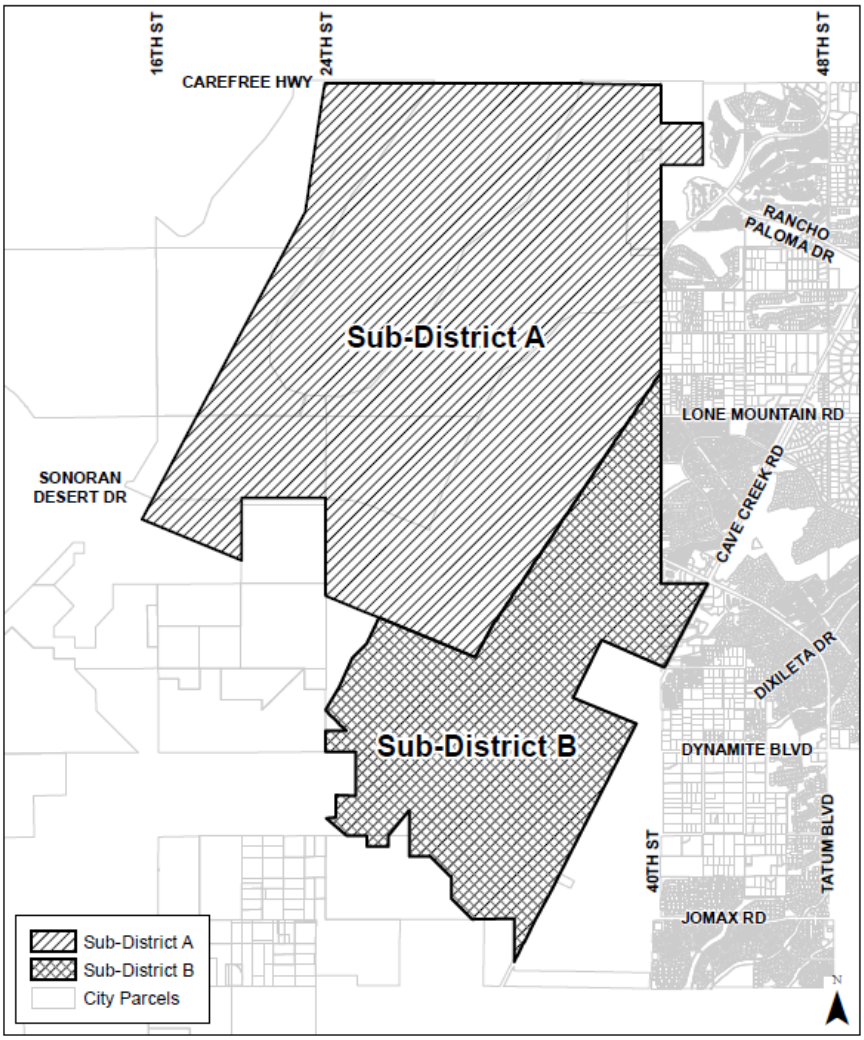


SECTION 2. That Chapter 6, Section 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability) is amended to read as follows:

2. **Applicability.** The Desert Maintenance Overlay District applies to all land within the area as depicted on the Desert Character District Map (Figure A). ~~More specifically, the Desert Maintenance Overlay Sub-District A applies to all land within the area bounded by Carefree Highway on the north, the Dynamite Boulevard alignment on the south, a line running parallel to the Cave Creek Wash connecting the 24th Street alignment at Carefree Highway to the 16th Street alignment at the Dynamite Boulevard alignment along the west, and the west boundary of Dove Valley Ranch extending south along the Black Mountain Parkway to Ashler Hills Drive and then running parallel to the Cave Creek Wash to the 32nd Street alignment at the Dynamite Boulevard alignment along the east.~~

~~The Desert Maintenance Overlay Sub-District B applies to all land within the area bounded by Sub-District A on the north, the Cave Buttes Recreation Area along the south and west, and Cave Creek Road (excluding the commercially designated parcel at the northwest corner of Cave Creek Road and Dynamite Boulevard) together with the south and west boundary of the Tatum Ranch Planned Community District (west of Cave Creek Road) and Black Mountain Parkway along the east.~~

A site plan approved in accordance with Section 507 of the Zoning Ordinance is required for all development, plus adherence to the design guidelines and standards detailed below and in Section 507 Tab A of the Zoning Ordinance.

***

PASSED by the Council of the City of Phoenix this 1st day of June, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

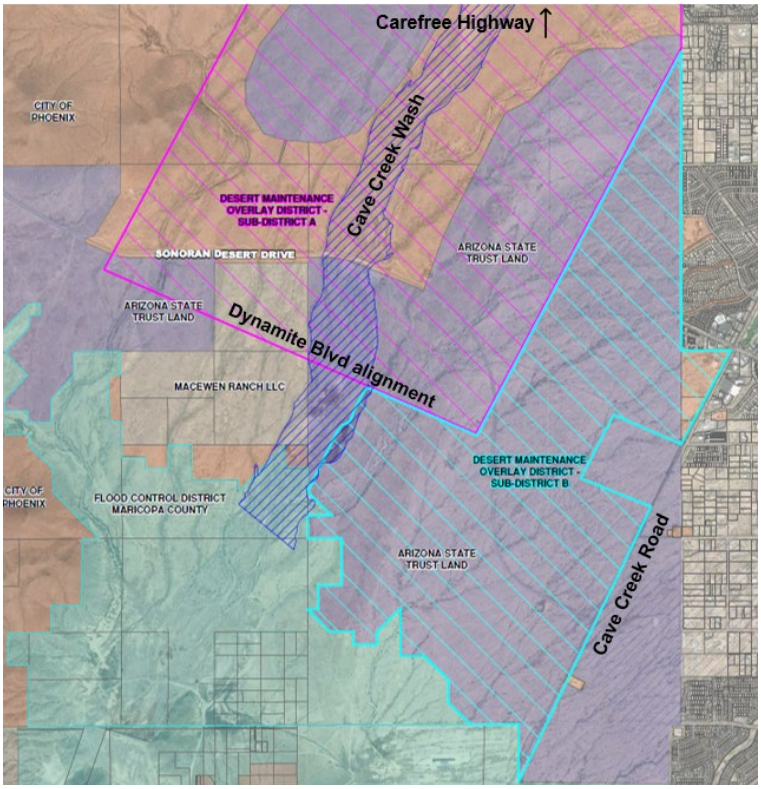
Staff Report
Zoning Ordinance Text Amendment
Z-TA-5-18-2
March 9, 2022

Application No. Z-TA-5-18-2: Amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay Districts.

Staff Recommendation: Staff recommends approval of Z-TA-5-18-2 as shown in Exhibit A.

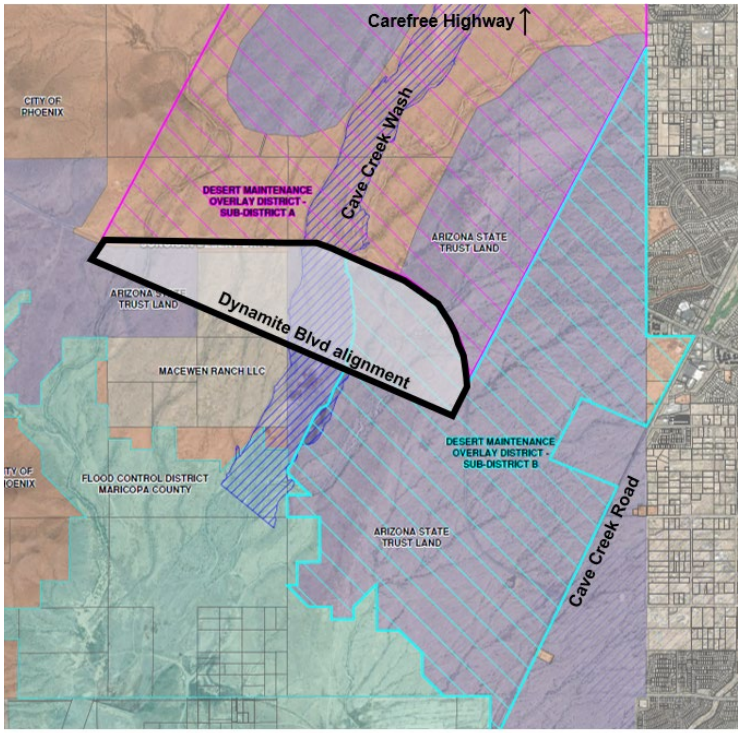
Purpose

The intent of this text amendment is to revise the applicability area and associated text for the Desert Maintenance Overlay of the Desert Character Overlay Districts to align with transportation corridor updates since the adoption of the overlay district.



Desert Maintenance Overlay District Sub-Areas, Source: Hilgart Wilson

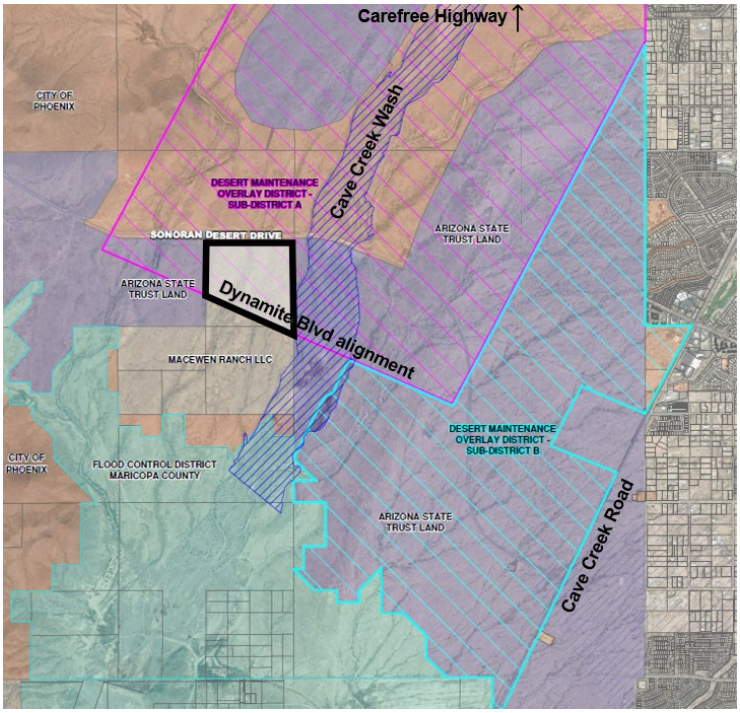
The Desert Maintenance Overlay District contains use standards and district regulations that are contained in two subdistricts, Sub-District A and Sub-District B. Sub-District A applies to land approximately one mile in each direction from Cave Creek Wash, from Carefree Highway on the north to the Dynamite Road alignment on the south. Sub-District B applies to land east of Sub-District A and generally extends to Cave Creek Road. The current boundaries of the subdistricts are shown to the left, in pink (Sub-District A) and blue (Sub-District B).



Applicant Proposed Desert Maintenance Overlay District Modifications, Source: Hilgart Wilson

The applicant's proposed modification would modify the boundaries of both Sub-District A and Sub-District B. Sub-District A standards are proposed to be removed from the property south of Sonoran Desert Drive and west of Cave Creek Wash. Land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become a part of Sub-District B. The area impacted by this proposed modification is shown to the left.

Staff is recommending a smaller modification that would only remove Sub-District A standards from an approximately 155.06-acre portion of the original request as depicted on the left.



Staff Recommended Desert Maintenance Overlay District Modifications, Source: Hilgart Wilson

Minor text updates to the overlay are also proposed to provide consistency with the geographic modifications of the subdistrict areas.

There are three additional concurrent requests. Rezoning Case No. Z-75-18-2 is a companion rezoning case to Z-TA-5-18-2 and would modify the boundary of the Desert Character Overlay District on the city's Zoning Map for 155.06 acres. General Plan Amendment Case No. GPA-DSTV-1-18-2 and Rezoning Case No. Z-62-18-2 encompass the Verdin site (488 acres). General Plan Amendment Case No. GPA-DSTV-1-18-2 seeks to modify the land use map

designation and removal from the Infrastructure Phasing Overlay. Rezoning Case No. Z-62-18-2 proposes to rezone the property to a Planned Unit Development district.

Background: Desert Character Overlay Districts

The Desert Character Overlay Districts, Section 653 of the Zoning Ordinance, was established in 2001 via Text Amendment Case No. Z-TA-3-99 with a general purpose to implement the North Land Use Plan. The intent of the overlay was to establish three character districts; Desert Maintenance, Rural Desert and Suburban Desert, to define the nature of development while maintaining undisturbed areas and to provide guidance for new development. Standards for the Desert Maintenance Overlay District were included in the original text amendment. Standards for the Rural Desert and Suburban Desert Overlay Districts have not been established.

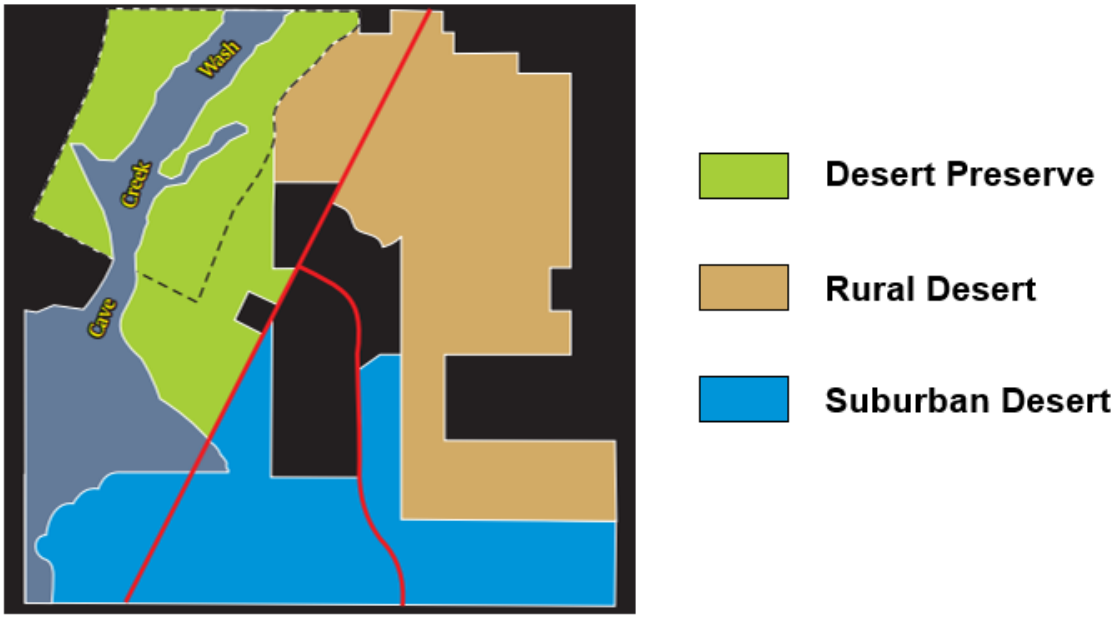
The overlay district contains distinct permitted uses and district standards for Sub-Districts A and B in addition to design guidelines applicable to both subdistricts. Single-family residential uses are permitted in both subdistricts, with attached dwelling units only permitted in Sub-District B. Select commercial uses are permitted in Sub-District B, subject to obtaining a Special Permit.

District standards for the subdistricts include provisions designed to address lot size, building envelope, height, setbacks, access, native landscaping and treatment of washes. Design guidelines contain additional guidance on site disturbance, native plant preservation, building and wall design, and access to preserve areas, among others.

Background: Peripheral Areas C and D and North Land Use Plans

In 1987, Phoenix City Council adopted the Peripheral Areas C and D Plan as an amendment to the General Plan. The intent of the Peripheral Areas C and D Plan was to serve as a guide for future land use and development in the planning area, which consisted of approximately 111 square miles of largely undeveloped land north of the Central Arizona Project canal in North Phoenix. Within the Implementation Program section of the Plan, further refinement of the general character elements was suggested prior to any formal ordinance adoption.

The North Land Use Plan was adopted in 1996 to further the existing policies of the Peripheral Areas C and D Plan. The Plan divided the planning area into three character areas, Desert Preserve, Rural Desert and Suburban Residential, and suggested that overlay districts be developed to provide clear development standards in line with community desires. The Desert Preserve character area aligns with the area included in the Desert Maintenance Overlay of the Desert Character Overlay Districts.



North Land Use Plan Character Areas, Source: City of Phoenix

Background: Verdin Planned Unit Development (PUD) Proposal

The Verdin PUD (Companion Rezoning Case No. Z-62-18-2) intregrates a number of design considerations based on Desert Maintenane Character District standards. These include a sensitive transition from open space to developed areas, conservation of washes and wildlife habitats, and use of native plants.

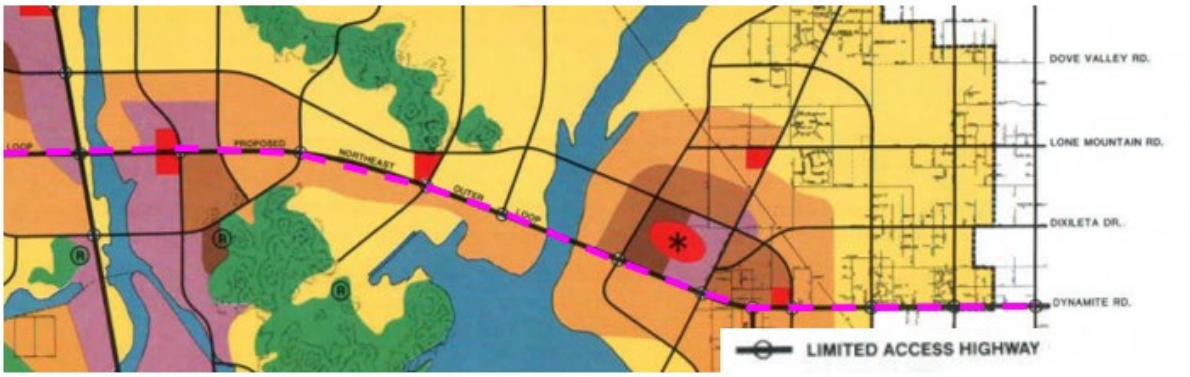
In addition to the considerations based on overlay standards, the Planned Unit Development includes enhanced standards for increased open space, connectivity to adjacent preserve areas, a public trail and heightened landscape standards developed in concert with the National Wildlife Federation.

Because these standards do not apply to property outside of the Verdin PUD request area, staff is recommending a smaller modification to the applicability area proposed by the applicant.

Background: Northeast Outer Loop and Sonoran Desert Drive

The Peripheral Areas C and D Plan included discussion of a proposed Northeast Outer Loop. The Northeast Outer Loop was a planned limited access extension of the Northwest Loop from Interstate 17, north of the Union Hills and Cave Buttes recreation areas, connecting to Dynamite Boulevard and traversing east toward the city of

Scottsdale. Proposed land uses for Area D (north of Jomax Road) were contemplated based on proposed transportation infrastructure, with a Village Core planned for the northwest corner of Cave Creek Road and the Northeast Outer Loop / Dynamite Road alignment.



Peripheral Areas C and D Plan Land Use and Circulation, Source: City of Phoenix

By the North Land Use Plan's adoption, plans for the Northeast Outer Loop had ceased. As a result, the planned Core at Cave Creek and Dynamite Roads was reduced in size and geared to function as a community service area instead of an employment hub. Reduction in the planned commercial area at this location contributed to the inclusion of the area west of Cave Creek Road into the Desert Preserve character area identified in the plan. While no longer planned as a limited access roadway, Dynamite Road was utilized as a dividing line between a planned preservation buffer for the Cave Creek Wash to the north and a more dense residental area adjcent to the Cave Buttes Recreational area to the south.

While an east-west connection between Interstate 17 and northeast Phoenix has been planned since 1987, public involvment efforts to refine the alignment and type of roadway commenced in 2002. The final aligment for Sonoran Parkway, adopted by Phoenix City Council in 2006 as a result of the recommendation by the East Sonoran Parkway Alignment Committee, was carefully designed to minimize the impact of the roadway on the future mountain preserve area and intended to serve as a buffer between the preserve and adjacent development. Construction of Sonoran Boulevard, now known as the northern leg of Sonoran Desert Drive, began in 2010 and was completed in 2013.

Staff Analysis

The boundary of the Desert Maintenance Overlay of the Desert Character Overlay Districts was derived from the Desert Preserve character area outlined in the North Land Use Plan. This preservation area distinguished between the planned preserve area north of the then Dynamite Road alignment and the area adjacent to the Cave

Buttes Recreational area, which was slated for additional residential development. Subsequent to the approval of the Desert Character Overlay Districts, the roadway connecting Interstate 17 to Cave Creek Road was further evaluated and realigned as the currently constructed Sonoran Desert Drive.

In addition, the companion Verdin PUD request contains development standards and design guidelines that are intended to provide consistency with Desert Maintenance Overlay standards and the general intent of the Desert Character Overlay Districts. These standards collectively ensure appropriate development within the undisturbed desert context.

Due to the shift in the transportation corridor from the inception of the Desert Character Overlay Districts in addition to the enhanced standards contained in the Verdin PUD, the staff recommended modification to the Sub-District boundaries and associated ordinance language is warranted.

Conclusion

Staff recommends approval of Z-TA-5-18-2 to amend the applicability area and associated text for the Desert Maintenance Overlay of the Desert Character Overlay Districts as shown in Exhibit A of the staff report.

Writer

S. Keating
March 9, 2022

Exhibits

Exhibit A: Proposed Language (4 pages)
Exhibit B: Text Amendment Sketch Map
Exhibit C: Staff Recommendation Text Amendment Sketch Map

EXHIBIT A
Text Amendment Z-TA-5-18-2:
Modification of Boundaries of the Desert Character Overlay Districts

Proposed Language:

Amend Chapter 6, Section 653.A. (General Purpose of Desert Character Overlay Districts) to replace Figure A and read as follows:

A. **General Purpose of Desert Character Overlay Districts.** 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 Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development. The key to successful development within the three districts, which maintain interconnected undisturbed desert and washes, lies in analysis of individual subdivision sites before laying out the design of streets and lots.

The Desert Maintenance Overlay District is divided into Subdistricts A and B,~~.~~ as illustrated on Figure A. in order to address specific requirements of this area. Subdistrict A includes approximately one mile on both sides of the Cave Creek Wash and includes the area along the wash, that is not part of any Parks, Recreation and Library Department managed open space, such as the ~~a~~ Sonoran Preserve. With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this area the ability to maintain large connected undisturbed areas and washes becomes possible.

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Figure A: Desert Maintenance Character DistrictS

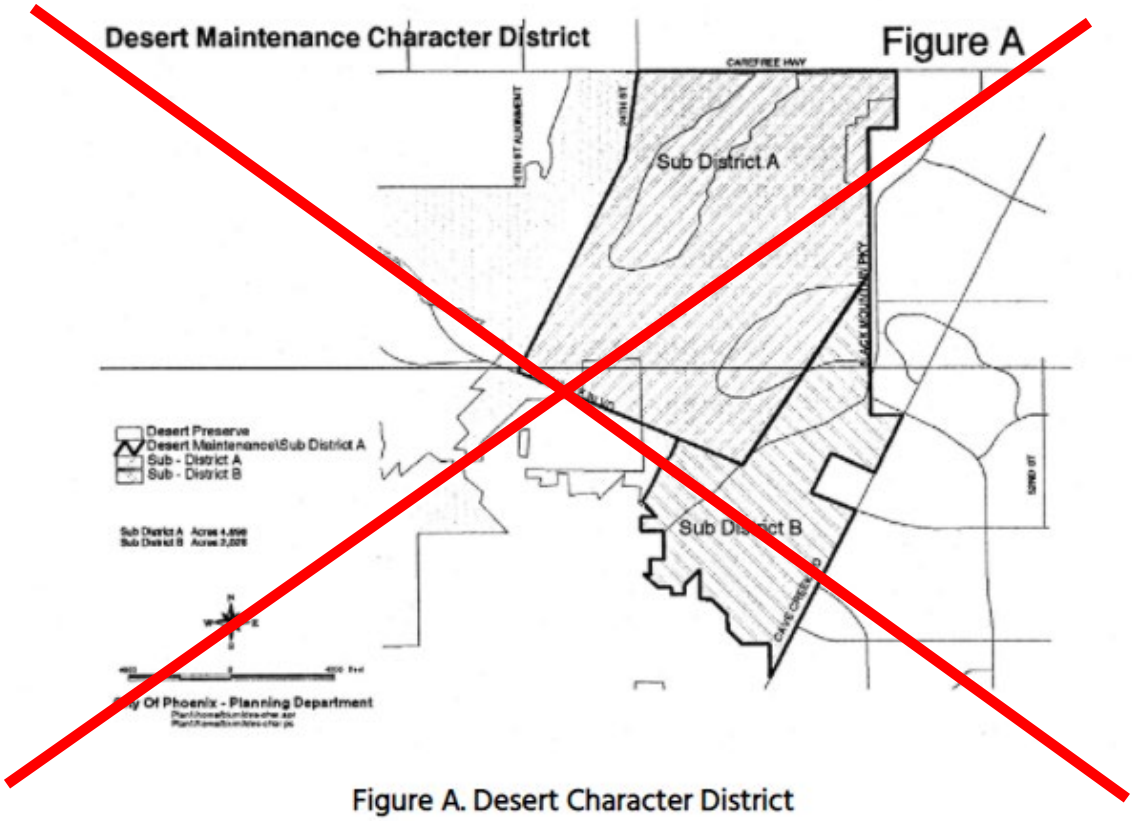
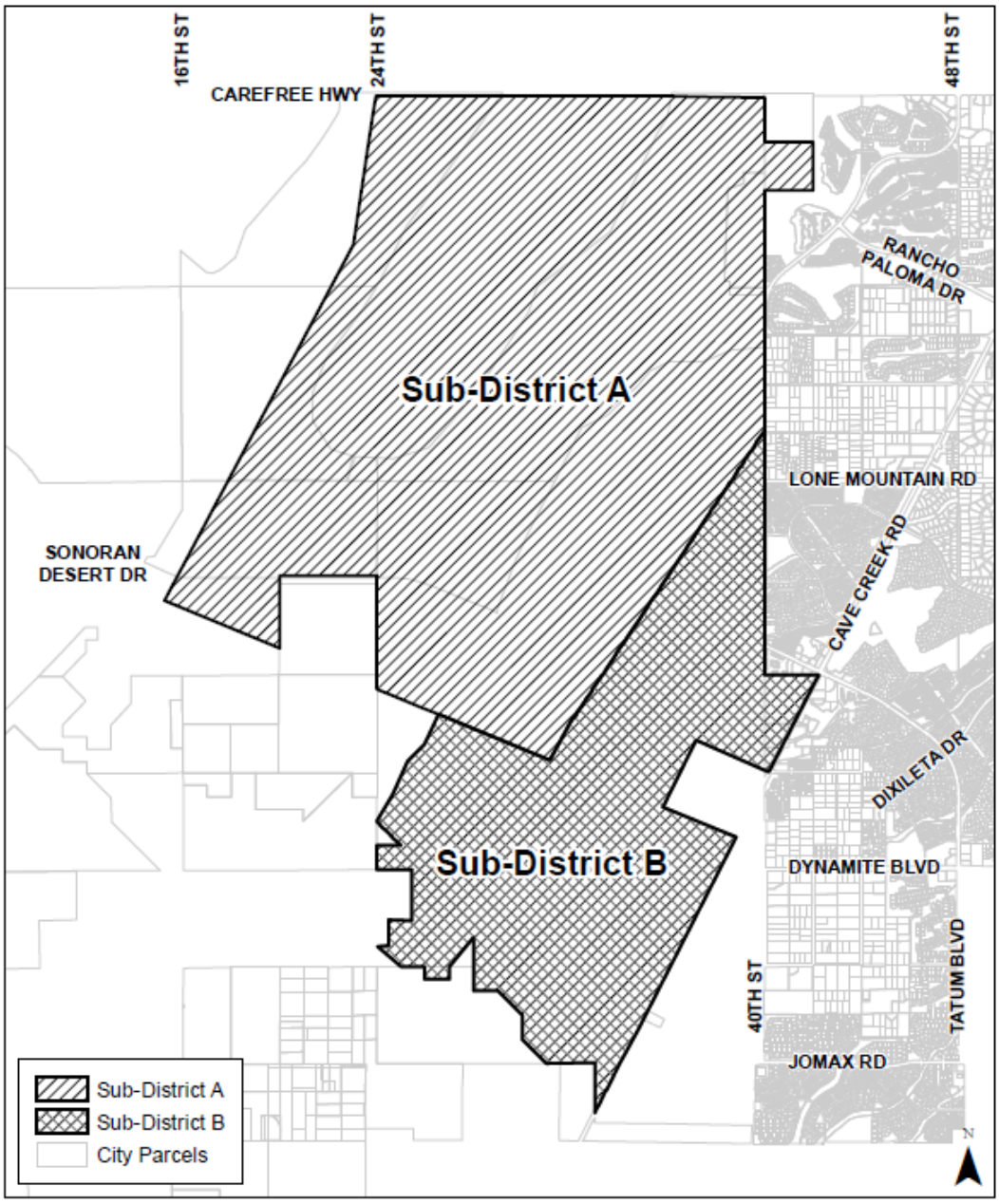


Figure A. Desert Character District



Amend Chapter 6, Section 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability) to read as follows:

2. **Applicability.** The Desert Maintenance Overlay District applies to all land within the area as depicted on the Desert Character District Map (Figure A). ~~More specifically, the Desert Maintenance Overlay Sub-District A applies to all land within the area bounded by Carefree Highway on the north, the Dynamite Boulevard alignment on the south, a line running parallel to the Cave Creek Wash connecting the 24th Street alignment at Carefree Highway to the 16th Street alignment at the Dynamite Boulevard alignment along the west, and the west boundary of Dove Valley Ranch extending south along the Black Mountain Parkway to Ashler Hills Drive and then~~

~~running parallel to the Cave Creek Wash to the 32nd Street alignment at the Dynamite Boulevard alignment along the east.~~

~~The Desert Maintenance Overlay Sub-District B applies to all land within the area bounded by Sub-District A on the north, the Cave Buttes Recreation Area along the south and west, and Cave Creek Road (excluding the commercially designated parcel at the northwest corner of Cave Creek Road and Dynamite Boulevard) together with the south and west boundary of the Tatum Ranch Planned Community District (west of Cave Creek Road) and Black Mountain Parkway along the east.~~

A site plan approved in accordance with Section 507 of the Zoning Ordinance is required for all development, plus adherence to the design guidelines and standards detailed below and in Section 507 Tab A of the Zoning Ordinance.

***

Text Amendment

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

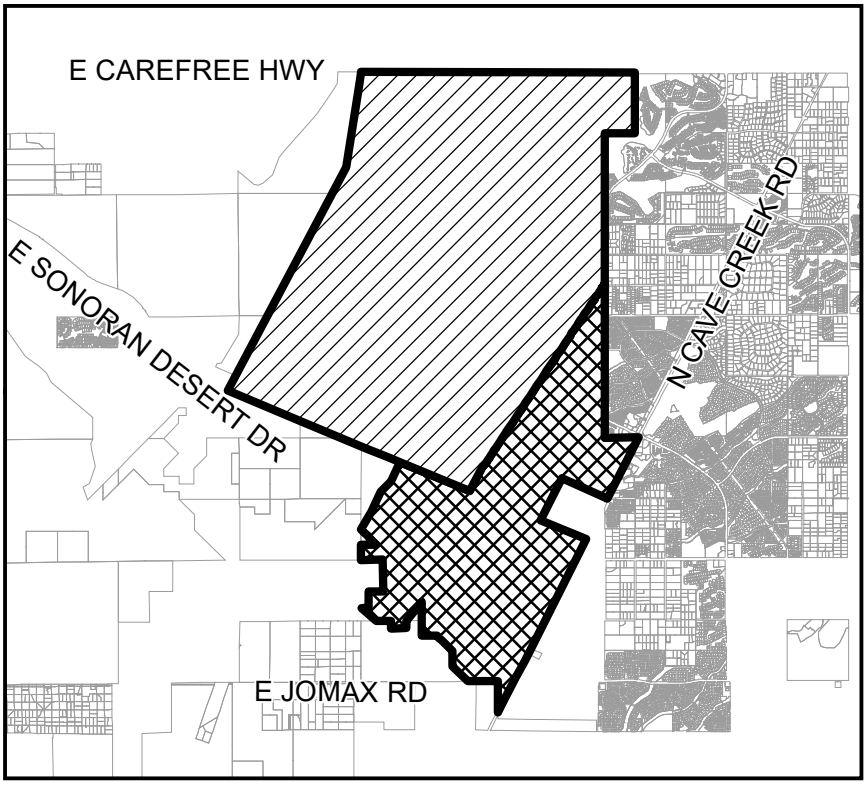
APPLICATION NO: Z-75-18	ACRES: 6222.46 +/-
VILLAGE: Desert View	COUNCIL DISTRICT: 2
APPLICANT: Susan Demmitt, Gammage & Burnham, PLC	

EXISTING:

DCOD A (4681.97 +/- Acres)
DCOD B (2001.87 +/- Acres)

Desert Maintenance Character A Overlay District

Desert Maintenance Character B Overlay District

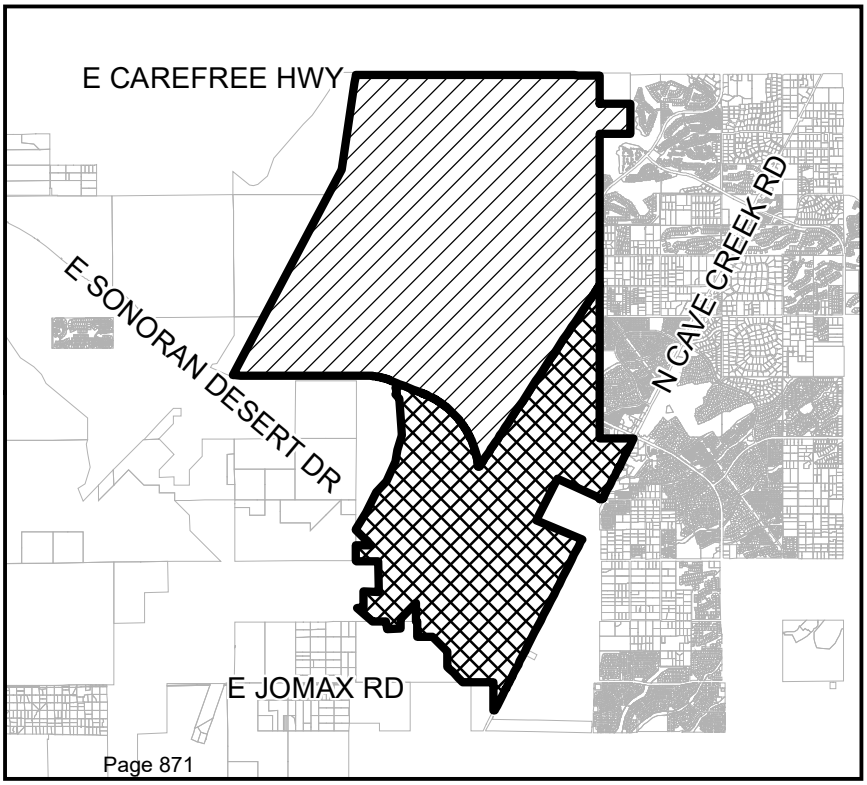


PROPOSED CHANGE:

DCOD A (3977.29 +/- Acres)
DCOD B (2245.17 +/- Acres)

Desert Maintenance Character A Overlay District

Desert Maintenance Character B Overlay District



Text Amendment

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

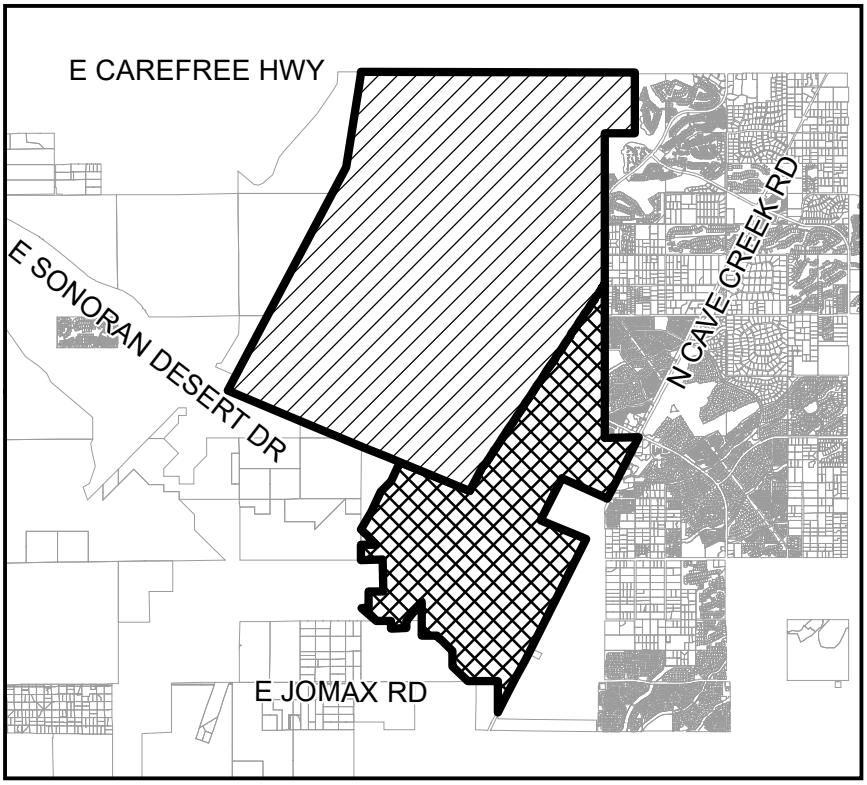
APPLICATION NO: Z-75-18	ACRES: 6465.72 +/-
VILLAGE: Desert View	COUNCIL DISTRICT: 2
APPLICANT: Susan Demmitt, Gammage & Burnham, PLC	

EXISTING:

DCOD A (4681.97 +/- Acres)
DCOD B (2001.87 +/- Acres)

Desert Maintenance Character A Overlay District

Desert Maintenance Character B Overlay District

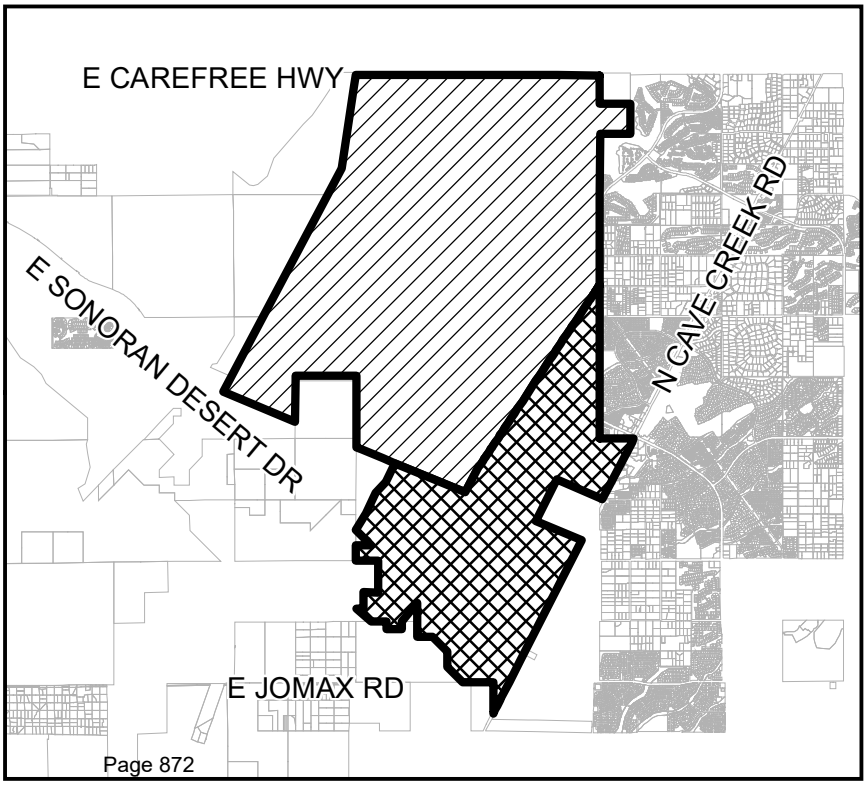


PROPOSED CHANGE (Per Staff Recommendation):

DCOD A (4463.85 +/- Acres)
DCOD B (2001.87 +/- Acres)

Desert Maintenance Character A Overlay District

Desert Maintenance Character B Overlay District



Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-5-18-2
INFORMATION ONLY

Date of VPC Meeting	December 7, 2021
Request	Amend Section 653 of the Phoenix Zoning Ordinance to modify the Desert Character Overlay District (DCOD) boundaries between the 16th Street and 32nd Street alignments
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

This item was heard concurrently with Item #3 – Information Only – GPA-DSTV-1-18-2, Item #4 – Information Only – Z-62-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Reginal Younger arrived to the meeting and Committee member Jason Israel left the meeting during this item, bringing the quorum to 11 members.

10 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Louis Lagrave asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that Verdin's contribution will only be for a portion of the extension. She stated that as other developers build along Sonoran Desert Drive they will have their own contribution requirements.

Vice Chair Louis Lagrave stated that the North Land Use Plan should be considered in addition to the General Plan. He stated that the developer should consider building less than 1000 units. He added that the development will generate traffic and overload schools. **Susan Demmitt** stated that the development will have a maximum of 3 units per acre, which is consistent with developments adjacent to the preserve. She stated that they are in discussion with the Deer Valley School District and the development is within the boundary for Desert Mountain schools, which have capacity. She stated that Cave Creek schools also have capacity.

Committee member Rick Nowell asked about traffic lights on Sonoran Desert Drive. **Susan Demmitt** stated that a traffic study is being completed and that there will most likely be a traffic signal at the main entrance of the development in the future.

Committee member Rick Nowell stated that he had concerns that the project has returned after a couple years, but not decreased the density.

Committee member Rick Powell asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that the cost estimate for the full extension of Sonoran Desert Drive is approximately $120 million. She stated that the build out will take place when the traffic demand exists and the funding is available. **Committee member Rick Powell** stated that the development is not in line with the character of the area.

Committee member Reginald Younger asked how close homes will be to Sonoran Desert Drive. **Susan Demmitt** stated the development's property line is adjacent to Sonoran Desert Drive, but the site will have landscape buffers. **Committee member Reginald Younger** stated that he is hoping for less density on site.

Vice Chair Louis Lagrave stated that the Desert View Character Plan should also be take into account and to meet the character of the area, density should be decreased or the development proposal be moved closer to the core. He added that Desert Mountain and Cave Creek schools are too far from the development.

Committee member Jill Hankins asked if a flood analysis had been completed for the site. **Susan Demmitt** stated that the site is not proposing development in the established flood corridor or flood zone. **Nguyen Lam**, representative with Hilgart Wilson, stated that the drainage corridors have mapped floodplains and are subject to Federal Emergency Management Agency (FEMA). He added that the developer will work with the City to appropriately address the flood zones. **Committee member Jill Hankins** stated that she had concerns with additional hardscape in the area.

Committee member Michelle Santoro stated that she appreciates the design, open space, and connectivity proposed by the development.

Daniel Centilli, a member of Save Our Sonoran Preserve and various trail running groups, stated that developers see the area as a transportation corridor, but residents see it as a recreation corridor. He added that the development will reduce quality of life. He stated that other residential projects in the area have increased trash and traffic.

Gary Kirkilas, a member of Save Our Sonoran Preserve, stated that he appreciated the partnership with the NWF and proposed trails and access. He added that the Desert Character Overlay is tied to the preserve and should be retained.

Sue Pierce, a resident of Desert Enclave, stated that the area is exploding with development, especially with the Taiwan Semiconductor Manufacturing Company (TSMC), but residential development will lead to increased traffic. She stated that traffic issues are already complicated in the area and there is no plan from the development about how to alleviate the issue. She added that major transportation will lead to additional noise pollution. She stated that there is an opportunity to preserve the area as a tranquil space in the Sonoran Preserve.

Susanne Rothwell, a member of the Phoenix Mountain Preservation Council, expressed concerns regarding amending the Desert Character Overlay. She added that the developer should keep 50% of the land as native and homes should be low scale. She also expressed concerns with the lack of parking if a trailhead is provided on site.

James Gaston, a resident of Tuscana at Tatum Ranch, questioned how the development will deal with increases in water and sewer usage.

Bob Thompson, a member of the public, stated that he was opposed to the development and instead wanted to preserve the area as natural preserve. He also expressed concerns with traffic and density.

Scott Coll, a member of the public, expressed concerns with traffic. He added that there is a need to preserve the preserve area.

Crystal Lehman, a member of the public, stated that Sonoran Desert Drive is a pleasant driving experience as is and expanding the roadway and increasing homes takes away from the beauty of the desert.

Rebecca Rodriguez, a local hiker, trail runner, and mountain biker, stated that she enjoys the beautiful views and wildlife in the area. She expressed concerns with increased noise from the roadway.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, stated the he understands the area will develop eventually, but expressed concerns with density and traffic. He added that the development should be set back further from Sonoran Desert Drive.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

Vice Chair Louis Lagrave stated that Sonoran Desert Drive will increase to 6 lanes, but that does not mean that the preserve area cannot be preserved. **Committee member Jill Hankins** also expressed the need to retain open spaces in the City.

Committee member Rick Powell stated that he believes development should be slower and the area kept more natural.

Committee member Reginald Younger stated that he likes the look of Sonoran Desert Drive as is and hopes that development will allow that to be retained. He also expressed concerns with increased density.

Village Planning Committee Meeting Summary
Z-TA-5-18-2
INFORMATION ONLY

Date of VPC Meeting	April 2, 2019
Request	Modify the Desert Character Overlay District for approximately 638 acres to modify a portion from Sub-District A to Sub-District B and remove a portion of property from Sub-District A
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

Susan Demmitt, applicant, gave a presentation of the case up to this point in time. She stated that they started this process back in August. Ms. Demmitt went through the General Plan history of the area, along with the Desert Character Overlay District establishment. She summarized the infrastructure improvements that would be required for the subdivision to be built. Ms. Demmitt went on to describe the comments the developer is receiving from members of the public. The first comment was that the property should stay S-1. Ms. Demmitt stated that staying S-1 would be one home per acre. Having a subdivision with multiple sized lots/homes would be more affordable for residents to live in proximity to the preserve.

The next comment from the public that was addressed is the condition of Sonoran Desert Drive. Ms. Demmitt stated they are working with the City and the State Land Department to evaluate. She went on to present pages form the 2002 council report that indicated that at full capacity, Sonoran Desert Drive will be able to handle 50,000 cars a day. The road was intended to be a major thoroughfare.

The next concern Ms. Demmitt addressed was the acquisition of Sonoran Preserve Land. She went on to state that the MacEwen property has been privately held since the 1950's. Taylor Morrison is agreeable to put a public trail through the center of the property, adjacent to the wash corridor, to connect the preserve north and south of Sonoran Desert Drive. She stated they will comply with the Sonoran Edge Treatment Guidelines. Ms. Demmitt stated the City's Park and Recreation Department is currently looking at acquiring the land to the east of the MacEwen parcel for preserve.

Lou Lagrave stated that he understands that Sonoran Desert Drive is intended to be a six-lane arterial and the General Plan on the southern two-thirds of the property has the land use designation that supports the proposed density but that he still has concerns.

Mr. Lagrave stated that he is concerned about the traffic on Sonoran Desert Drive, how the kids will get to school and the proposed lot sizes.

Susan Demmitt addressed Mr. Lagrave and stated that they are looking into what they can do to alleviate some of the concerns regarding Sonoran Desert Drive but the construction of the southern leg is 47 million dollars. She stated that the kids that live in this development will have the option of attending either Deer Valley Schools or Cave Creek Schools. She stated that both school districts will be providing bus service into the neighborhood.

Jill Hankins asked if the Mesquite Wash is a 404 wash. Susan Demmitt referred to Nguyen Lam on her development team. Mr. Lam stated they are disturbing less than an acre and it is not within the 404-protected area. Ms. Hankins asked if there have been any studies done regarding cultural items or protected species. Mr. Lam stated the studies have been done and nothing was found.

Doug Dickson stated that the committee has received many emails opposition and not one in support. Doug Dickson stated that they should talk to State Land about swapping this parcel for a better suited piece of land. He asked if the applicant had explored this option. Ms. Demmitt stated that the City hasn't identified this piece of land as preserve land, but they have not discussed a swap with State Land.

Steve Bowser stated that the committee has letters in front of them in opposition from the Sierra Club and PMPC.

Steve Bowser read the cards in opposition that didn't wish to speak.

The floor was opened for public comment.

Debra Sedillo Dugan, resident, stated she has concerns about the traffic and views. She said the signs were posted where no one could see them until the applicant recently moved them.

John Furniss, resident, stated he is the Chair of the Phoenix Mountain Preserve Committee for the Parks and Recreation Department. He said there should be a letter from their committee to deny this project. He stated that they aren't opposed to growth, but this will set precedence and that we need to protect what he have.

Stacie Beute, resident, stated she is opposed to the request. She has been a longtime friend to the Phoenix Mountain Preserve and advises on committees. She said that Taylor Morrison will be selling the homes with the added amenity of the proximity to the preserve, but they are developing on the preserve. She stated she is concerned about the impacts on the environment.

Amanda Farr, resident, stated that Sonoran Desert Drive is currently a safe place to cycle and run. If this development is approved, it will no longer be safe.

Gary Kirkilas, resident, stated that he is a Park Steward for the Phoenix Mountain Preserve. He stated that he started the Save Our Sonoran Preserve group as an advocacy group in response to the request. He stated that the proposal isn't consistent

with the North Land Use Plan and the Desert View Character Plan. Mr. Kirkilas urged the committee that if it doesn't make sense, say no to the proposal.

Daniel Centilli, resident, stated that he is a Desert Ridge homeowner. He said the current DCOD overlay prevents something like this proposal from happening. He stated that the applicant is asking for exceptions to the law. He went on to state the preserve is our legacy.

Patrick Havley, resident, thanked the committee. He stated he is concerned for the safety of cyclists on Sonoran Desert Drive. He also stated this project won't contribute to the overall good of the City.

Gannon Burleigh, resident, said that he is opposed and has concerns about traffic, schools and the impact on the preserve. He said that the project is irresponsible development and that the removal of the overlay district that protects the preserve is ridiculous.

Laura Jones, resident, stated she has concerns about the traffic on Sonoran Desert Drive. She stated the development should be one acre lots to preserve the wildlife.

Patrick McMullen, resident, states that he is the President of the PMPC. He stated that the Phoenix Mountain Preserve Council has been around since the 1970's to preserve the desert. He stated that PMPC is opposed to the request.

Mandy Fellows, resident, passed out a study from an ASU professor concerning the ecological impact and flooding concerns in the area. She stated that this area is downstream from three dams, with the closest dam being 1.5 miles away.

John Trojan, resident, stated he is opposed to the request with concerns about traffic, pedestrian safety and allowing the developer to craft their own zoning standards.

Lainy Porter, resident, stated she moved to Arizona for pain management. She stated that she trains for triathlons on Sonoran Desert Drive and is concerned about the increase in traffic.

Claudia Wagner, resident, stated she is a trail runner and has concerns about the danger the increased traffic with cause on Sonoran Desert Drive. She is also concerned about the potential for flooding.

Heather Larson, resident, stated she is concerned about the increase in traffic and pedestrian safety.

Tim Holt, resident, said that he moved to Phoenix from Seattle. He said this proposal is just setting precedence and the next development will be even more dense. Mr. Holt went on to state this project is about money and greed.

Brett Scholar, resident, stated that he uses Sonoran Desert Drive to run and cycle. He questioned the benefit the applicant will bring to the area. He stated that the property should stay as it is currently zoned.

Lindsey Tillman, resident, stated she is opposed to the request. She said that the City needs to protect the Sonoran Preserve.

Susan Beccian, resident, stated that she is one of the only people that have received letters about this case but didn't receive one concerning the meeting tonight. She said she is concerned that Gammage and Burnham isn't being upfront with the community.

Cassandra Leone, resident, thanked her neighbors for coming out to oppose the zoning request. She said she is concerned about pedestrian safety and the traffic on Sonoran Desert Drive. She said she has read the PUD and has concerns about the sustainability section.

Michelle Kelley, resident, stated that she is opposed to the request. She commented that just because a plan is 30 years old doesn't mean it's not a good plan. It means the community and the planning department were visioning long term. This request doesn't comply with the Desert View Character Plan. Ms. Kelley went on to state that the school is over capacity and there is no real plan from the applicant to resolve that issue. She closed by stating the area should be preserved and the plans should not be changed.

Sue Pierce, resident, stated that she is opposed to the request. Ms. Pierce went on to state that this project is going to be a financial burden on taxpayers. Even though the applicant must pay to extend infrastructure, the taxpayers pay to maintain this infrastructure that is being extended to only serve this subdivision.

Christine Severance, resident, stated that that the signs for the hearing were posted far from the road so they couldn't be read. She stated the applicant purchased the property with the current zoning and that it shouldn't be changed.

Karen Severance, resident, stated that the preserve means a lot to her. She urged the committee to think about the ecosystem when they vote on this case at a later date.

Jennifer Severance, resident, stated that nature needs to have space. The edges of the preserve are important.

Karl Mar, resident, stated that he is opposed to the request. He said that the infrastructure can't handle a development of this size.

Patty Killinger, resident, stated that she has been in the area since the 1970's. She said that the parcel's adjacency to the Sonoran Preserve is important.

Anna Lewandowski, resident, stated she just found out about the project about two weeks ago and came to the meeting to learn more about it. She said from listening to the applicant's presentation and the testimony of the public, it sounds like this development is 10 years too soon. The current infrastructure and school systems can't handle the residents this development will generate.

Mike Rooney, resident, stated this project is political. This development is not consistent with the Desert View Character Plan.

Patricia Story, resident, stated that she is concerned for public safety in the areas. She said the area already has an emergency response time issue.

Village Planning Committee Meeting Summary
Z-TA-5-18-2
INFORMATION ONLY

Date of VPC Meeting	November 6, 2018
Request	Modify the Desert Character Overlay District for approximately 638 acres to modify a portion from Sub-District A to Sub-District B and remove a portion of property from Sub-District A
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

Susan Demmitt, applicant, presented the information to the Village regarding MacEwen 480. She addressed the history of the site and the current requests to ultimately build 1,420 homes. She addressed that a portion of the 480 acres is within the Desert Character Overlay District and the North Land Use Plan.

Lou Lagrave had questions regarding the alignment of Sonoran Desert Drive. He stated it is a nice development in the wrong location and that there is no justification for the density. He stated that according to the North Land Use Plan that this area is intended to be 2 dwelling units per acre or less.

Rick Nowell clarified that the applicant would only be adding one lane in front of their own development, not the entire length of Sonoran Desert Drive. He stated it is a nice project in the wrong place. He stated that Sanctuary at Desert Ridge is unsightly and he doesn't want to see that in this location.

Rick Powell asked which school district in which the property is located. Ms. Demmitt said Deer Valley.

Steve Bowser asked how long the land has been privately held. Ms. Demmitt stated since the 1950's.

Ryan Schaefer asked if the developer was contributing to the Sonoran Desert Drive alignment. Ms. Demmitt said the subdivision will be contributing to impact fees.

Jill Hankins expressed concern about the safety of the cyclists on Sonoran Desert Drive. She stated there needs to be an underpass and islands for the bikers.

Steve Bowser opened the meeting to public comment.

Richard Puleri, resident, stated he has concerns about the current traffic congestion on Sonoran Desert Drive and inquired on when Sonoran Desert Drive will be expanded and connected.

Michael Kaciemba, resident, stated he lives in Sonoran Foothills and that he has concerns about the current traffic congestion. He stated that this project shouldn't be improved until the streets are expanded. He also addressed the school doesn't have capacity.

Public comment closed.

Reginald Younger said that Taylor Morrison expanded the roads with Sky Crossing.

Rick Powell states he has concerns about the school capacity.

Deanna Chew asked if residents would have a City of Phoenix address. Ms. Demmitt stated she believes they will.

Rick Nowell asked if a traffic study has been done. Ms. Demmitt says it was recently completed but has not been submitted to the City yet.

There was a brief committee discussion concerning the possibility of age restriction subdivisions within the development.

Louis Lagrave stated he believes in land rights but this needs to come back with R1-10 zoning. Louis Lagrave also requested staff send out the Sonoran Preserve Master Plan.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-5-18-2
INFORMATION ONLY

Date of VPC Meeting	December 9, 2021
Request	Amend Section 653 of the Phoenix Zoning Ordinance to modify the Desert Character Overlay District (DCOD) boundaries between the 16th Street and 32nd Street alignments
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #3 – Information Only – GPA-DSTV-1-18-2, Item #4 – Information Only – Z-62-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Julie Read arrived to the meeting during this item, bringing the quorum to 5 members.

3 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Shannon Simon asked about the timeline for constructing Sonoran Desert Drive. **Susan Demmitt** stated that the buildout for Sonoran Desert Drive will cost approximately $120 million and there is no defined timeline. She stated that the development will complete a Traffic Impact Study to determine the level of service and the necessary improvements.

Committee member Michelle Ricart asked whether the applicant reached out to the school district. **Susan Demmitt** stated that they are working with the school district on a donation agreement. She added that there will be no modifications to the boundaries of the school district and students living in the development will be within the boundary of Desert Mountain schools.

Gary Kirkilas, a member of Save Our Sonoran Preserve, expressed concerns with removal of the Desert Character Overlay. He stated that areas adjacent to preserve areas should be low density. He also expressed concerns regarding increased traffic.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, encouraged larger setbacks from Sonoran Desert Drive.

Bob Thompson, a member of the public, stated that the beauty of the area should be maintained. He added that the developer should honor the Desert Character Overlay and keep the preserve areas as is.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-5-18-2
INFORMATION ONLY

Date of VPC Meeting	November 8, 2018
Request	Modify the Desert Character Overlay District for approximately 638 acres to modify a portion from Sub-District A to Sub-District B and remove a portion of property from Sub-District A
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments

VPC DISCUSSION:

Susan Demmitt, applicant, presented the information to the Village regarding MacEwen 480 PUD. She addressed the history of the site and the current requests to ultimately build 1,420 homes. She addressed that a portion of the 480 acres is within the Desert Character Overlay District and the North Land Use Plan. She stated they are working with the Deer Valley School District to come up with a solution to the school capacity issue. She stated they are looking into the option of Cave Creek Schools.

Tim Mitten, VPC member, expressed several concerns:
- Traffic safety and cyclist safety on Sonoran Desert Drive.
- Public safety response time.
- Elimination of the night sky.
- Density is too high.

He then asked if the applicant has been in communication with the State Land Department to see when the surrounding land will be opened for auction. Susan Demmitt stated it won't be within the next 5 years.

Jason Stokes, VPC member, asked where the closest fire station is located. Ms. Demmitt stated Cave Creek and Dynamite.

Steve Tucker, VPC member, asked what would happen in the notch. Ms. Demmitt states most likely residential. Mr. Tucker stated that the road improvements to Sonoran Desert Drive need to happen before development.

Julie Read, VPC member, asked how many homes are approved for Sonoran Gate. Ms. Demmitt responded 255 homes.

Shannon Simon, VPC member, inquired about the City's timeline for the complete build out of Sonoran Desert Drive. She stated the light pollution from Sonoran Gate isn't as bad as she thought. Ms. Simon then asked if all the neighborhoods will be gated. Ms. Demmitt responded that some neighborhoods will be gated.

Julie Read, VPC member, stated she has concerns about the school capacity issue and the fact that some of the students could be going to Cave Creek Schools. She stated that a neighborhood elementary school builds a sense of community. Ms. Read asked what the target market will be for this development. Ms. Demmitt states they are still trying to identify the target. Julie Read asked how many children there are in Sonoran Gate. A resident in the audience who lives in Sonoran Gate stated about 1 in 8 homes have kids.

Michelle Ricart, VPC member, stated that Sonoran Gate has a lot of amenities for kids so there might not be a lot of kids right now but they can come. She stated she is concerned with the school capacity. She said that it is at least a 20 to 25-minute drive to the closest Cave Creek elementary school by car, so it would be even longer by bus.

Susan Demmitt stated that Taylor Morrison is committed to working with the school districts to find a solution.

Michelle Ricart, VPC member, stated she is concerned about school buses going in and out of the neighborhood with the traffic and the speeds vehicles travel along Sonoran Desert Drive. She also stated open enrollment can be deceiving because students can get kicked out of the school.

The floor was open to public comment.

Michelle Kelly, resident, stated she was opposed to the request. She stated she is concerned about the density. She stated she lives in Sonoran Foothills, which is lower in density than the proposed project. She stated that Sonoran Foothills Elementary land was gifted by the developer. She is concerned about police and fire response times. She stated the project is too dense without the proper infrastructure in place.

Burt Bragin, resident, voiced his concerns about Sonoran Desert Drive and the current traffic. He stated the connection to the 303 needs to be made before the project is approved. He stated Sonoran Foothills has 1,300 homes and a school was gifted by the developer. He stated this development has 6 to 7 times more homes that Sonoran Gate.

Susan Demmitt, applicant, stated that Deer Valley Schools doesn't want a school site at this location.

Cynthia Wise, resident, stated she is in favor of the request. She said Taylor Morrison did a great job with the current infrastructure improvements within Sonoran Gate.

Gary Kirkilas, resident, stated he is a park steward for the Apache Wash trailhead. He stated this development would change the entire character of the area. He then asked the developer how they will make it look like the preserve.

J.R. Oliver, resident, stated she lives in Sonoran Foothills and has to wait a long time to get out of her subdivision. She stated the connection to the 303 would help a lot.

Susan Demmitt, applicant, stated that is more of a regional issue and to talk to the City's Street Transportation Department.

Sue Pierce, resident, stated she opposes the project and is a resident of Desert Enclave. She said on the way to the meeting they had to wait until 56 cars went by to turn out. She stated this development will have an adverse reaction on the desert wildlife and preserve area. She stated this development is in contradiction of the Sonoran Preserve Master Plan.

L. Chicchillo, resident, stated the current Taylor Morrison project looks like row houses. He stated he lives in Desert Enclave and is worried about the traffic.

Spero Papos, resident, asked if the land had been purchased. The applicant confirmed it had not been purchased yet. He inquired about traffic lights.

Julie Read, VPC member asked if the applicant has met with ADOT because they would like to see more information about the project.

There was then a committee discussion about how Dove Valley Road, Cave Creek Road and 27th Avenue all get flooded out in the monsoon storms.

Tim Mitten, VPC member, stated that the North Gateway minutes will be forwarded onto the Desert View VPC with their packet so they are aware of the discussion that took place.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-5-18-2

Date of VPC Meeting	March 10, 2022
Request	Amend Section 653 of the Phoenix Zoning Ordinance to modify the Desert Character Overlay District (DCOD) boundaries
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
VPC Recommendation	Approval, per the staff recommendation to amend the applicability area and associated text for the Desert Maintenance Overlay of the Desert Character Overlay Districts as shown in Exhibit A of the staff report
VPC Vote	4-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #5 – Z-75-18-2, Item #6 – GPA-DSTV-18-2, and Item #7 – Z-62-18-2.

10 persons indicated that they wished to speak.

Julianna Pierre provided information regarding Z-TA-5-18-2, a text amendment to revise the applicability area and associated text for the Desert Maintenance Overlay District (DMOD) of the Desert Character Overlay District (DCOD). She explained the permitted uses and standards for the two sub-districts in the DMOD, Sub-District A and Sub-District B. She explained that the southern boundary of the DMOD aligns with the Northeast Outerloop Freeway alignment outlined in the Peripheral Areas C and D Plan.

Julianna Pierre explained that applicant's proposed modifications would remove Sub-District A standards from the property south of Sonoran Desert Drive and west of Cave Creek Wash. Additionally, the land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become part of Sub-District B. She stated that staff's recommendation is to only remove Sub-District A standards from an approximately 155.06-acre portion of the original request. She added that the text amendment also includes changes to the Zoning Ordinance and the staff recommendation is for approval of Z-TA-5-18-2 to amend the applicability area and associated text for the DMOD of the DCOD as shown in Exhibit A of the staff report.

Julianna Pierre explained that Z-75-18-2 is the rezoning case associated with the aforementioned text amendment and would remove the DCOD designation from the zoning districts. She explained that the applicant proposed and staff recommended areas were identical to those in Z-TA-5-18-2, but the staff recommendation for Z-75-18-2 is denial as filed, approval of the staff recommended area.

Julianna Pierre explained that GPA-DSTV-1-18-2 was a request from 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, and Preserves / Floodplain to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain, with removal of the Infrastructure Phasing Overlay (IPO). She explained that the IPO acted as a timing element to ensure growth was concentrated within the Infrastructure Limit Line (ILL), a guide to where the City would extend water and sewer infrastructure to support development. She stated that significant investment and development has occurred within the boundaries of the ILL and there are opportunities to revisit the overlay and reassess development beyond the ILL. She added that staff is recommending approval of GPA-DSTV-1-18-2.

Julianna Pierre stated that Z-62-18-2 is a rezoning request of 488.63 acres at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, and RE-35 DCOD to PUD DCOD (pending PUD) and PUD. She added that the proposed PUD will allow single-family residential development.

Julianna Pierre stated that the development is proposing a master-planned residential community with a maximum 1,420 units at a density of 3.0 dwelling units per acre. There will be a collection of single-family neighborhoods with various amenities, open spaces, and a pedestrian network. She also discussed the permitted uses, connectivity to the adjacent Sonoran Preserve, open space, and amenities.

Julianna Pierre reviewed the community input received since 2018, which included 82 letters in opposition and 6 letters in support. She stated that the letters in opposition expressed concerns regarding: road infrastructure, increased traffic, decreased resident safety, preserve areas not maintained for outdoor activities, negative impacts on the area's natural flora and fauna, maintaining the requirements for the DCOD, density, number of units, water resources, Sonoran Desert Drive remaining a scenic corridor, the proposed development not matching the character of the area, strain on the school district, and lack of amenities to support the development.

Julianna Pierre reviewed the staff finding and stipulations for Z-62-18-2, noting that Stipulation No. 1 had corrections to the PUD name and date stamped date. She added that staff recommended approval, subject to stipulations.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve and will have only single-family homes with a maximum of 3 homes per acre. She discussed the history of applicable plans that apply to the site, such as the DMCO, Peripheral Areas C and D Plan, and Phoenix General Plan. She explained that the Verdin property was always intended to develop as residential. She also discussed the eventual build out of Sonoran Desert Drive and the infrastructure

improvements that Verdin developers will build along Sonoran Desert Drive. She also noted that developers are working with the Deer Valley Unified School District.

Alex Steadman, representative with RVi, stated that the Verdin development will have a unique vision and design approach. He discussed the partnership with the National Wildlife Federation (NWF), noting the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. He discussed the certified habitat open space areas, specifically the preserved habitat, re-established habitat, and maintained open space. He stated that the playscapes will include nature trails with education nodes, parks, trailheads, informative signage, and community amenities. He also provided an example of the NWF landscape palette.

Alex Steadman also discussed the pedestrian circulation and edge openness plans. He stated that the development will have an open trailhead for the public, which includes public parking, community gathering spaces, and access to water. He added that there will be a variable edge adjacent to the Sonoran Preserve and Mesquite Wash. He also noted that the Verdin PUD provides parallels to the DCOD.

Vice Chair Shannon Simon appreciated the thoughtful design of the development and stated that the project was high quality.

Gary Kirkilas, a member of Save Our Sonoran Preserve, provided a presentation and discussed the importance of the DCOD. He stated that the DCOD was intended to maintain the fragile undisturbed areas of the wildlife corridor along the Cave Creek Wash, a major floodway and floodplain. He added that the Zoning Ordinance discusses how development in the DCOD should blend with the undisturbed desert environment rather than dominate it. He added the DCOD states that the Dynamite Boulevard alignment acts as the southern boundary, and makes no reference to Sonoran Desert Drive. He added that moving the DCOD boundary further north eliminates the purpose of the overlay.

Patrick McMullen, President of the Phoenix Mountains Preservation Council, appreciated the applicant linking the development to the Sonoran Preserve, but still had concerns regarding removal of the DCOD, especially when the DCOD would dictate the number of units permitted on the site. He also expressed concerns regarding the width of the trail along the Mesquite Wash.

Susanne Rothwell, a member of the Phoenix Mountains Preservation Council, stated that the Sonoran Collaborative assisted with writing the DCOD chapter of the Zoning Ordinance and there was an enormous amount of research regarding the fragile corridors in the area. She requested lower density and single-story residences. She added that DCOD should remain in place.

Ann Wilde, a member of the public, stated that development should not affect the desert character. She stated that development should occur with the DCOD in place.

Cynthia Weiss, a resident of Sonoran Gate, the closest residential development to Verdin, appreciated Verdin's thoughtful development.

Kara Nicholls, a member of the public who lives adjacent to the Sonoran Preserve, stated that she was excited about Verdin providing a connection to the northern and southern portions of the Preserve. She appreciated the NWF collaboration and stated this development will aid in home ownership since homes on an acre are unobtainable for many.

Rob Nash-Boulden, a member of the public, asked the Village Planning Committee to reconsider and deny the request to remove the DCOD from the site. He stated that the DCOD should be retained. He also expressed concern that the development will be built with no close connections to services.

Robert Thompson, a member of the public, disagreed with the change in zoning.

Jennifer Ruby, a member of the public, stated that Verdin will be a vibrant place for people to live. She noted that the project is low density and thoughtful with accessible housing.

Keeli Keeler, a member of the public, stated that the DCOD should remain in place and that the proposed number of units will change the desert character.

Susan Demmitt stated that standards outlined in the DCOD have been taken into account and worked into the Verdin project. She added that the land adjacent to Sonoran Desert Drive is expected to develop in the future and Verdin will act as a precedent for what's to come.

MOTION: **Committee member Michelle Ricart** made a motion to approve Z-TA-5-18-2, per the staff recommendation to amend the applicability area and associated text for the Desert Maintenance Overlay of the Desert Character Overlay Districts as shown in Exhibit A of the staff report. The motion was seconded by **Vice Chair Shannon Simon.**

VOTE: 4-1 with Committee members Simon, Kreiger, Ricart, and Tome in favor and Chair Stokes in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-5-18-2

Date of VPC Meeting	April 5, 2022
Request	Amend Section 653 of the Phoenix Zoning Ordinance to modify the Desert Character Overlay District (DCOD) boundaries
Proposed Use	Single-family residential
Location	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
VPC Recommendation	Approval, per the staff recommendation to amend the applicability area and associated text for the Desert Maintenance Overlay of the Desert Character Overlay Districts as shown in Exhibit A of the staff report
VPC Vote	7-4

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2 were heard concurrently.

Five requests to speak in favor and five requests to speak in opposition were made for this request.

Committee member Reginald Younger joined during this item, bringing quorum to 10.

Committee member Jill Hankins joined during this item, bringing quorum to 11.

Committee member Mark Warren joined during this item, bringing quorum to 12.

Committee member Reginald Younger left during this item, bringing quorum to 11.

Staff Presentation

Julianna Pierre, staff, provided a combined presentation for companion cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2. Ms. Pierre reviewed the history of the Desert Character Overlay District (DCOD) and the alignment of Sonoran Desert Drive. She explained that staff recommends a more limited area to be removed from the

DOCD, as shown on the map in the staff report. She explained that the Z-75-18-2 case mirrors the text amendment case, updating the zoning designation to remove the overlay district, and that staff recommends denial as filed, approval of the staff recommended area. Ms. Pierre went on to review the General Plan Amendment, describing the history and purpose of the designations, noting that staff recommends approval. She then provided an overview of the PUD proposal in Rezoning Case Z-62-18-2, reviewing the land use proposal and site plan, connectivity proposal, open space provisions, and amenities. She discussed the community input that has been received and summarized written materials. Finally, she noted that staff recommends approval with stipulations.

Applicant Presentation

Susan Demmitt, representative with Gammage & Burnham, summarized the history of the site and planning efforts for the proposed project. She stated that the subject site is private property and has never been designated to be part of a preserve area. She reviewed the surrounding area, summarized the applicant's proposal, and discussed new proposed stipulations that she suggested the committee incorporate into its approval. She summarized the purpose of the Desert Character Overlay District and stated that the impact of removing the overlay would allow a master planned community with density spread to the whole site.

Alex Stedman, representative with RVi, discussed the design approach and relationship to the surrounding open space, including the partnership with the National Wildlife Federation. He shared a map that indicated the proposed certified habitat open spaces within the site, discussed the proposed landscape palette and plant list, and stated that the Mesquite Wash would serve as a connector between the north and south portions of the preserve. He reviewed the edge openness plan and the design of open edges with public trail access points. Finally, he described the elements of the DCOD that have been incorporated into the design of the development.

Susan Demmitt described the additional stipulations – which include a reduced density limit, elimination of the smallest lot size, an additional open space buffer along the eastern property line, public access easements at certain locations, and a multi-use trail easement along the wash corridor – proposed by the applicant and requested that the committee incorporate the additional stipulations into their approval. Additionally, she stated that the subject site has always been designated for development in the City's General Plan and the proposed density is within the limits of the designation and that the applicant hopes to set a good example of appropriate development in this corridor.

Committee Questions

Vice Chair Lagrave asked about the designation of 3.5 to 5 dwelling units per acre in the General Plan Amendment, which is not necessary to facilitate the proposed project. He further asked about the southeast corner and if it would make sense to donate the land to the Parks and Recreation Department.

Susan Demmitt replied that the applicant would be open to removing the General Plan classification of 3.5 to 5 dwelling units per acre and that the applicant would be willing to work with the Parks and Recreation Department on a dedication of the southeast corner of the site if it was of interest to the City.

Committee Member Nowell asked about the development parcel allocation table in which the numbers for individual parcels do not add up to the total for the full site. **Ms. Demmitt** replied that the individual parcels have flexibility in the unit totals, but the overall total cannot exceed the maximum for the full site.

Mr. Nowell asked if homeowners would be prohibited from planting non-native plants. **Mr. Stedman** replied that individual homeowners would be required to follow the plant list for the PUD. **Committee Member Reynolds** added that rear yard plant prohibitions are possible and are done in other communities, asking further if fruit trees will be prohibited in the community. **Mr. Stedman** replied that the applicant team would explore the idea.

Mr. Nowell asked how many lots would be affected by the base flood elevation and how much those houses would need to be elevated.

Nguyen Lam, representative with Hilgart Wilson, replied that it would primarily be lots fronting on the Mesquite Wash, but they don't have a precise number since the parcels haven't been finalized. He added that they would raise the houses to 1 foot above the base flood elevation.

Ms. Reynolds asked if the natural preservation areas will be marked so the community knows where they are. **Mr. Stedman** replied that they have discussed signage with the NWF and there are opportunities to do signage. **Ms. Demmitt** added that the applicant wants the public to recognize that these are public benefits.

Committee Member Kollar asked for clarification on the DCOD removal area. **Ms. Pierre** replied that staff is recommending only the Verdin site be removed from the DCOD at this time and any other sites would need to be evaluated on a case-by-case basis. **Ms. Demmitt** added that the package of commitments from the specific PUD justifies the removal of the DCOD.

Mr. Nowell asked for clarification on making motions with amendments. **Vice Chair Lagrave** replied that the committee can make the appropriate amendments in their motions.

Public Comments

Gary Kirkilas introduced himself and provided a history of the DCOD, noting that its purpose was to maintain the Cave Creek Wash. He stated that the entire Cave Creek Wash needs to be protected and that the DCOD boundaries should be at the Dynamite Boulevard alignment, not moved to the north. He further stated that DCOD only applies to one-third of the property, allowing the developer to build on the site without removing the DCOD. He stated that he believes the committee should vote yes on development but keep the DCOD in place.

Donald Bessler introduced himself and stated that he believes this is a property rights issue and that more housing should be built, adding that he supports the proposal and believes it will be a good product.

Susanne Rothwell introduced herself and stated that the Desert View Village Planning Committee voted in favor of the DCOD when it was originally written. She stated that everyone was in favor of it at the time and it was a great piece of planning and legislation.

Brian Sullivan introduced himself, noting that he has worked and spent much time in the preserve area, and stated that there are maps that show this area designated for acquisition and preservation. He stated that minimizing density would limit the impact to wildlife and that preserving the flats is important.

Sue Pierce introduced herself and stated the concern that the work that goes into making plans can be easily reversed by a developer who doesn't have a full understanding of the issues.

Kara Nicholls introduced herself and stated that Phoenix needs attainable housing because of its rapid growth rate. She noted that people are having trouble finding homes in the area and that the developer has done a great job with the proposed development.

Jennifer Ruby introduced herself and stated that the proposed development is a great opportunity for the community and that it would provide housing for all the new jobs coming to the north Phoenix area.

Cynthia Weiss introduced herself and stated that she supports the proposal because there are other active families that want to live in this location near all of the open space amenities.

James Gaston introduced himself and stated that he does not agree with removing the DCOD and believes one home per acre is appropriate. He further noted that there is academic research, stating concerns about groundwater issues in regard to overdevelopment.

Sara Altieri introduced herself and stated that she knew the area would change over time when she bought a home nearby. She stated that the development incorporates sensitivity to natural wildlife.

Applicant Response

Susan Demmitt stated that she feels the applicant has addressed the concerns and would be happy to discuss any follow up questions.

Committee Discussion

Vice Chair Lagrave stated that he was originally in favor of the R1-10 designation and that he is concerned about keeping the DCOD in the northern portion because it would push more density into the southern portion. He stated that he believes the development will allow wildlife to flourish and that he supports the project.

Committee Member Israel asked if there is a current allowance for housing on the site. **Vice Chair Lagrave** replied that there is.

Committee Member Powell stated that this site is far from the 101 and I-17 freeways and should be the lowest density. He stated the concern about other sites along the corridor seeking higher densities, adding that he doesn't believe the request is in character and is not in favor of moving the DCOD line. He further stated that the homes in this development will not be affordable or attainable and that there is room in other parts of the village that could be developed at higher densities, closer to the freeway.

Committee Member Santoro stated that the PUD is very thorough and thoughtful and that she appreciates the reduction in density. She stated that she does not agree with the current alignment of the DCOD line and that the majority of the property is in alignment with the DCOD guidelines.

Committee Member Nowell stated that he believes the proposal is a good compromise, even though it is not perfect, adding that he would like to see the approved plant include particular restrictions in the back yards of individual homes.

Chair Bowser stated that it is important to remember that the proposal is to eliminate the DCOD at the site in exchange for an entire new set of rules outlined in the PUD. He further stated that one house per acre is not a desirable type of development, noting the downsides to one-acre lot development, including that it's not walkable and people do not know their neighbors.

Committee Member Hankins stated that she would be in favor of the development if it were closer to existing infrastructure and that she is concerned about the costs of infrastructure driving up home prices.

Vice Chair Lagrave stated that affordable housing is typically found in other parts of the city and that he believes that infrastructure costs will be lower for future developments.

MOTION – Z-TA-5-18-2
Vice Chair Lagrave made a motion to recommend approval of Z-TA-5-18-2, per the staff recommendation. **Committee Member Santoro** seconded the motion.

VOTE
7-4, motion to recommend approval, per staff recommendation, passed; Members Dean, Israel, Kollar, Santoro, Warren, Lagrave, and Bowser in favor; Members Hankins, Nowell, Powell, and Reynolds against.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-TA-5-18-2
(Modification to the Desert Character Overlay District)

April 26, 2022

Application No. Z-TA-5-18-2: Amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District.

Staff Recommendation: Staff recommends approval of Z-TA-5-18-2 per Addendum A.

The applicant's original request was to modify the boundaries of both Sub-District A and Sub-District B. Sub-District A standards are proposed to be removed from the area south of Sonoran Desert Drive and west of Cave Creek Wash. Land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become a part of Sub-District B.

The applicant proposed to modify their request to align with the staff recommendation to remove Sub-District A standards for approximately 155.06 acres of the Desert Character Overlay District.

The associated text updates and sketch maps are attached to reflect this update.

Exhibits
Proposed Language (4 pages)
Sketch Map

EXHIBIT A
Text Amendment Z-TA-5-18-2:
Modification of Boundaries of the Desert Character Overlay Districts

Proposed Language:

Amend Chapter 6, Section 653.A. (General Purpose of Desert Character Overlay Districts) to replace Figure A and read as follows:

A. **General Purpose of Desert Character Overlay Districts.** 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 Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development. The key to successful development within the three districts, which maintain interconnected undisturbed desert and washes, lies in analysis of individual subdivision sites before laying out the design of streets and lots.

The Desert Maintenance Overlay District is divided into Subdistricts A and B,~~.~~ as illustrated on Figure A. in order to address specific requirements of this area. Subdistrict A includes approximately one mile on both sides of the Cave Creek Wash and includes the area along the wash, that is not part of any Parks, Recreation and Library Department managed open space, such as the ~~a~~ Sonoran Preserve. With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this area the ability to maintain large connected undisturbed areas and washes becomes possible.

***

Figure A: Desert Maintenance Character DistrictS

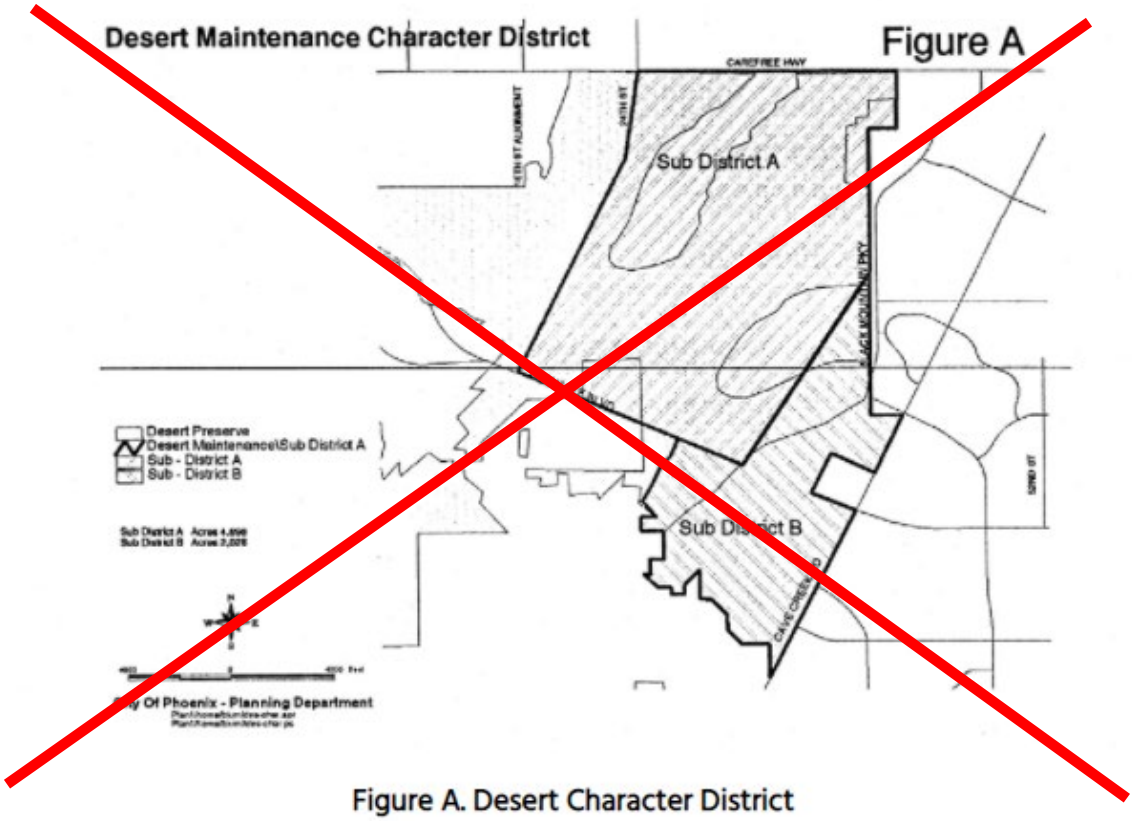
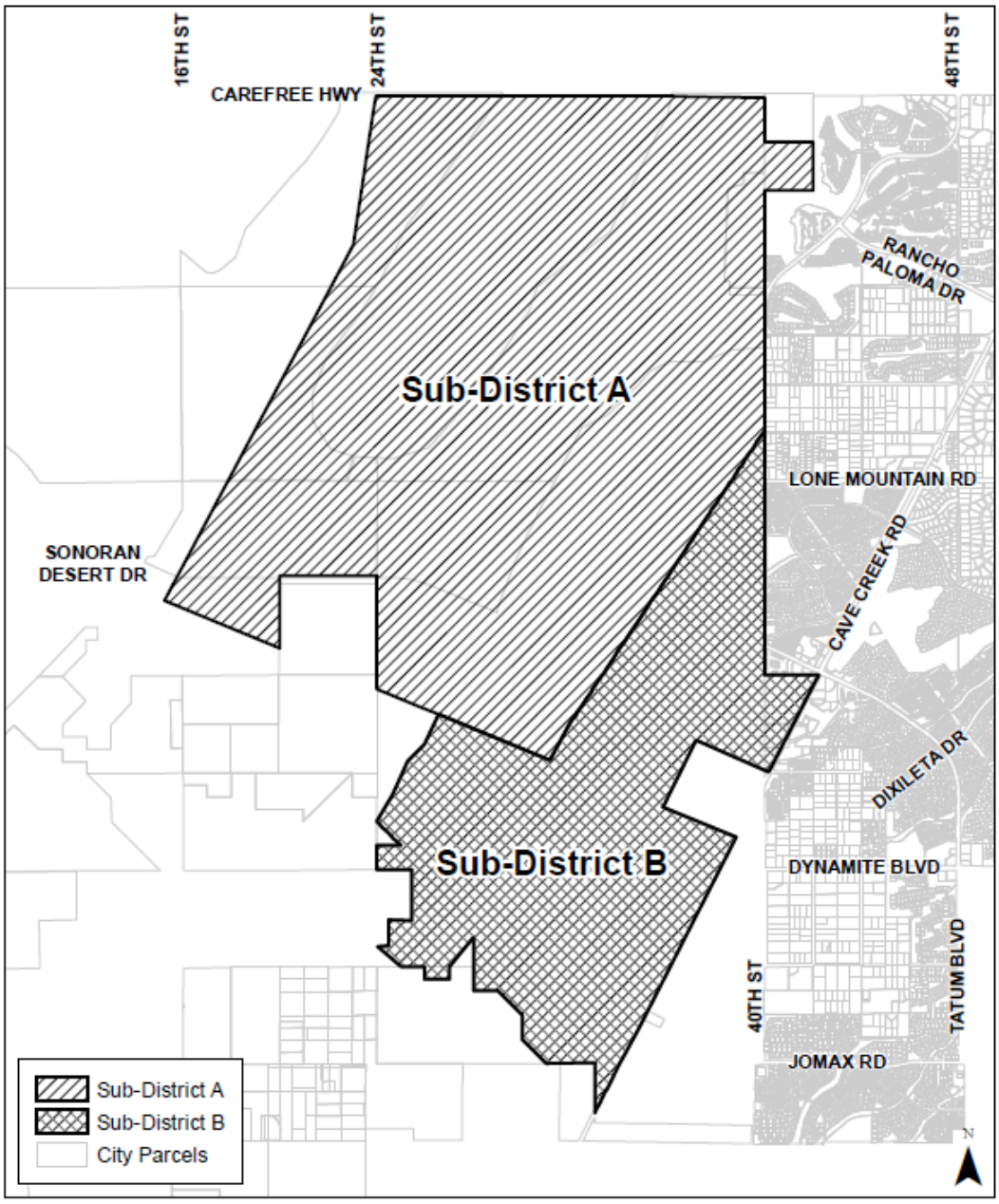


Figure A. Desert Character District



Amend Chapter 6, Section 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability) to read as follows:

2. **Applicability.** The Desert Maintenance Overlay District applies to all land within the area as depicted on the Desert Character District Map (Figure A). ~~More specifically, the Desert Maintenance Overlay Sub-District A applies to all land within the area bounded by Carefree Highway on the north, the Dynamite Boulevard alignment on the south, a line running parallel to the Cave Creek Wash connecting the 24th Street alignment at Carefree Highway to the 16th Street alignment at the Dynamite Boulevard alignment along the west, and the west boundary of Dove Valley Ranch extending south along the Black Mountain Parkway to Ashler Hills Drive and then~~

~~running parallel to the Cave Creek Wash to the 32nd Street alignment at the Dynamite Boulevard alignment along the east.~~

~~The Desert Maintenance Overlay Sub-District B applies to all land within the area bounded by Sub-District A on the north, the Cave Buttes Recreation Area along the south and west, and Cave Creek Road (excluding the commercially designated parcel at the northwest corner of Cave Creek Road and Dynamite Boulevard) together with the south and west boundary of the Tatum Ranch Planned Community District (west of Cave Creek Road) and Black Mountain Parkway along the east.~~

A site plan approved in accordance with Section 507 of the Zoning Ordinance is required for all development, plus adherence to the design guidelines and standards detailed below and in Section 507 Tab A of the Zoning Ordinance.

***

Text Amendment

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

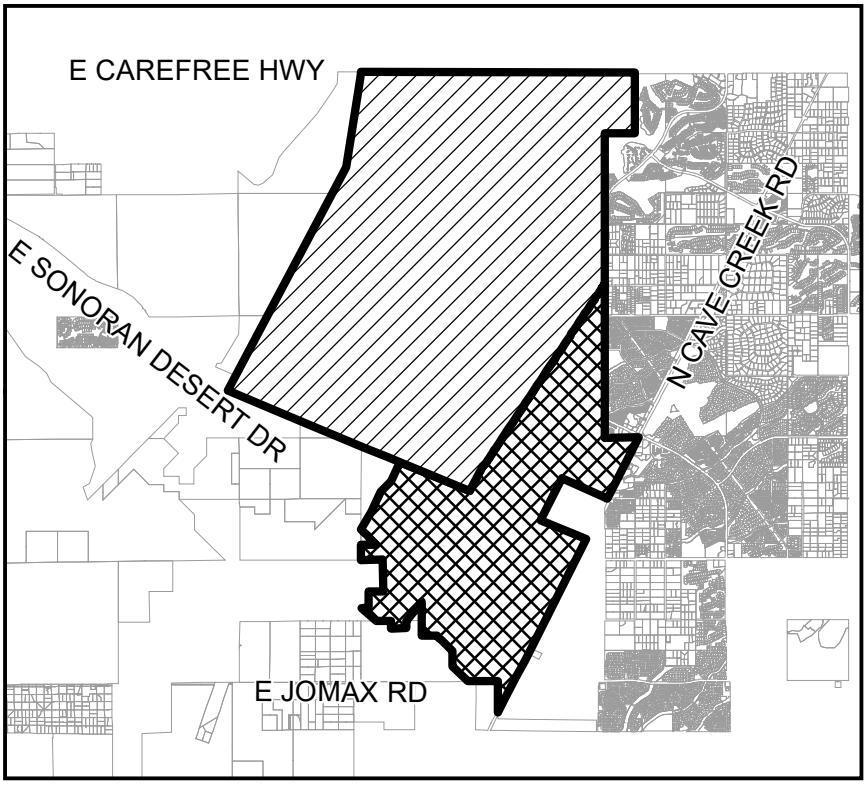
APPLICATION NO: Z-TA-5-18-2	ACRES: 6465.72 +/-
VILLAGE: Desert View	COUNCIL DISTRICT: 2
APPLICANT: Susan Demmitt, Gammage & Burnham, PLC	

EXISTING:

DCOD A (4681.97 +/- Acres)
DCOD B (2001.87 +/- Acres)

Desert Maintenance Character A Overlay District

Desert Maintenance Character B Overlay District

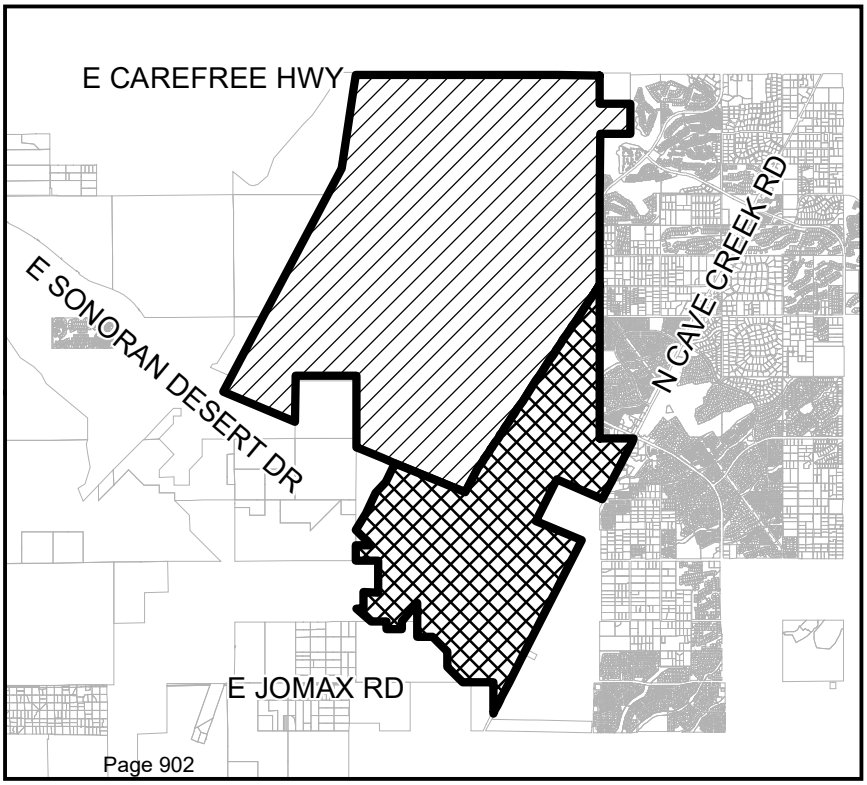


PROPOSED CHANGE:

DCOD A (4526.91 +/- Acres)
DCOD B (2001.87 +/- Acres)

Desert Maintenance Character A Overlay District

Desert Maintenance Character B Overlay District



Attachment H

REPORT OF PLANNING COMMISSION ACTION
May 5, 2022

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-TA-5-18-2 (Companion Cases GPA-DSTV-1-18-2, Z-75-18-2, and Z-62-18-2)
Location:	South of Sonoran Desert Drive between 16th and 32nd Street alignments
Proposal:	Amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District.
Applicant:	Susan Demmitt, Gammage & Burnham, PLC
Owner:	MacEwan Ranch, LLC
Representative:	Susan Demmitt, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, as shown in Exhibit A.

Village Planning Committee (VPC) Recommendation:
North Gateway 11/8/2018 Information only.
Desert View 11/6/2018 Information only.
Desert View 4/2/2019 Information only.
Desert View 12/7/2021 Information only.
North Gateway 12/9/2021 Information only.
North Gateway 3/10/2022 Approval, per the staff recommendation. Vote: 4-1.
Desert View 4/5/2022 Approval, per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve Z-TA-5-18-2, per the Addendum A Staff Report.

Maker: Simon
Second: Mangum
Vote: 7-1 (Perez)
Absent: Gaynor
Opposition Present: Yes

Findings:

1. The boundary of the Desert Maintenance Overlay of the Desert Character Overlay Districts was derived from the Desert Preserve character area outlined in the North Land Use Plan. This preservation area distinguished between the planned preserve area north of the then Dynamite Road alignment and the area adjacent to the Cave Buttes Recreational area, which was slated for additional residential development. Subsequent to the approval of the Desert Character Overlay Districts, the roadway connecting Interstate 17 to Cave Creek Road was further evaluated and realigned as the currently constructed Sonoran Desert Drive.

2. The companion Verdin PUD request contains development standards and design guidelines that are intended to provide consistency with Desert Maintenance Overlay standards and the general intent of the Desert Character Overlay Districts. These standards collectively ensure appropriate development within the undisturbed desert context.

3. Due to the shift in the transportation corridor from the inception of the Desert Character Overlay Districts in addition to the enhanced standards contained in the Verdin PUD, the staff recommended modification to the Sub-District boundaries and associated ordinance language is warranted.

Proposed Language:

Amend Chapter 6, Section 653.A. (General Purpose of Desert Character Overlay Districts) to replace Figure A and read as follows:

A. **General Purpose of Desert Character Overlay Districts.** 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 Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development. The key to successful development within the three districts, which maintain interconnected undisturbed desert and washes, lies in analysis of individual subdivision sites before laying out the design of streets and lots.

The Desert Maintenance Overlay District is divided into Subdistricts A and B,~~.~~ as illustrated on Figure A. in order to address specific requirements of this area. Subdistrict A includes approximately one mile on both sides of the Cave Creek Wash and includes the area along the wash, that is not part of any Parks, Recreation and Library Department managed open space, such as the ~~a~~ Sonoran Preserve. With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this area the ability to maintain large connected undisturbed areas and washes becomes possible.

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Figure A: Desert Maintenance Character DistrictS

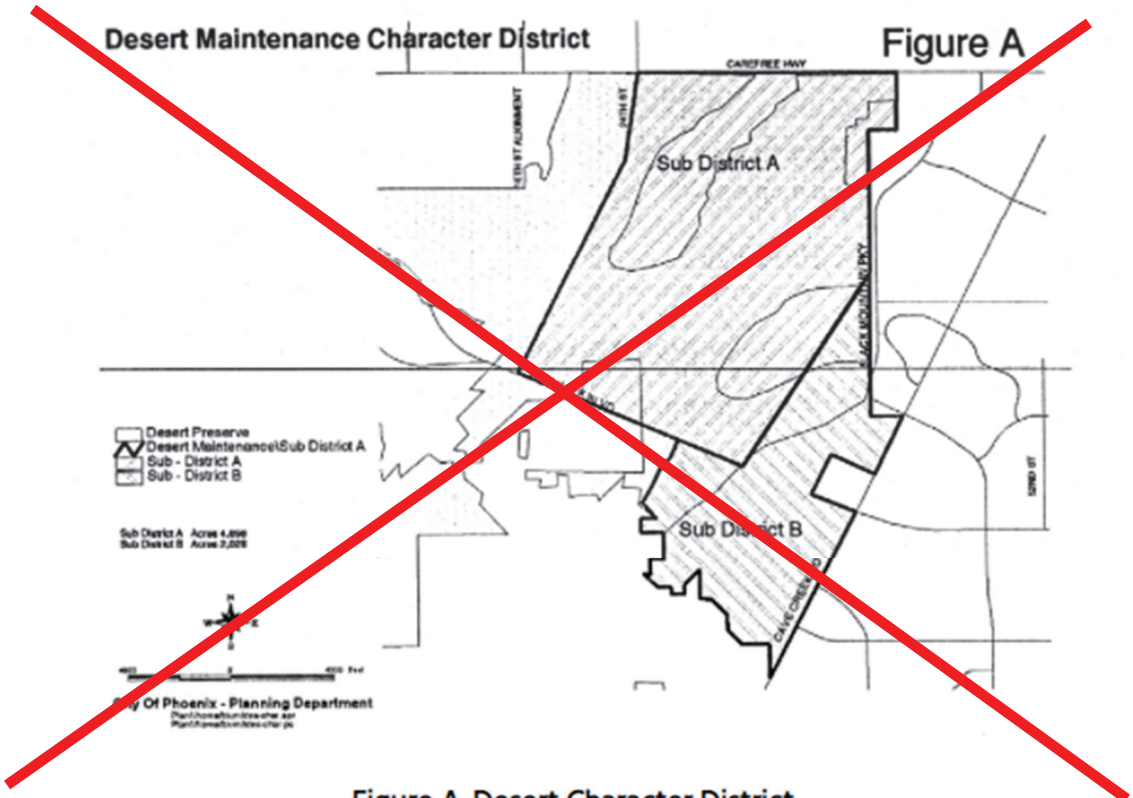
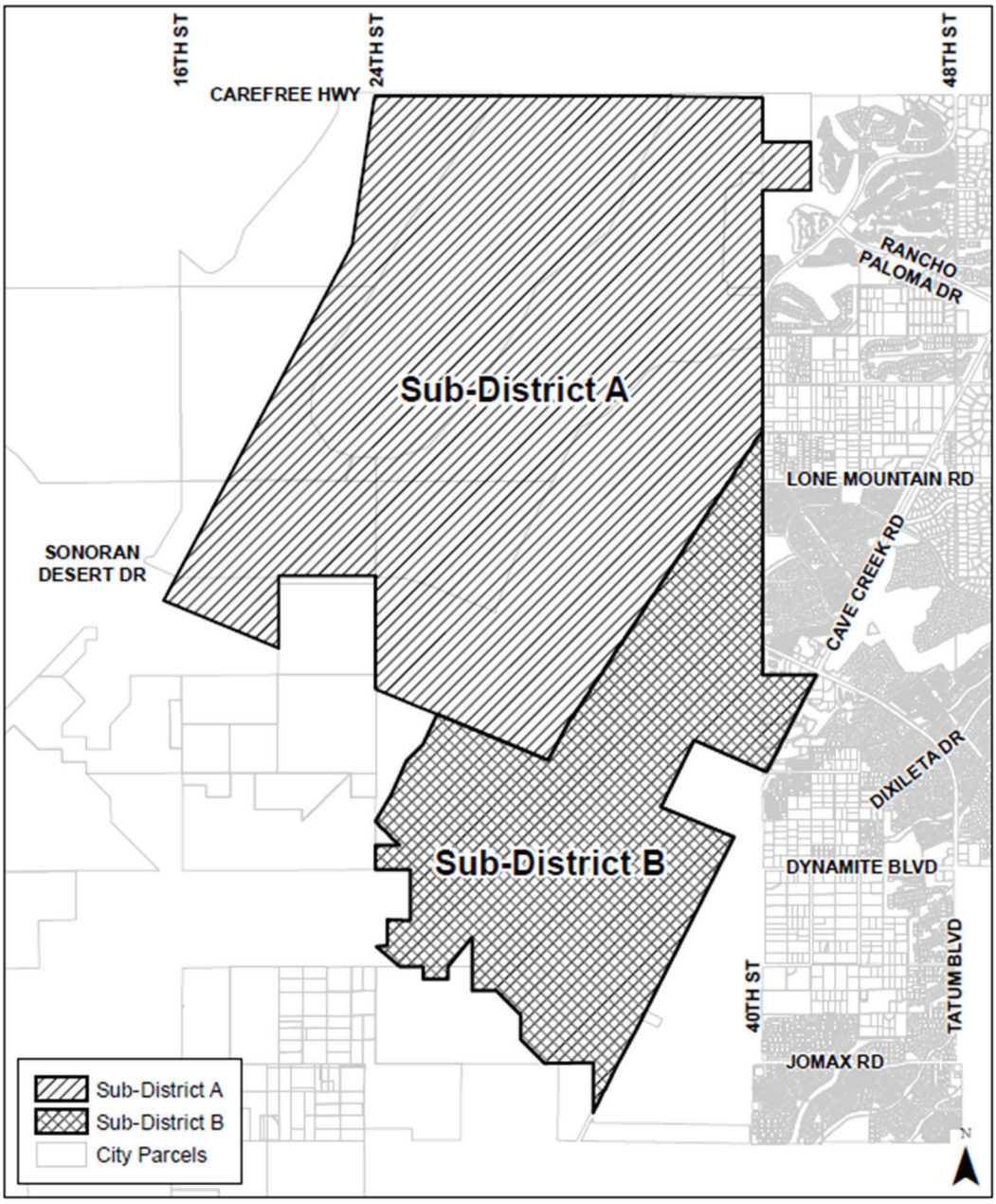


Figure A. Desert Character District



Amend Chapter 6, Section 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability) to read as follows:

2. **Applicability.** The Desert Maintenance Overlay District applies to all land within the area as depicted on the Desert Character District Map (Figure A). ~~More specifically, the Desert Maintenance Overlay Sub-District A applies to all land within the area bounded by Carefree Highway on the north, the Dynamite Boulevard alignment on the south, a line running parallel to the Cave Creek Wash connecting the 24th Street alignment at Carefree Highway to the 16th Street alignment at the Dynamite Boulevard alignment along the west, and the west boundary of Dove Valley Ranch extending south along the Black Mountain Parkway to Ashler Hills Drive and then running parallel to the Cave Creek Wash to the 32nd Street alignment at the Dynamite Boulevard alignment along the east.~~

~~The Desert Maintenance Overlay Sub-District B applies to all land within the area bounded by Sub-District A on the north, the Cave Buttes Recreation Area along the south and west, and Cave Creek Road (excluding the commercially designated parcel at the northwest corner of Cave Creek Road and Dynamite Boulevard) together with the south and west boundary of the Tatum Ranch Planned Community District (west of Cave Creek Road) and Black Mountain Parkway along the east.~~

A site plan approved in accordance with Section 507 of the Zoning Ordinance is required for all development, plus adherence to the design guidelines and standards detailed below and in Section 507 Tab A of the Zoning Ordinance.

***

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: May 27, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEMS 57-60 ON THE JUNE 1, 2022 FORMAL AGENDA: Z-62-18-2, Z-TA-5-18-2, GPA-DSTV-1-18-2, Z-75-18-2

Items 57 through 60 are companion cases associated with a proposal for a single-family subdivision in Council District 2.

Item 57, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

Item 58, Text Amendment Z-TA-5-18-2 is a request to amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District (Ordinance G-6993).

Item 59, General Plan Amendment GPA-DSTV-1-18-2 is a request to modify the General Plan Land Use Map for 474.37 acres near the southwest corner of the 24th Street alignment and Sonoran Desert Drive from Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay to Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal (Resolution 22030)

Item 60, Rezoning Application Z-75-18-2 is a request to rezone approximately 155.06 acres located south of Sonoran Desert Drive between the 16th and 32nd Street alignments from RE-35 DCOD-A, S-1 DCOD-A to RE-35 and S-1 to modify the boundary of Desert Character Overlay District (Ordinance G-6992).

The North Gateway Village Planning Committee heard all of the requests on March 10, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with a modification.	4-1
58	Approval, per the staff recommendation.	4-1
59	Approval.	4-1
60	Approval, per the staff recommendation.	4-1

The Desert View Village Planning Committee heard all of the requests on April 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with modifications and additional stipulations.	10-1
58	Approval, per the staff recommendation.	7-4
59	Denial as filed, approval with modifications.	10-1
60	Denial as filed, approval per the staff recommendation.	7-4

The Planning Commission heard all of the requests on May 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff memo dated May 5, 2022.	7-1
58	Approval, per the Addendum A Staff Report.	7-1
59	Approval, per Addendum A of the Staff Analysis Report.	7-1
60	Approval, per the Addendum A Staff Report.	7-1

The Planning Commission recommendation for Item 57 (Z-62-18-2) included additional and modified stipulations (per the staff memo). One of the stipulations requires the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement will outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

Staff recommends a continuance of all of the items to the July 1, 2022 City Council Formal meeting to allow additional time to finalize the site specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items. These items need to happen concurrently as both are necessary to address the impacts to Sonoran Desert Drive as this property and all the other vacant land develops in this northern area of Phoenix.

Approved: 

Alan Stephenson
Deputy City Manager/Planning and Development Director

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *171

ITEM REVISED (SEE ATTACHED MEMO) (CONTINUED FROM JUNE 1, 2022) - Public Hearing and Ordinance Adoption - Rezoning Application Z-62-18-2 (Verdin PUD) - Southwest corner of the 24th Street Alignment and Sonoran Desert Drive (Ordinance G-6991)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-62-18-2 and rezone the site from S-1 DCOD (Ranch or Farm Residence District, Desert Character Overlay District), S-1 (Ranch or Farm Residence District), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) to PUD DCOD (Pending PUD) (Planned Unit Development, Desert Character Overlay District, pending Planned Unit Development) and PUD (Planned Unit Development) to allow single-family residential. This is a companion case to GPA-DSTV-1-18-2, Z-75-18-2, and Z-TA-5-18-2 and must be heard following Z-TA-5-18-2.

Summary

Current Zoning: S-1 DCOD (144.82 acres), S-1 (333.57 acres), RE-35 DCOD (10.24 acres)
Proposed Zoning: PUD DCOD (Pending PUD) (155.06 acres) and PUD (333.57 acres)
Acreage: 488.63 acres
Proposal: Planned Unit Development to allow single family residential

Owner: MacEwen Ranch, LLC
Applicant: Taylor Morrison/Arizona, Inc.
Representative: Susan Demmitt, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Desert View Village Planning Committee heard this case on Nov. 6, 2018, Apr. 2, 2019, and Dec. 7, 2021, for information only. The North Gateway Village Planning Committee heard this case on Nov. 8, 2018 and Dec. 9, 2021, for information only.
VPC Action: The North Gateway Village Planning Committee heard this case on March 10, 2022 and recommended approval, per the staff recommendation with a modified stipulation, by a vote of 4-1. The Desert View Village Planning Committee heard this case on April 5, 2022 and recommended approval, per the staff recommendation with

modifications and additional stipulations, by a vote of 10-1.
PC Action: The Planning Commission heard this case on May 5, 2022 and recommended approval, per the staff memo dated May 5, 2022, by a vote of 7-1.

Location

Southwest corner of the 24th Street alignment and Sonoran Desert Drive.
Council District: 2
Parcel Address: 28239 N. 23rd St.; and 28231, 28235, 28241, and 28245 N. 24th St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: June 28, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: ITEM 171 ON THE JULY 1, 2022 PUBLIC HEARING/FORMAL AGENDA – REZONING APPLICATION Z-62-18-2 – SOUTHWEST CORNER OF THE 24TH STREET ALIGNMENT AND SONORAN DESERT DRIVE (ORDINANCE G-6991)

Item 171, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, and RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

The North Gateway Village Planning Committee heard the case on March 10, 2022 and recommended approval, per the staff recommendation with a modification by a vote of 4-1. The Desert View Village Planning Committee heard the case on April 5, 2022 and recommended approval, per the staff recommendation with modifications and additional stipulations by a vote of 10-1.

The Planning Commission heard the case on May 5, 2022 and recommended approval per a staff memo by a vote of 7-1. One of the stipulations required the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement is to outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

On July 1, 2022, the City Council continued this rezoning request, along with three other related cases, in order to allow additional time to finalize the site-specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items.

After the continuance recommendation, the City of Phoenix declared a Stage 1 Water Alert and the applicant agreed to incorporate drought management commitments into the PUD Development Narrative (see the attached Verdin Drought Management Commitment). Below are the modified stipulations that will add language regarding water conservation and sustainability measures for the development.

Additionally, the representative for this rezoning request has been working with the community and is requesting to add a new stipulation and modify stipulations to address their commitment to build one-story homes along the east and north portions of the site and to increase the open space tract along the eastern boundary of the site. The stipulations below reflect the representative's commitments. The legislative edits with

CAPS and strike-throughs illustrate changes made at the village and Planning Commission levels. All added and modified stipulations, since the Planning Commission recommendation, are in bold font below.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the ~~Sendero Foothills~~ VERDIN 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~~ MARCH 3, 2022, as modified by the following stipulations:

    a. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MAXIMUM OVERALL UNIT COUNT OF 1,250 UNITS AND A MAXIMUM OVERALL DENSITY OF 2.6 UNITS PER ACRE..~~ PAGES 6, 8, 26, AND 28: REVISE ALL REFERENCES TO THE MAXIMUM DENSITY TO 2.6 DWELLING UNITS PER ACRE.

    b. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REMOVE THE SMALL LOT (SFR-3) LAND USE DISTRICT.~~ PAGES 6, 8, 26, AND 28: REVISE ALL REFERENCES TO THE MAXIMUM NUMBER OF UNITS TO 1,250 DWELLING UNITS.

    c. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MINIMUM 25-FOOT OPEN SPACE TRACT PROVIDED ALONG THE EASTERN BOUNDARY OF THE VERDIN PROPERTY TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR. THE OPEN SPACE TRACT SHALL BE CONSIDERED A CERTIFIED AREA TYPE "B" – NATURAL REVEGETATED AREA WITH PLANT MATERIALS FROM THE VERDIN PUD PLANT LIST: GREEN LIST.~~ PAGES 23, 26, 28, 29, 35, 36, 59, 63, 75, 134, 135, AND 136: REMOVE ALL REFERENCES TO THE "SINGLE-FAMILY RESIDENTIAL – SMALL LOT (SFR-3)" LAND USE DISTRICT. UNIT COUNTS AND PERCENTAGES RELATED TO THIS REMOVAL SHALL BE UPDATED ACCORDINGLY.

    d. PAGES 20, 52, 61, 102, AND 113: REVISE ALL REFERENCES TO THE WIDTH OF THE MULTI-USE TRAIL EASEMENT ALONG THE MESQUITE WASH CORRIDOR TO 30-FEET-WIDE.

    e. PAGES 51, 71, 75, 76, 83, 86, 87, 104, 105, 106, 107, 108, 109, 110, 119, AND 121: REVISE ALL REFERENCES TO THE "APPROVED PLANT PALETTE" TO "PLANT PALETTE".

    f. PAGES 8-22, SECTION 2. LAND USE PLAN, AND PAGES 97-123, SECTION 9. CERTIFIED OPEN SPACE DESIGN GUIDELINES: ADD LANGUAGE REGARDING CONVEYANCE OF APPROXIMATELY 16

ACRES ADDRESSED IN STIPULATION NO. 8. THERE SHALL BE A PROVISION FOR BOTH ON SITE OPEN SPACE AND THE DEDICATED 16 ACRES TO COUNT TOWARDS TOTAL OPEN SPACE.

g. PAGE 16, OFF-SITE CONNECTIVITY: ADD LANGUAGE REGARDING PUBLIC TRAIL ACCESS EASEMENTS PROVIDED FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS, PER STIPULATION NO. 6. THE SECTION SHALL SPECIFICALLY NOTE THAT THE ACCESS EASEMENTS WILL ENSURE PERMANENT PUBLIC ACCESS AND RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS THROUGH THE RESIDENTIAL COMMUNITY TO THE SONORAN PRESERVE.

~~d~~h. Page 23, Section 1.d.Accessory uses.(1): Revise to read, “permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;”

i. PAGE 35, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: ADD A ROW AFTER MAX. DWELLING UNIT DENSITY THAT READS “MAXIMUM UNITS: 1,250 DWELLING UNITS FOR THE ENTIRE PUD AREA”.

j. PAGES 36-37, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: ADD A FOOTNOTE THAT REFERS TO THE DEVELOPMENT PARCEL ALLOCATION TABLE IN SECTION 4.C. (REGULATORY STANDARDS & LAND USE DISTRICTS – DEVELOPMENT STANDARDS) FOR THE MAXIMUM UNIT COUNTS FOR EACH DEVELOPMENT PARCEL.

k. PAGES 37, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: MODIFY FOOTNOTE 6 TO ALSO LIMIT THE BUILDING HEIGHT FOR HOMES BUILT ON THE FIRST ROW OF RESIDENTIAL LOTS ALONG THE EASTERN AND NORTHERN SITE BOUNDARIES TO ONE-STORY WITH A MAXIMUM HEIGHT OF 24-FEET MEASURED FROM THE TOP OF PARAPET OR THE TOP OF THE RIDGE ON SLOPING ROOFS.

~~k~~l. PAGE 41, SECTION 6.1: REVISE TO READ, “WHEN NOT PROHIBITED BY CITY CODE, SECTION 31-13, PRIMARY ORNAMENTAL ENTRIES NO HIGHER THAN 16-FEET ARE ALLOWED…”

~~l~~m. PAGE 41, SECTION 6.3.A: ADD THE FOLLOWING SENTENCE UNDER THE EXISTING SENTENCE: “ANY WALLS OR FENCING ALONG A PRESERVE EDGE/MCFCD PROPERTY BOUNDARY, OTHER THAN WALLS OR FENCING FOR INDIVIDUAL RESIDENTIAL LOTS, SHALL BE COMPRISED OF THE BARRIER FENCING TYPE,

WHICH ARE DESIGNED WITH SUFFICIENT OPENINGS TO ALLOW THE REGULAR PASSAGE OF WILDLIFE."

~~m~~n. PAGE 42, SECTION 6.3.B: REVISE THE REFERENCE TO 'A MAXIMUM 6-FOOT, 4-INCH HIGH FULL VIEW FENCING" TO 'A MAXIMUM 5-FOOT HIGH FULL VIEW FENCING'.

~~n~~o. PAGE 46, SECTION 6.6: CHANGE '14 FEET' TO '12 FEET'.

~~l~~op. PAGES 52-53, SECTION 2.C: ADD LANGUAGE REGARDING PUBLIC TRAIL ACCESS EASEMENTS PROVIDED FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS, PER STIPULATION NO. 6. THE SECTION SHOULD SPECIFICALLY NOTE THAT THE ACCESS EASEMENTS WILL ENSURE PERMANENT PUBLIC ACCESS AND RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS THROUGH THE RESIDENTIAL COMMUNITY TO THE SONORAN PRESERVE.

q. PAGE 70, SECTION 4.D: AFTER THE FIRST PARAGRAPH ADD LANGUAGE REGARDING COMMON AREA LANDSCAPING STANDARDS TO INCLUDE THE FOLLOWING:

- **PROHIBIT NON-FUNCTIONAL TURF AND INCLUDE AN EXPLANATION OF WHAT NON-FUNCTIONAL TURF IS.**
- **PROHIBITING TURF WITHIN 50 FEET OF THE MESQUITE WASH CORRIDOR AND CAVE CREEK WASH EDGES.**
- **TURF, WHERE ALLOWED, WILL NOT BE PLANNED ON SLOPES IN EXCESS OF 5%.**
- **REGULAR WATER LEAK DETECTION AUDITS WILL TAKE PLACE FOR COMMON AREAS MANAGED AND MAINTAINED BY THE HOA.**

r. PAGE 75-76: ADD A SUBSECTION REGARDING REAR YARD TURF AND INCLUDE LANGUAGE RESTRICTING TURF IN THE REAR YARD TO A MAXIMUM 20%.

~~p~~s**.** PAGE 79-80, SECTION 5.A, LAST BULLET POINT: ADD THE FOLLOWING AFTER THE FIRST SENTENCE: "THE USE OF RETAINING WALLS IN EXCESS OF 4 FEET IS DISCOURAGED AND SHOULD BE LIMITED TO LOCATIONS WHERE NECESSARY TO ACCOMMODATE SPECIFIC SITE TOPOGRAPHY."

~~mq~~t. PAGES 90-91, SECTION 6.H: DELETE "CHILOPSIS LINEARIS – DESERT WILLOW" TREE FROM THE GREEN LIST AND ADD IT TO THE YELLOW LIST TREES ON PAGE 91.

~~nr~~u. PAGES 90 AND 92, SECTION 6.H: DELETE "CELTIS RETICULATA – NETLEAF HACKBERRY" SHRUB FROM THE YELLOW LIST AND ADD IT TO THE GREEN LIST SHRUBS ON PAGE 90.

v. PAGE 98, NATIONAL WILDLIFE FEDERATION COLLABORATION GOALS: ADD A GOAL REGARDING SUBSTANTIAL WATER CONSERVATION AND MANAGEMENT COMMITMENTS.

~~os~~ PAGE 101, CERTIFIED AREA OPEN SPACE TYPES EXHIBIT.

w. UPDATE THE EXHIBIT TO INCLUDE THE **MINIMUM** 25-FOOT**, AVERAGE 50-FOOT** OPEN SPACE TRACT THAT WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE AS A CERTIFIED AREA TYPE "B" – NATURAL REVEGETATED AREA **AND MAY INCLUDE LIMITED TRAILHEAD AND TRAIL OR PATHWAY IMPROVEMENTS, BARRIER FENCING AND RETENTION AREAS FOR THE PROJECT.**

~~pt~~ PAGE 105-108, SECTION 1.D.2: ADD LANGUAGE ~~**REGARDING THE**~~

x. STATING THAT A MINIMUM 25-FOOT**, AVERAGE 50-FOOT** OPEN SPACE TRACT ~~**THAT**~~ WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR **AND THAT THE OPEN SPACE TRACT WILL BE COUNTED TOWARDS THE TOTAL OPEN SPACE REQUIRED FOR THE PROJECT**. EXPLAIN THAT THE AREA'S PLANT MATERIAL WILL BE FROM THE PLANT PALETTE GREEN LIST.

~~qu~~ PAGES 119 AND 121, 1.E. PLANT AND WILDLIFE RELATIONSHIP

y. MATRIX, PLANT PALETTE: GREEN LIST: REMOVE THE IMAGE AND INFORMATION REGARDING "CHILOPSIS LINEARIS – DESERT WILLOW" AND ADD TO THE PLANT PALETTE: YELLOW LIST ON PAGE 121.

~~rv~~ PAGES 119 AND 122, 1.E. PLANT AND WILDLIFE RELATIONSHIP

z. MATRIX, PLANT PALETTE: YELLOW LIST: REMOVE THE IMAGE INFORMATION REGARDING "CELTIS RETICULATA – NETLEAF HACKBERRY" AND ADD TO THE PLANT PALETTE: GREEN LIST ON PAGE 119.

~~sw~~ PAGE 123, SECTION 10.1.B: REVISE TO READ, "THE MAXIMUM

aa. HEIGHT FOR PRIMARY ORNAMENTAL ENTRY SIGN LETTERING AND COPY IS 16 FEET…"

bb. PAGES 125-126, SECTION 11. SUSTAINABILITY: ADD LANGUAGE REGARDING REGULAR WATER LEAK DETECTION AUDITS FOR COMMON AREAS MANAGED AND MAINTAINED BY THE HOA.

cc. PAGES 125-126, SECTION 11. SUSTAINABILITY: ADD LANGUAGE TO REQUIRE EFFLUENT DELIVERY BACK TO THE CITY.

m. PAGES 126-127, SECTION 12. WATER: ADD LANGUAGE REGARDING PARTICIPATION IN THE CITY'S HOMEOWNERS ASSOCIATION WATER EFFICIENCY PROGRAM.

ee. PAGES 126-127, SECTION 12. WATER: ADD LANGUAGE REGARDING THE EPA WATERSENSE CERTIFICATION PROGRAM AND MANDATORY REQUIREMENTS. THIS SHOULD INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING: LEAK DETECTION AUDITS; WATERSENSE LABELED TOILETS, BATHROOM FAUCETS, AND SHOWERHEADS; WATERSENSE LABELED IRRIGATION SYSTEM COMPONENTS; LANDSCAPE DESIGN COMPLETED BY A WATERSENSE DESIGN PROFESSIONAL; AND FORMAL CERTIFICATION AS A WATERSENSE HOME BY AN AUTHORIZED HOME CERTIFYING ORGANIZATION.

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. THE DEVELOPER SHALL ~~WORK WITH THE CITY OF PHOENIX PARKS AND RECREATION DEPARTMENT TO~~ PROVIDE PUBLIC TRAIL ACCESS EASEMENTS FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS THAT PROVIDE CONNECTION TO THE SONORAN PRESERVE AS DEPICTED ON EXHIBIT 6, PEDESTRIAN CIRCULATION PLAN, IN THE ~~PUD DOCUMENT~~ DEVELOPMENT NARRATIVE, AS MODIFIED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE PUBLIC ACCESS SHALL BE DESIGNED TO RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE LOCATION AND DESIGN OF TRAIL

CONNECTIONS SHALL BE COORDINATED WITH THE ~~CITY OF PHOENIX~~ PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT.

7. A MINIMUM 12-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN A~~N AVERAGE~~ 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE MESQUITE WASH IN ACCORDANCE WITH SECTION 429 OF THE CITY OF PHOENIX MAG SUPPLEMENTAL DETAIL, AS MODIFIED TO ADDRESS WASH CORRIDOR CONSTRAINTS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

8. THE DEVELOPER SHALL CONVEY APPROXIMATELY 16 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE SITE WITHIN THE EROSION HAZARD SETBACK AREA ALONG THE CAVE CREEK WASH CORRIDOR, AS GENERALLY SHOWN ON EXHIBIT 11 OF THE DEVELOPMENT NARRATIVE, TO THE CITY OF PHOENIX FOR INCLUSION IN THE SONORAN PRESERVE, AS MODIFIED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE FINAL ACREAGE AND CONFIGURATION OF THE PROPERTY TO BE CONVEYED, ALONG WITH TIMING OF THE CONVEYANCE, SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER, THE PARKS AND RECREATION DEPARTMENT, AND PLANNING AND DEVELOPMENT DEPARTMENT.

9 ~~8~~. 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.

10 ~~9~~. 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.

11 ~~10~~. 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.

12. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

13. THE DEVELOPER SHALL NOTIFY THE FOLLOWING INDIVIDUALS BY EMAIL A MINIMUM OF 15 DAYS PRIOR TO ANY PRELIMINARY SITE PLAN REVIEW MEETINGS WITH THE PLANNING AND DEVELOPMENT

DEPARTMENT, PLANNING HEARING OFFICER REQUESTS TO MODIFY STIPULATIONS, OR ANY ZONING ADJUSTMENT REQUESTS. THE NOTICE SHALL INCLUDE THE DATE, TIME AND LOCATION OF THE MEETING/HEARING.

A. DR. GARY KIRKILAS: GARYKIRKILAS@GMAIL.COM

B. MEMBERS OF THE PHOENIX SONORAN PRESERVE AND MOUNTAIN PARKS/PRESERVES COMMITTEE

C. VASHTI "TICE" SUPPLEE: VSUPPLEE25@GMAIL.COM

14. APPROVAL OF THE PLANNED UNIT DEVELOPMENT SHALL BE CONDITIONED UPON THE FINAL EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER WITHIN 24 MONTHS OF CITY COUNCIL APPROVAL OF THIS CHANGE OF ZONE. ADDITIONALLY, THE DEVELOPMENT AGREEMENT SHALL BE EXECUTED PRIOR TO FINAL SITE PLAN APPROVAL AND ISSUANCE OF ANY GRADING AND DRAINAGE PERMITS. THE DEVELOPMENT AGREEMENT SHALL AT A MINIMUM OUTLINE THE REQUIREMENTS FOR INITIAL IMPROVEMENTS TO SONORAN DESERT DRIVE, AS WELL AS FINANCIAL CONTRIBUTIONS FOR THE ULTIMATE BUILDOUT OF SONORAN DESERT DRIVE, AS MODIFIED AND APPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS.

Enclosures:
Verdin Drought Management Commitment

Approved: _____

Alan Stephenson
Deputy City Manager/Planning and Development Director

VERDIN
LIFE IN THE DESERT™

DROUGHT MANAGEMENT Commitments

In June 2022, the City of Phoenix declared a **Stage 1 Water Alert**, which sets in motion an intensive public education and information program centered around water conservation, sustainability and management. A Stage 2 Water Warning is expected to be declared yet this year and will provide authority for the City to impose water use reduction regulations.

Taylor Morrison's proposed Verdin master planned community in North Phoenix has been designed around a framework that makes Verdin a natural partner and model for the City with regard to sustainable water conservation practices. As the City navigates a path to facilitate and support much needed housing while also advancing the City's drought management and water conservation goals, Taylor Morrison's Verdin community will establish a new standard for **'water forward'** development in North Phoenix.

Taylor Morrison has committed to the following water conservation and sustainability measures for Verdin that will be regulated through the Verdin Planned Unit Development ("PUD") and private governance documents.

1. **EPA WaterSense Certification**. All homes within the Verdin community will be designed and certified through the EPA WaterSense Certification program. Homes within Verdin will meet the mandatory requirements for WaterSense labeling, including:
    - Leak detection audits
    - WaterSense labeled toilets, bathroom faucets and showerheads
    - WaterSense labeled irrigation system components
    - Landscape design completed by a WaterSense design professional
    - Formal certification as a WaterSense home by an authorized Home Certifying Organization
2. **City of Phoenix Homeowners Association Water Efficiency Program**. The homeowner's association for Verdin will participate in the City's Homeowners Association Water Efficiency Program.
3. **National Wildlife Federation Certification**. The Verdin community has been designed, from the ground up, to achieve National Wildlife Federation ("NWF") Certification for the community, including that community common areas and open spaces will achieve Certified Wildlife Habitat status. The NWF Certification, naturally, includes substantial water conservation and management commitments that are embedded in the Verdin PUD zoning regulations.
4. **Native Drought Tolerant Vegetation/Xeriscape Plans.** The Verdin PUD contains a curated, localized water-wise Sonoran Desert Plant Palette for use throughout the entire community, created in partnership with local stakeholders and the National Wildlife Federation.
    - Ultimately, more than 100 acres of preserved and revegetated common area open spaces (21% of the project land area) will be protected habitats with native vegetation.

- Landscaping in the front yards of all homes will be required to utilize the drought tolerant, NWF Certified Verdin plant palette.

5. **Irrigation Restrictions.** The Verdin PUD includes design guidelines for undisturbed and revegetated open space areas that call for restrictions on irrigation, limited maintenance, prohibition on pesticides or herbicides, and restrictions on pruning. Over the long term, 75% of the Verdin community common areas will be prohibited from having irrigation.

    - *Designated Preserved Open Areas* (39.8 acres) will be preserved in a natural state with an absolute prohibition on irrigation.

    - *Designated Revegetated Open Space Areas* (63.3 acres) will be minimally irrigated to establish revegetated plants, but then cut off from irrigation once plant materials are established.

6. **Irrigation and Use of Smart Controllers.**

    - Community common areas that are irrigated will be required to utilize smart irrigation controllers that can be controlled remotely to promote water conservation.
    - Automatic drip irrigation systems are required for all front yard landscaping.
    - Automatic irrigation systems designed by a landscape architect or other similar certified designer shall be required for all planting areas in front yards and common areas. Fixed risers in such areas are prohibited.
    - Areas requiring overhead spray shall be limited to turf areas and flower beds. All other areas must use drip irrigation.
    - Large overhead and drip irrigation systems should be zoned for exposure, topography and varying water requirements of the plant material.

7. **Water Leak Detection.** Verdin common areas managed and maintained by the homeowner's association will undergo regular water leak detection audits to ensure the integrity and efficiency of the irrigation system is maintained.

8. **Turf Restrictions.** The Verdin PUD contains turf restriction prohibitions that advance water conservation goals and are a required element of the NWF Partnership.

    - Turf is prohibited in all medians and public rights of way.
    - Turf is prohibited within common areas adjacent to the Sonoran Preserve, community edges and along wash corridors.
    - Turf is prohibited within the front yards of all homes within Verdin. This restriction will be enforced through the community design guidelines and CC&Rs.
    - "Non-functional" turf is not allowed within the Verdin community.
    - Turf within rear yards of all homes will be restricted such that no more than 20% of a private lot rear yard could contain natural turf.
    - Turf, where allowed, will not be planted on slopes in excess of 5%.

8. **Effluent Reuse**. All effluent generated from Verdin will be delivered back to the City for City use through the Water Services Department sewer system.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-62-18-2) FROM S-1 DCOD (RANCH OR FARM RESIDENCE DISTRICT, DESERT CHARACTER OVERLAY DISTRICT), S-1 (RANCH OR FARM RESIDENCE DISTRICT), AND RE-35 DCOD (SINGLE-FAMILY RESIDENCE DISTRICT, DESERT CHARACTER OVERLAY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 488.63-acre site located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive in a portion of Sections 22 and 27, Township 5 North, Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from 144.82 acres of “S-1 DCOD” (Ranch or Farm Residence District, Desert Character Overlay District), 333.57 acres of “S-1” (Ranch or Farm Residence District), and 10.24 acres of “RE-35 DCOD” (Single-Family Residence District, Desert Character Overlay District) to “PUD” (Planned Unit Development).

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SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B”.

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Verdin 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 March 3, 2022, as modified by the following stipulations:

    a. Pages 6, 8, 26, and 28: Revise all references to the maximum density to 2.6 dwelling units per acre.

    b. Pages 6, 8, 26, and 28: Revise all references to the maximum number of units to 1,250 dwelling units.

    c. Pages 23, 26, 28, 29, 35, 36, 59, 63, 75, 134, 135, and 136: Remove all references to the “Single-Family Residential – Small Lot (SFR-3)” land use district. Unit counts and percentages related to this removal shall be updated accordingly.

    d. Pages 20, 52, 61, 102, and 113: Revise all references to the width of the multi-use trail easement along the Mesquite Wash corridor to 30-feet-wide.

    e. Pages 51, 71, 75, 76, 83, 86, 87, 104, 105, 106, 107, 108, 109, 110, 119, and 121: Revise all references to the “Approved Plant Palette” to “Plant Palette”.

    f. Pages 8-22, Section 2. Land Use Plan, and pages 97-123, Section 9. Certified Open Space Design Guidelines: Add language regarding conveyance of approximately 16 acres addressed in Stipulation No. 8. There shall be a provision for both on site open space and the dedicated 16 acres to count towards total open space.

    g. Page 16, Off-Site Connectivity: Add language regarding public trail access easements provided for the Mesquite Wash corridor trail and

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community paseo paths, per Stipulation No. 6. The section shall specifically note that the access easements will ensure permanent public access and restrict unauthorized motor vehicle access through the residential community to the Sonoran Preserve.

h. Page 23, Section 1.d.Accessory uses.(1): Revise to read, “permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;”

i. Page 35, Single-Family Land Use District Development Standards Table: Add a row after Max. Dwelling Unit Density that reads “Maximum Units: 1,250 dwelling units for the entire PUD area”.

j. Pages 36-37, Single-Family Land Use District Development Standards Table: Add a footnote that refers to the development parcel allocation table in Section 4.c. (Regulatory Standards & Land Use Districts – Development Standards) for the maximum unit counts for each development parcel.

k. Page 41, Section 6.1: Revise to read, “When not prohibited by City Code, Section 31-13, primary ornamental entries no higher than 16-feet are allowed…”

l. Page 41, Section 6.3.a: Add the following sentence under the existing sentence: “Any walls or fencing along a preserve edge/MCFCD property boundary, other than walls or fencing for individual residential lots, shall be comprised of the barrier fencing type, which are designed with sufficient openings to allow the regular passage of wildlife.”

m. Page 42, Section 6.3.B: Revise the reference to ‘a maximum 6-foot, 4-inch high full view fencing” to ‘a maximum 5-foot high full view fencing’.

n. Page 46, Section 6.6: Change ‘14 feet’ to ‘12 feet’.

o. Pages 52-53, Section 2.C: Add language regarding public trail access easements provided for the Mesquite Wash corridor trail and community paseo paths, per Stipulation No. 6. The section should specifically note that the access easements will ensure permanent public access and restrict unauthorized motor vehicle access through the residential community to the Sonoran Preserve.

p. Page 79-80, Section 5.A, Last bullet point: Add the following after the first sentence: “The use of retaining walls in excess of 4 feet is discouraged and should be limited to locations where necessary to accommodate specific site topography.”

q. Pages 90-91, Section 6.H: Delete “Chilopsis Linearis – Desert Willow” tree from the Green List and add it to the Yellow List trees on page 91.

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r. Pages 90 and 92, Section 6.H: Delete “Celtis Reticulata – Netleaf Hackberry” shrub from the Yellow List and add it to the Green List shrubs on page 90.

s. Page 101, Certified Area Open Space Types Exhibit: Update the exhibit to include the 25-foot open space tract that will be provided along the eastern boundary of the site as a certified area Type “B” – natural revegetated area.

t. Page 105-108, Section 1.D.2: Add language regarding the minimum 25-foot open space tract that will be provided along the eastern boundary of the site to provide a transition to the Cave Creek Wash corridor. Explain that the area’s plant material will be from the Plant Palette Green List.

u. Pages 119 and 121, 1.E. Plant and Wildlife Relationship Matrix, Plant Palette: Green List: Remove the image and information regarding “Chilopsis Linearis – Desert Willow” and add to the Plant Palette: Yellow List on page 121.

v. Pages 119 and 122, 1.E. Plant and Wildlife Relationship Matrix, Plant Palette: Yellow List: Remove the image information regarding “Celtis Reticulata – Netleaf Hackberry” and add to the Plant Palette: Green List on page 119.

w. Page 123, Section 10.1.B: Revise to read, “The maximum height for primary ornamental entry sign lettering and copy is 16 feet…”

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.

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6. The developer shall provide public trail access easements for the Mesquite Wash corridor trail and community paseo paths that provide connection to the Sonoran Preserve as depicted on Exhibit 6, Pedestrian Circulation Plan, in the development narrative, as modified and approved by the Parks and Recreation Department and Planning and Development Department. The public access shall be designed to restrict unauthorized motor vehicle access, as approved by the Parks and Recreation Department and Planning and Development Department. The location and design of trail connections shall be coordinated with the Parks and Recreation Department and Planning and Development Department.

7. A minimum 12-foot-wide multi-use trail (MUT) shall be constructed within a 30-foot-wide multi-use trail easement (MUTE) along the Mesquite Wash in accordance with Section 429 of the City of Phoenix MAG supplemental detail, as modified to address wash corridor constraints and approved by the Planning and Development Department.

8. The developer shall convey approximately 16 acres located at the southeast corner of the site within the erosion hazard setback area along the Cave Creek Wash corridor, as generally shown on Exhibit 11 of the development narrative, to the City of Phoenix for inclusion in the Sonoran Preserve, as modified and approved by the Parks and Recreation Department and Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and Planning and Development Department.

9. 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.

10. 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.

11. 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.

12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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13. The developer shall notify the following individuals by email a minimum of 15 days prior to any preliminary site plan review meetings with the Planning and Development Department, Planning Hearing Officer requests to modify stipulations, or any zoning adjustment requests. The notice shall include the date, time and location of the meeting/hearing.

    a. Dr. Gary Kirkilas: garykirkilas@gmail.com

    b. Members of the Phoenix Sonoran Preserve and Mountain Parks/Preserves Committee

    c Vashti “Tice” Supplee: vsupplee25@gmail.com

14. Approval of the Planned Unit Development shall be conditioned upon the final execution of a development agreement between the City and the developer within 24 months of City Council approval of this change of zone. Additionally, the development agreement shall be executed prior to final site plan approval and issuance of any grading and drainage permits. The development agreement shall at a minimum outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive, as modified and approved by the Street Transportation and Planning and Development departments.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of June, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-62-18-2

PARCEL NO. 1:

THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE NORTH 00° 20' 16" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 2,501.66 TO THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 2,642.12 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 22;

THENCE NORTH 00° 28' 49" EAST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 141.23 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 22;

THENCE NORTH 89° 48' 35" EAST, ALONG SAID MID-SECTION, LINE A DISTANCE OF 2,641.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 00° 20' 16" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH HALF OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT. (AFFECTS THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27).

EXCEPT ALL MINERALS IN SAID LAND AS RESERVED TO THE UNITED STATES IN PATENT; AND

EXCEPTING ALL URANIUM, THORIUM, OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION

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OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), AS SET FORTH IN THE PATENT ON SAID LAND. (AFFECTS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2).

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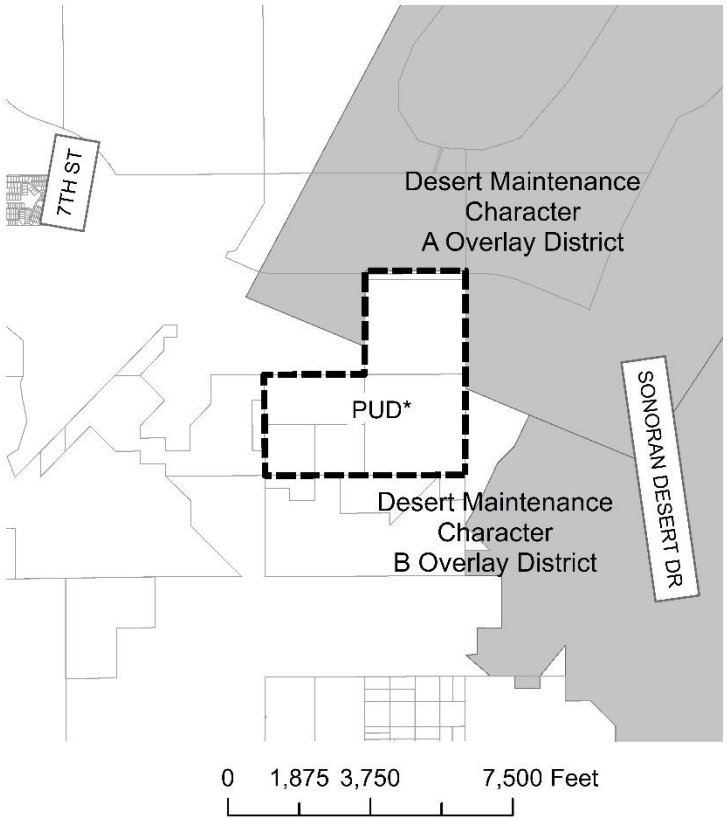
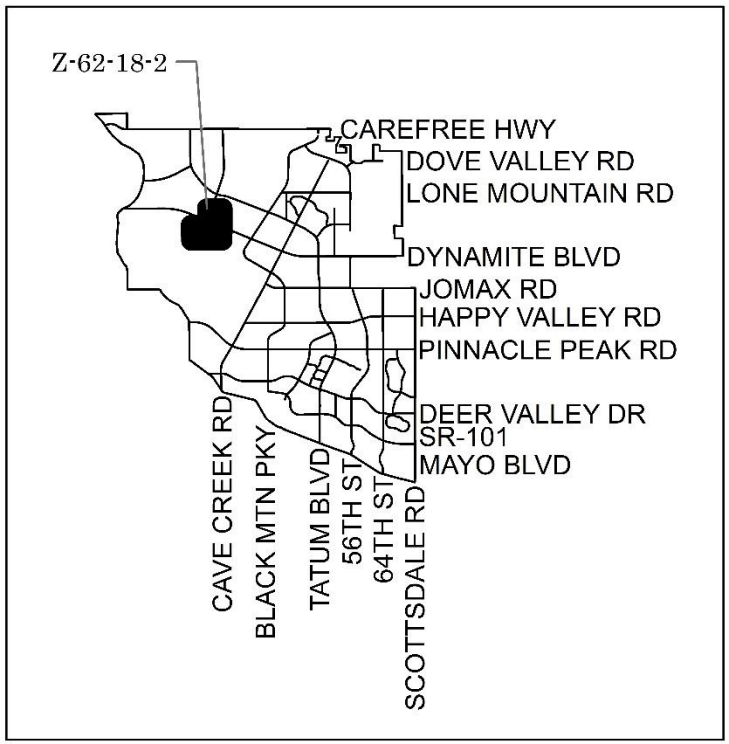
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-62-18-2
Zoning Overlay: N/A
Planning Village: Desert View





NOT TO SCALE

N

Drawn Date: 5/13/2022

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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

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

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.

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.

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.

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.

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.

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.

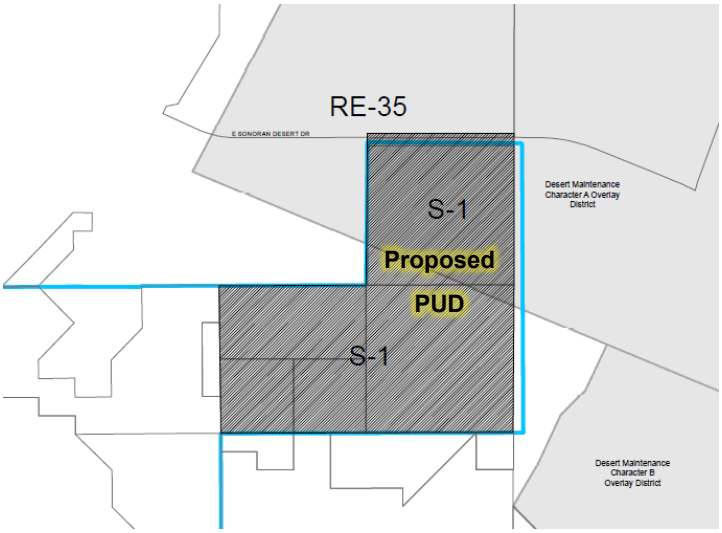
Zero Waste PHX: See Background Item No. 19.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
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

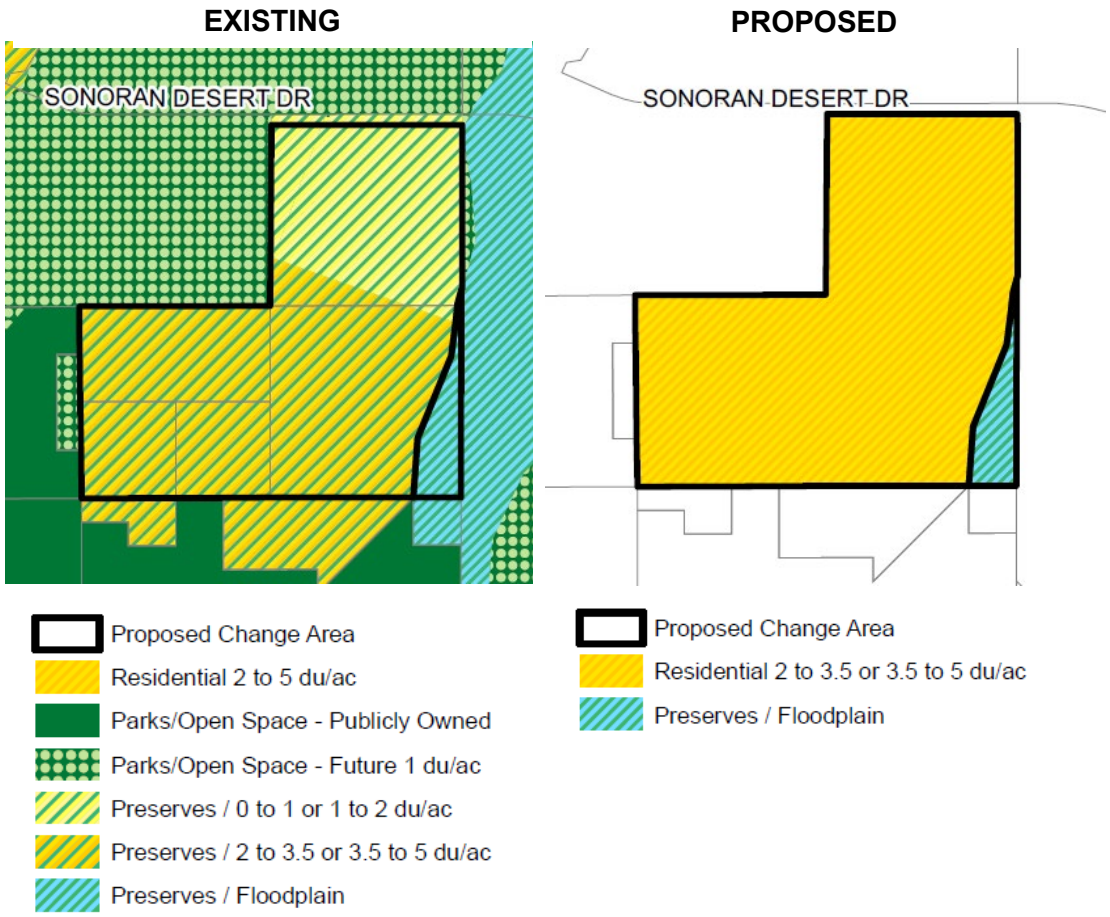
1. This is a request to rezone a 488.63-gross acre site located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), S-1 (Ranch or Farm Residence), RE-35 DCOD (Single-Family Residence District, Desert 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.

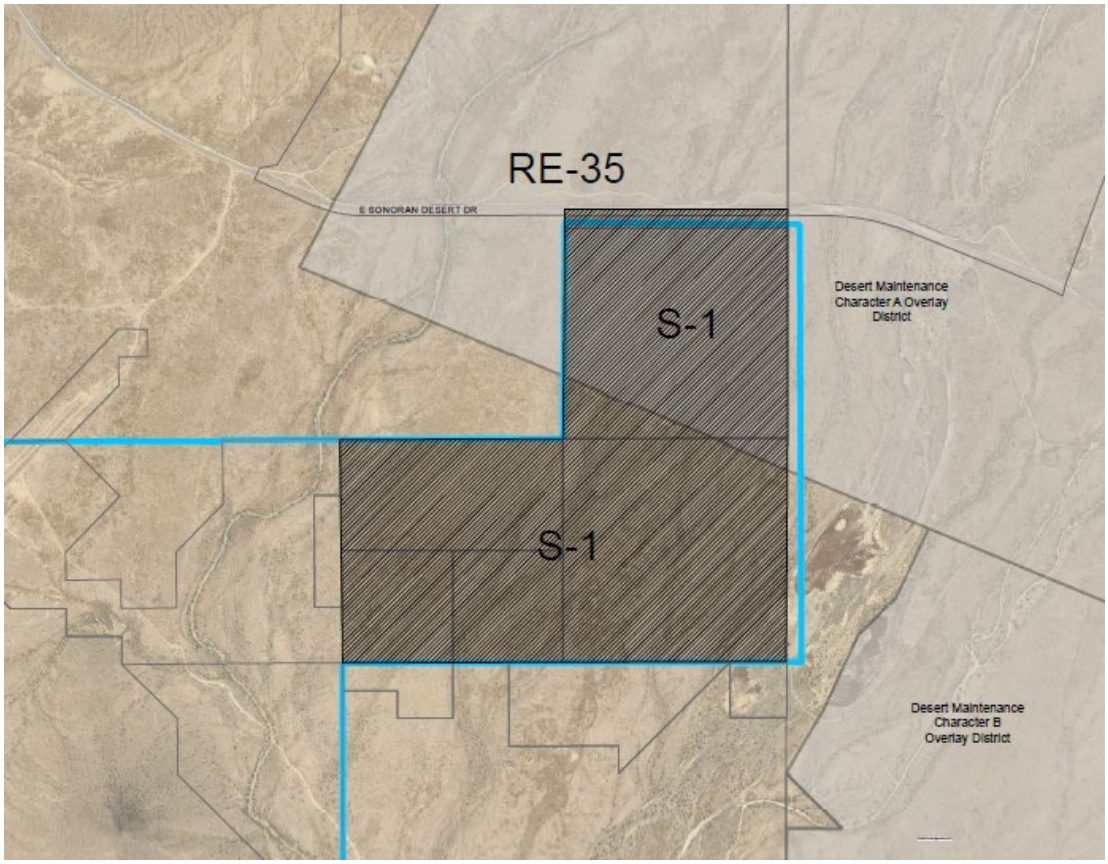
The area directly east of the subject site is designated Preserves/Floodplain.

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.

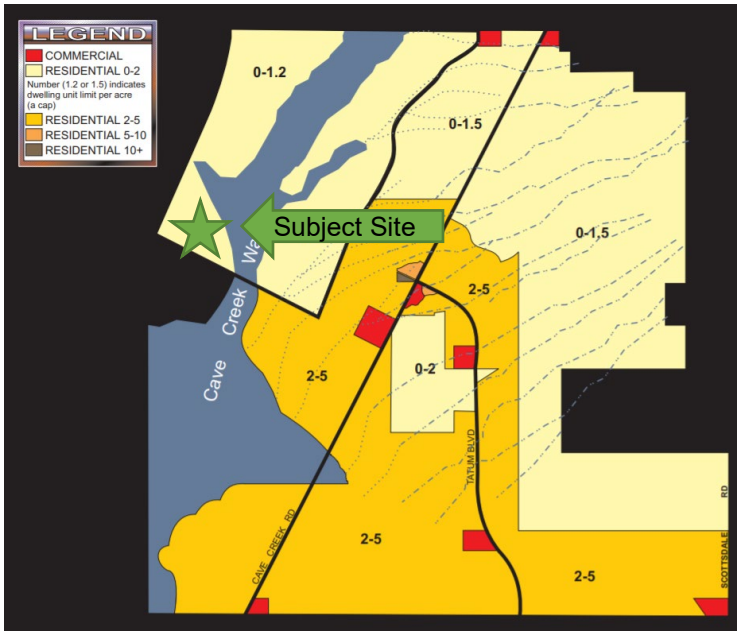
WEST

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 INITATIVES

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.



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

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.

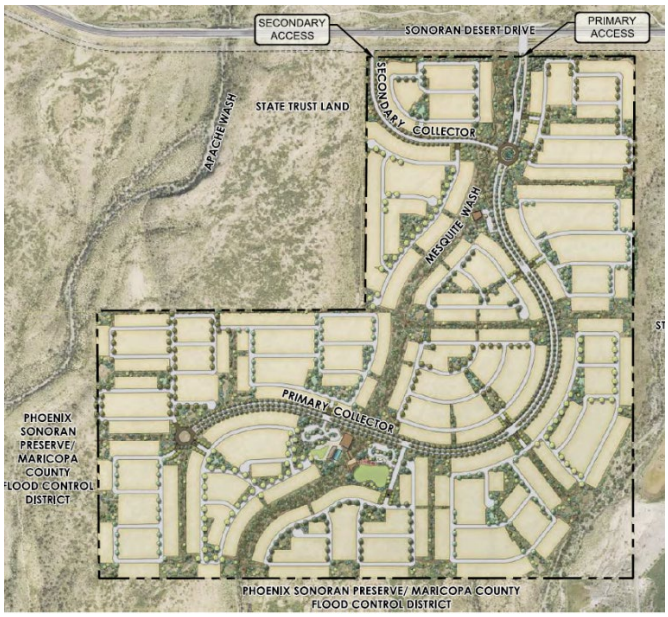
The development also supports concepts in the North Land Use Plan by preserving Cave Creek Wash's natural flow and leaving that portion of the site as natural open space. Additionally, the development will provide open edge treatments adjacent to the Sonoran Preserve and blend the development edges with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

PUD PROPOSAL

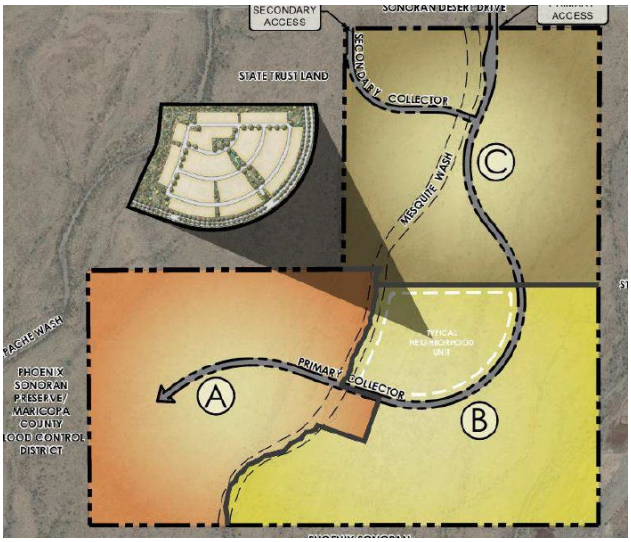
5. The proposal was developed utilizing the Planned Unit Development zoning district. The PUD is intended to create a built environment that is superior to what is produced through conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors 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%
Total Gross Acreage	488 +/-			
Maximum Overall Unit Count		1,420		
Maximum Overall Density		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.

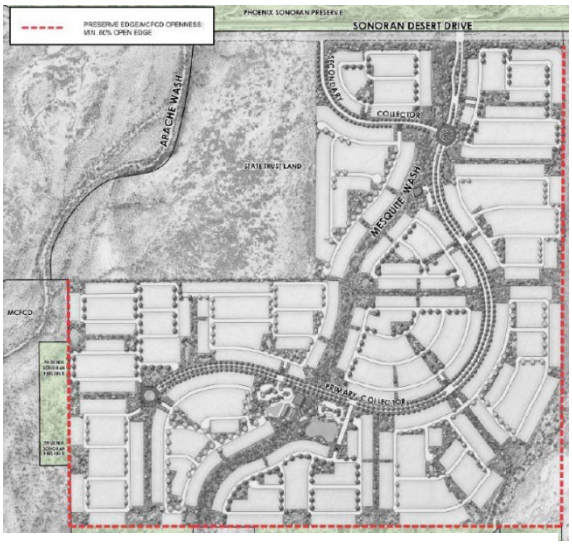
   The property is adjacent to properties that are part of or targeted for acquisition as part of the Sonoran Preserve. The developer and the City of Phoenix's Parks and Recreation Department intend to ensure opportunities for public access to the Preserve. The development will provide public walk-in trailheads 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.



Conceptual Trailhead Example, Source: Gammage & Burnham

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 aforestated 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.



Edge Openness Plan, Source: Gammage & Burnham

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.

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 Neighbirhood Unit)		10% gross				
Landscape Standars 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 transituon 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.
- These 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 Plants 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.

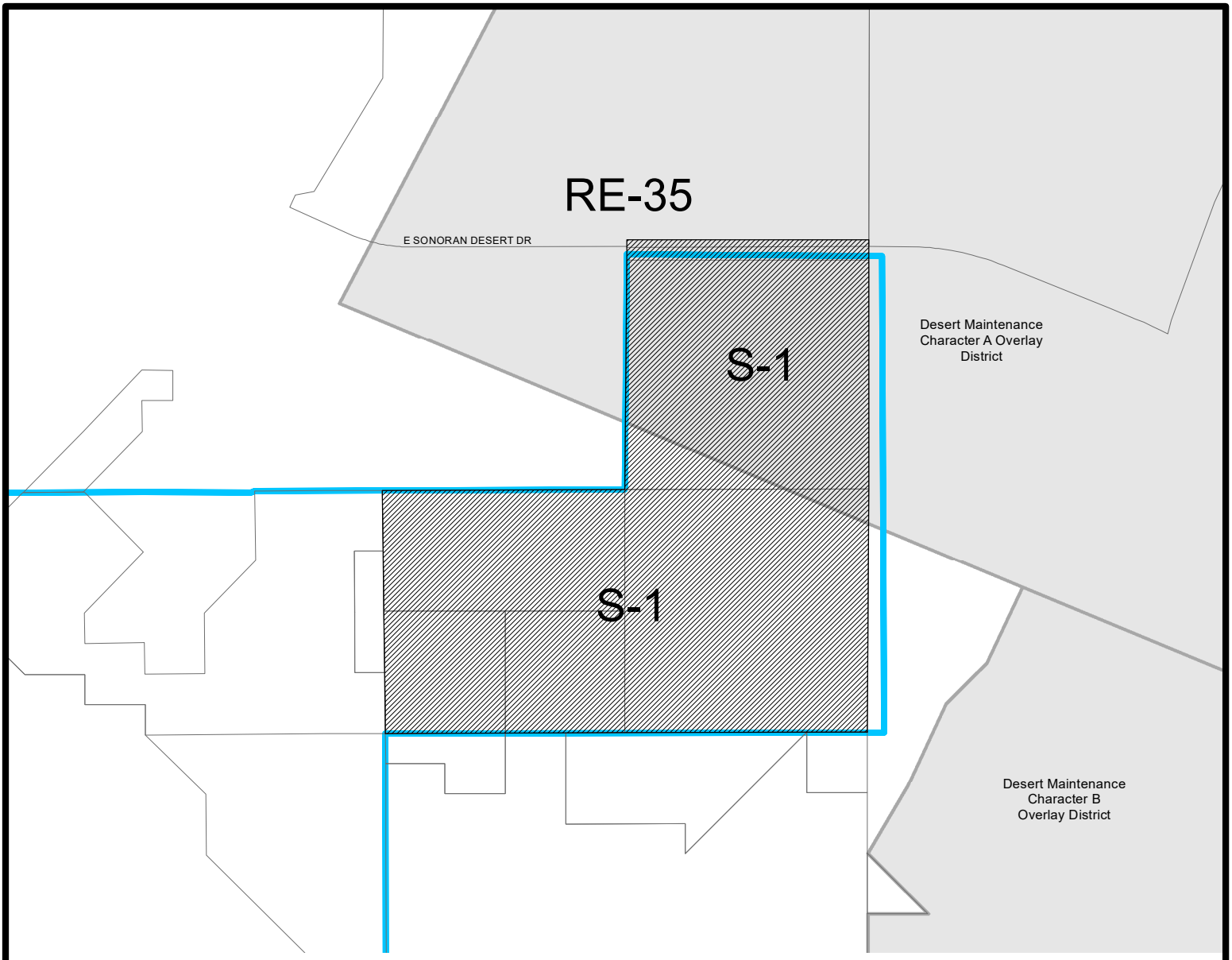
7. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery 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



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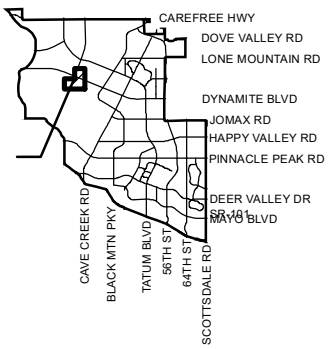
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Taylor Morrison/Arizona, Inc.

APPLICATION NO. Z-62-18

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

488.63 Acres

DATE: 10/16/2018

REVISION DATES:

10/17/2018	10/22/2018		
10/19/2018	12/01/2022		

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

REQUESTED CHANGE:

FROM: S-1 DCOD (144.82 a.c.)
S-1 (333.57 a.c.)
RE-35 DCOD (10.24 a.c.)

TO: PUD DCOD (Pending PUD) (155.06 a.c.)
PUD (333.57 a.c)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DCOD, S-1, RE-35 DCOD	145, 333, 11	N/A, N/A, 13
PUD DCOD (Pending PUD), PUD	186 (465), 1,000; Not to exceed 1,420 overall	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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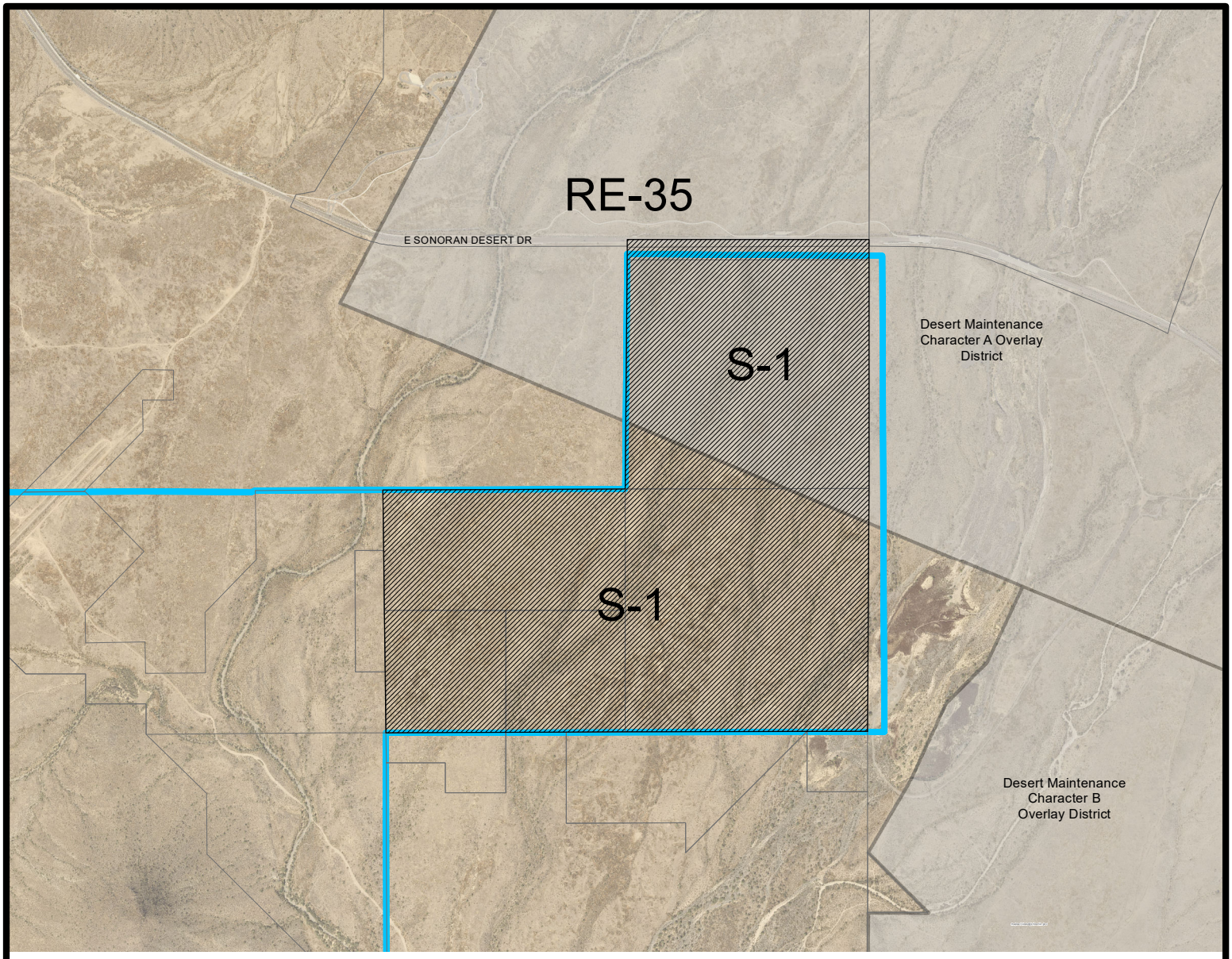

Feet

47,000 23,500 0 47,000

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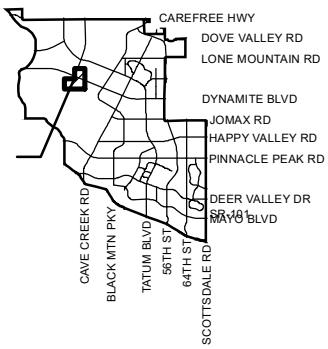

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From: Jo Ann Snyder
To: sdemmitt@gblaw.com; Kaelee Wilson
Subject: Case # Z62-18;GPA-DSTV-1-18-1 and ZTA5-18
Date: Tuesday, October 16, 2018 11:38:03 AM

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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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 that 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 Apace 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 Requst MacEwan 480 Dilemma - PMPC
Date: Monday, January 14, 2019 5:24:36 AM
Attachments: Rezoning Request_MacEwan 480 Dilemna_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 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.

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.

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 though 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.con; 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 infrasructure 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 offical 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 Perserve.
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!
christyrhart.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

SONORAN COLLABORATIVE

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.

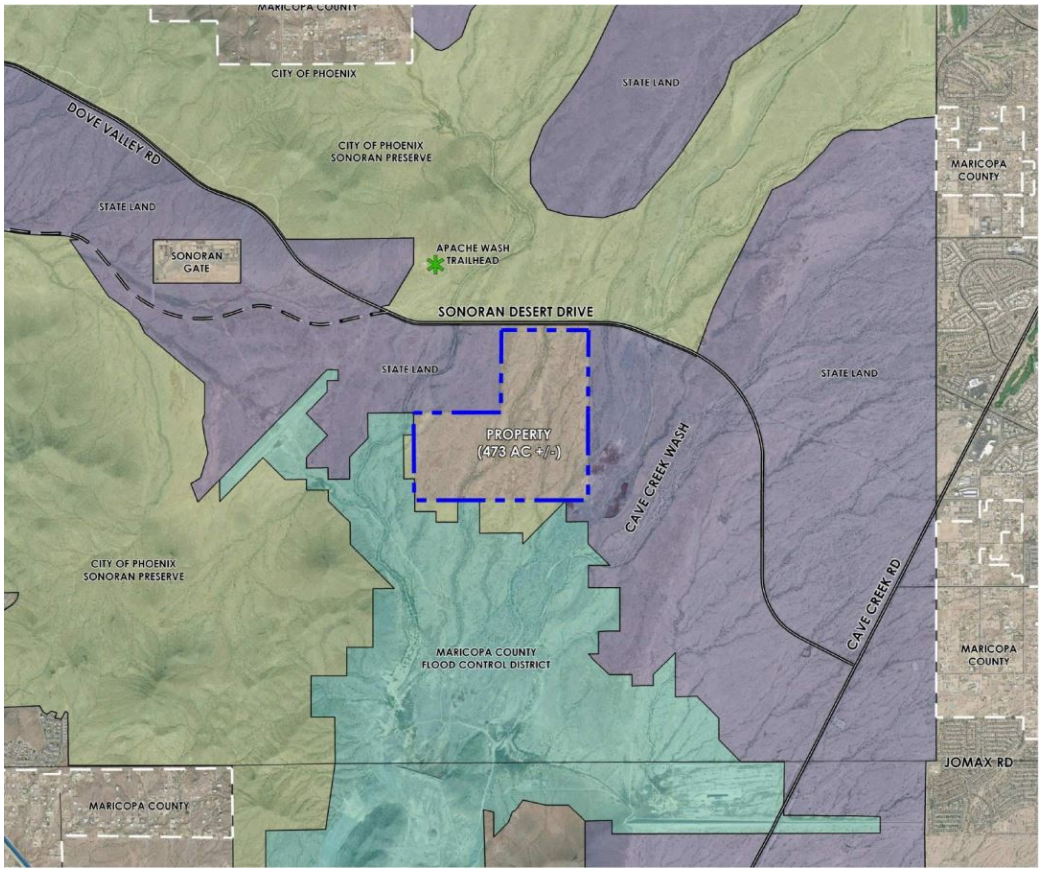
Lastly, I would like to mention these types of “leap-frog” developments are very damaging and unsustainable, not only to the environment, but also to city coffers. They bring huge infrastructure costs that will only increase over time, bringing financial hardship to the City of Phoenix and the State. 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 to 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 caos 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 caos 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
COMMITIEE

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.

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 Apace 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

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!

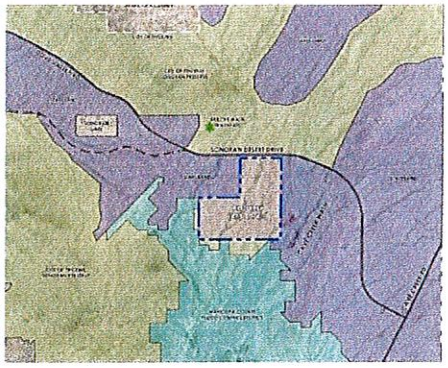
We Say "Yes" To Sonoran Parkway as A Scenic Drive!



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

- 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.
- 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.
- Email us to get more information and keep updated at: SaveOurSonoranPreserve@gmail.com
- 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 Overylay, 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 un-nerving 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 corredor. 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, out 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 Escolar
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 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 thorofare. 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 we 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 Escolar
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 likelyhood 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 prescious 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.

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

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

Streets PHX
STREET TRANSPORTATION DEPARTMENT

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
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

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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

A & C Properties
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

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

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

Betty Guardado
COUNCILWOMAN | DISTRICT 5

desk: 602-262-4822 cell: 602-478-6347
web: 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

Betty Guardado
COUNCILWOMAN | DISTRICT 5

Main line: (602) 262-7446 Direct line: (602) 534-9721
Web: 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. Orangewood 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,

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

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2
INFORMATION ONLY

Date of VPC Meeting	December 7, 2021
Request From	S-1 (Ranch or Farm Residence), S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District)
Request To	PUD DCOD, Pending PUD (Planned Unit Development, Desert Character Overlay District, Pending Planned Unit Development) and PUD (Planned Unit Development)
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION:

This item was heard concurrently with Item #3 – Information Only – GPA-DSTV-1-18-2, Item #5 – Information Only – Z-TA-5-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Reginal Younger arrived to the meeting and Committee member Jason Israel left the meeting during this item, bringing the quorum to 11 members.

10 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Louis Lagrave asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that Verdin's contribution will only be for a portion of the extension. She stated that as other developers build along Sonoran Desert Drive they will have their own contribution requirements.

Vice Chair Louis Lagrave stated that the North Land Use Plan should be considered in addition to the General Plan. He stated that the developer should consider building less than 1000 units. He added that the development will generate traffic and overload schools. **Susan Demmitt** stated that the development will have a maximum of 3 units per acre, which is consistent with developments adjacent to the preserve. She stated that they are in discussion with the Deer Valley School District and the development is within the boundary for Desert Mountain schools, which have capacity. She stated that Cave Creek schools also have capacity.

Committee member Rick Nowell asked about traffic lights on Sonoran Desert Drive. **Susan Demmitt** stated that a traffic study is being completed and that there will most likely be a traffic signal at the main entrance of the development in the future.

Committee member Rick Nowell stated that he had concerns that the project has returned after a couple years, but not decreased the density.

Committee member Rick Powell asked about the cost of the extension of Sonoran Desert Drive. **Susan Demmitt** stated that the cost estimate for the full extension of Sonoran Desert Drive is approximately $120 million. She stated that the build out will take place when the traffic demand exists and the funding is available. **Committee member Rick Powell** stated that the development is not in line with the character of the area.

Committee member Reginald Younger asked how close homes will be to Sonoran Desert Drive. **Susan Demmitt** stated the development's property line is adjacent to Sonoran Desert Drive, but the site will have landscape buffers. **Committee member Reginald Younger** stated that he is hoping for less density on site.

Vice Chair Louis Lagrave stated that the Desert View Character Plan should also be take into account and to meet the character of the area, density should be decreased or the development proposal be moved closer to the core. He added that Desert Mountain and Cave Creek schools are too far from the development.

Committee member Jill Hankins asked if a flood analysis had been completed for the site. **Susan Demmitt** stated that the site is not proposing development in the established flood corridor or flood zone. **Nguyen Lam**, representative with Hilgart Wilson, stated that the drainage corridors have mapped floodplains and are subject to Federal Emergency Management Agency (FEMA). He added that the developer will work with the City to appropriately address the flood zones. **Committee member Jill Hankins** stated that she had concerns with additional hardscape in the area.

Committee member Michelle Santoro stated that she appreciates the design, open space, and connectivity proposed by the development.

Daniel Centilli, a member of Save Our Sonoran Preserve and various trail running groups, stated that developers see the area as a transportation corridor, but residents

see it as a recreation corridor. He added that the development will reduce quality of life. He stated that other residential projects in the area have increased trash and traffic.

Gary Kirkilas, a member of Save Our Sonoran Preserve, stated that he appreciated the partnership with the NWF and proposed trails and access. He added that the Desert Character Overlay is tied to the preserve and should be retained.

Sue Pierce, a resident of Desert Enclave, stated that the area is exploding with development, especially with the Taiwan Semiconductor Manufacturing Company (TSMC), but residential development will lead to increased traffic. She stated that traffic issues are already complicated in the area and there is no plan from the development about how to alleviate the issue. She added that major transportation will lead to additional noise pollution. She stated that there is an opportunity to preserve the area as a tranquil space in the Sonoran Preserve.

Susanne Rothwell, a member of the Phoenix Mountain Preservation Council, expressed concerns regarding amending the Desert Character Overlay. She added that the developer should keep 50% of the land as native and homes should be low scale. She also expressed concerns with the lack of parking if a trailhead is provided on site.

James Gaston, a resident of Tuscana at Tatum Ranch, questioned how the development will deal with increases in water and sewer usage.

Bob Thompson, a member of the public, stated that he was opposed to the development and instead wanted to preserve the area as natural preserve. He also expressed concerns with traffic and density.

Scott Coll, a member of the public, expressed concerns with traffic. He added that there is a need to preserve the preserve area.

Crystal Lehman, a member of the public, stated that Sonoran Desert Drive is a pleasant driving experience as is and expanding the roadway and increasing homes takes away from the beauty of the desert.

Rebecca Rodriguez, a local hiker, trail runner, and mountain biker, stated that she enjoys the beautiful views and wildlife in the area. She expressed concerns with increased noise from the roadway.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, stated the he understands the area will develop eventually, but expressed concerns with density and traffic. He added that the development should be set back further from Sonoran Desert Drive.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

Vice Chair Louis Lagrave stated that Sonoran Desert Drive will increase to 6 lanes, but that does not mean that the preserve area cannot be preserved. **Committee member Jill Hankins** also expressed the need to retain open spaces in the City.

Committee member Rick Powell stated that he believes development should be slower and the area kept more natural.

Committee member Reginald Younger stated that he likes the look of Sonoran Desert Drive as is and hopes that development will allow that to be retained. He also expressed concerns with increased density.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2
INFORMATION ONLY

Date of VPC Meeting	April 2, 2019
Request From	S-1 DCOD (155.14 acres), S-1 (343.04 acres) and RE-35 DCOD (10.24 acres)
Request To	PUD DCOD (pending PUD) (165.99 acres) and PUD (343.04 acres)
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION:

Susan Demmitt, applicant, gave a presentation of the case up to this point in time. She stated that they started this process back in August. Ms. Demmitt went through the General Plan history of the area, along with the Desert Character Overlay District establishment. She summarized the infrastructure improvements that would be required for the subdivision to be built. Ms. Demmitt went on to describe the comments the developer is receiving from members of the public. The first comment was that the property should stay S-1. Ms. Demmitt stated that staying S-1 would be one home per acre. Having a subdivision with multiple sized lots/homes would be more affordable for residents to live in proximity to the preserve.

The next comment from the public that was addressed is the condition of Sonoran Desert Drive. Ms. Demmitt stated they are working with the City and the State Land Department to evaluate. She went on to present pages form the 2002 council report that indicated that at full capacity, Sonoran Desert Drive will be able to handle 50,000 cars a day. The road was intended to be a major thoroughfare.

The next concern Ms. Demmitt addressed was the acquisition of Sonoran Preserve Land. She went on to state that the MacEwen property has been privately held since the 1950's. Taylor Morrison is agreeable to put a public trail through the center of the property, adjacent to the wash corridor, to connect the preserve north and south of Sonoran Desert Drive. She stated they will comply with the Sonoran Edge Treatment Guidelines. Ms. Demmitt stated the City's Park and Recreation Department is currently looking at acquiring the land to the east of the MacEwen parcel for preserve.

Lou Lagrave stated that he understands that Sonoran Desert Drive is intended to be a six-lane arterial and the General Plan on the southern two-thirds of the property has the land use designation that supports the proposed density but that he still has concerns. Mr. Lagrave stated that he is concerned about the traffic on Sonoran Desert Drive, how the kids will get to school and the proposed lot sizes.

Susan Demmitt addressed Mr. Lagrave and stated that they are looking into what they can do to alleviate some of the concerns regarding Sonoran Desert Drive but the construction of the southern leg is 47 million dollars. She stated that the kids that live in this development will have the option of attending either Deer Valley Schools or Cave Creek Schools. She stated that both school districts will be providing bus service into the neighborhood.

Jill Hankins asked if the Mesquite Wash is a 404 wash. Susan Demmitt referred to Nguyen Lam on her development team. Mr. Lam stated they are disturbing less than an acre and it is not within the 404-protected area. Ms. Hankins asked if there have been any studies done regarding cultural items or protected species. Mr. Lam stated the studies have been done and nothing was found.

Doug Dickson stated that the committee has received many emails opposition and not one in support. Doug Dickson stated that they should talk to State Land about swapping this parcel for a better suited piece of land. He asked if the applicant had explored this option. Ms. Demmitt stated that the City hasn't identified this piece of land as preserve land, but they have not discussed a swap with State Land.

Steve Bowser stated that the committee has letters in front of them in opposition from the Sierra Club and PMPC.

Steve Bowser read the cards in opposition that didn't wish to speak.

The floor was opened for public comment.

Debra Sedillo Dugan, resident, stated she has concerns about the traffic and views. She said the signs were posted where no one could see them until the applicant recently moved them.

John Furniss, resident, stated he is the Chair of the Phoenix Mountain Preserve Committee for the Parks and Recreation Department. He said there should be a letter from their committee to deny this project. He stated that they aren't opposed to growth, but this will set precedence and that we need to protect what he have.

Stacie Beute, resident, stated she is opposed to the request. She has been a longtime friend to the Phoenix Mountain Preserve and advises on committees. She said that Taylor Morrison will be selling the homes with the added amenity of the proximity to the preserve, but they are developing on the preserve. She stated she is concerned about the impacts on the environment.

Amanda Farr, resident, stated that Sonoran Desert Drive is currently a safe place to cycle and run. If this development is approved, it will no longer be safe.

Gary Kirkilas, resident, stated that he is a Park Steward for the Phoenix Mountain Preserve. He stated that he started the Save Our Sonoran Preserve group as an advocacy group in response to the request. He stated that the proposal isn't consistent with the North Land Use Plan and the Desert View Character Plan. Mr. Kirkilas urged the committee that if it doesn't make sense, say no to the proposal.

Daniel Centilli, resident, stated that he is a Desert Ridge homeowner. He said the current DCOD overlay prevents something like this proposal from happening. He stated that the applicant is asking for exceptions to the law. He went on to state the preserve is our legacy.

Patrick Havley, resident, thanked the committee. He stated he is concerned for the safety of cyclists on Sonoran Desert Drive. He also stated this project won't contribute to the overall good of the City.

Gannon Burleigh, resident, said that he is opposed and has concerns about traffic, schools and the impact on the preserve. He said that the project is irresponsible development and that the removal of the overlay district that protects the preserve is ridiculous.

Laura Jones, resident, stated she has concerns about the traffic on Sonoran Desert Drive. She stated the development should be one acre lots to preserve the wildlife.

Patrick McMullen, resident, states that he is the President of the PMPC. He stated that the Phoenix Mountain Preserve Council has been around since the 1970's to preserve the desert. He stated that PMPC is opposed to the request.

Mandy Fellows, resident, passed out a study from an ASU professor concerning the ecological impact and flooding concerns in the area. She stated that this area is downstream from three dams, with the closest dam being 1.5 miles away.

John Trojan, resident, stated he is opposed to the request with concerns about traffic, pedestrian safety and allowing the developer to craft their own zoning standards.

Lainy Porter, resident, stated she moved to Arizona for pain management. She stated that she trains for triathlons on Sonoran Desert Drive and is concerned about the increase in traffic.

Claudia Wagner, resident, stated she is a trail runner and has concerns about the danger the increased traffic with cause on Sonoran Desert Drive. She is also concerned about the potential for flooding.

Heather Larson, resident, stated she is concerned about the increase in traffic and pedestrian safety.

Tim Holt, resident, said that he moved to Phoenix from Seattle. He said this proposal is just setting precedence and the next development will be even more dense. Mr. Holt went on to state this project is about money and greed.

Brett Scholar, resident, stated that he uses Sonoran Desert Drive to run and cycle. He questioned the benefit the applicant will bring to the area. He stated that the property should stay as it is currently zoned.

Lindsey Tillman, resident, stated she is opposed to the request. She said that the City needs to protect the Sonoran Preserve.

Susan Beccian, resident, stated that she is one of the only people that have received letters about this case but didn't receive one concerning the meeting tonight. She said she is concerned that Gammage and Burnham isn't being upfront with the community.

Cassandra Leone, resident, thanked her neighbors for coming out to oppose the zoning request. She said she is concerned about pedestrian safety and the traffic on Sonoran Desert Drive. She said she has read the PUD and has concerns about the sustainability section.

Michelle Kelley, resident, stated that she is opposed to the request. She commented that just because a plan is 30 years old doesn't mean it's not a good plan. It means the community and the planning department were visioning long term. This request doesn't comply with the Desert View Character Plan. Ms. Kelley went on to state that the school is over capacity and there is no real plan from the applicant to resolve that issue. She closed by stating the area should be preserved and the plans should not be changed.

Sue Pierce, resident, stated that she is opposed to the request. Ms. Pierce went on to state that this project is going to be a financial burden on taxpayers. Even though the applicant must pay to extend infrastructure, the taxpayers pay to maintain this infrastructure that is being extended to only serve this subdivision.

Christine Severance, resident, stated that that the signs for the hearing were posted far from the road so they couldn't be read. She stated the applicant purchased the property with the current zoning and that it shouldn't be changed.

Karen Severance, resident, stated that the preserve means a lot to her. She urged the committee to think about the ecosystem when they vote on this case at a later date.

Jennifer Severance, resident, stated that nature needs to have space. The edges of the preserve are important.

Karl Mar, resident, stated that he is opposed to the request. He said that the infrastructure can't handle a development of this size.

Patty Killinger, resident, stated that she has been in the area since the 1970's. She said that the parcel's adjacency to the Sonoran Preserve is important.

Anna Lewandowski, resident, stated she just found out about the project about two weeks ago and came to the meeting to learn more about it. She said from listening to the applicant's presentation and the testimony of the public, it sounds like this development is 10 years too soon. The current infrastructure and school systems can't handle the residents this development will generate.

Mike Rooney, resident, stated this project is political. This development is not consistent with the Desert View Character Plan.

Patricia Story, resident, stated that she is concerned for public safety in the areas. She said the area already has an emergency response time issue.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2
INFORMATION ONLY

Date of VPC Meeting	November 6, 2018
Request From	S-1 DCOD (155.14 acres), S-1 (343.04 acres) and RE-35 DCOD (10.24 acres)
Request To	PUD DCOD (pending PUD) (165.99 acres) and PUD (343.04 acres)
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION:

Susan Demmitt, applicant, presented the information to the Village regarding MacEwen 480. She addressed the history of the site and the current requests to ultimately build 1,420 homes. She addressed that a portion of the 480 acres is within the Desert Character Overlay District and the North Land Use Plan.

Lou Lagrave had questions regarding the alignment of Sonoran Desert Drive. He stated it is a nice development in the wrong location and that there is no justification for the density. He stated that according to the North Land Use Plan that this area is intended to be 2 dwelling units per acre or less.

Rick Nowell clarified that the applicant would only be adding one lane in front of their own development, not the entire length of Sonoran Desert Drive. He stated it is a nice project in the wrong place. He stated that Sanctuary at Desert Ridge is unsightly and he doesn't want to see that in this location.

Rick Powell asked which school district in which the property is located. Ms. Demmitt said Deer Valley.

Steve Bowser asked how long the land has been privately held. Ms. Demmitt stated since the 1950's.

Ryan Schaefer asked if the developer was contributing to the Sonoran Desert Drive alignment. Ms. Demmitt said the subdivision will be contributing to impact fees.

Jill Hankins expressed concern about the safety of the cyclists on Sonoran Desert Drive. She stated there needs to be an underpass and islands for the bikers.

Steve Bowser opened the meeting to public comment.

Richard Puleri, resident, stated he has concerns about the current traffic congestion on Sonoran Desert Drive and inquired on when Sonoran Desert Drive will be expanded and connected.

Michael Kaciemba, resident, stated he lives in Sonoran Foothills and that he has concerns about the current traffic congestion. He stated that this project shouldn't be improved until the streets are expanded. He also addressed the school doesn't have capacity.

Public comment closed.

Reginald Younger said that Taylor Morrison expanded the roads with Sky Crossing.

Rick Powell states he has concerns about the school capacity.

Deanna Chew asked if residents would have a City of Phoenix address. Ms. Demmitt stated she believes they will.

Rick Nowell asked if a traffic study has been done. Ms. Demmitt says it was recently completed but has not been submitted to the City yet.

There was a brief committee discussion concerning the possibility of age restriction subdivisions within the development.

Louis Lagrave stated he believes in land rights but this needs to come back with R1-10 zoning. Louis Lagrave also requested staff send out the Sonoran Preserve Master Plan.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2
INFORMATION ONLY

Date of VPC Meeting	December 9, 2021
Request From	S-1 (Ranch or Farm Residence), S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District)
Request To	PUD DCOD, Pending PUD (Planned Unit Development, Desert Character Overlay District, Pending Planned Unit Development) and PUD (Planned Unit Development)
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #3 – Information Only – GPA-DSTV-1-18-2, Item #5 – Information Only – Z-TA-5-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Julie Read arrived to the meeting during this item, bringing the quorum to 5 members.

3 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Shannon Simon asked about the timeline for constructing Sonoran Desert Drive. **Susan Demmitt** stated that the buildout for Sonoran Desert Drive will cost

approximately $120 million and there is no defined timeline. She stated that the development will complete a Traffic Impact Study to determine the level of service and the necessary improvements.

Committee member Michelle Ricart asked whether the applicant reached out to the school district. **Susan Demmitt** stated that they are working with the school district on a donation agreement. She added that there will be no modifications to the boundaries of the school district and students living in the development will be within the boundary of Desert Mountain schools.

Gary Kirkilas, a member of Save Our Sonoran Preserve, expressed concerns with removal of the Desert Character Overlay. He stated that areas adjacent to preserve areas should be low density. He also expressed concerns regarding increased traffic.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, encouraged larger setbacks from Sonoran Desert Drive.

Bob Thompson, a member of the public, stated that the beauty of the area should be maintained. He added that the developer should honor the Desert Character Overlay and keep the preserve areas as is.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2
INFORMATION ONLY

Date of VPC Meeting	November 8, 2018
Request From	S-1 DCOD (155.14 acres), S-1 (343.04 acres) and RE-35 DCOD (10.24 acres)
Request To	PUD DCOD (pending PUD) (165.99 acres) and PUD (343.04 acres)
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Susan Demmitt, applicant, presented the information to the Village regarding MacEwen 480 PUD. She addressed the history of the site and the current requests to ultimately build 1,420 homes. She addressed that a portion of the 480 acres is within the Desert Character Overlay District and the North Land Use Plan. She stated they are working with the Deer Valley School District to come up with a solution to the school capacity issue. She stated they are looking into the option of Cave Creek Schools.

Tim Mitten, VPC member, expressed several concerns:
- Traffic safety and cyclist safety on Sonoran Desert Drive.
- Public safety response time.
- Elimination of the night sky.
- Density is too high.

He then asked if the applicant has been in communication with the State Land Department to see when the surrounding land will be opened for auction. Susan Demmitt stated it won't be within the next 5 years.

Jason Stokes, VPC member, asked where the closest fire station is located. Ms. Demmitt stated Cave Creek and Dynamite.

Steve Tucker, VPC member, asked what would happen in the notch. Ms. Demmitt states most likely residential. Mr. Tucker stated that the road improvements to Sonoran Desert Drive need to happen before development.

Julie Read, VPC member, asked how many homes are approved for Sonoran Gate. Ms. Demmitt responded 255 homes.

Shannon Simon, VPC member, inquired about the City's timeline for the complete build out of Sonoran Desert Drive. She stated the light pollution from Sonoran Gate isn't as bad as she thought. Ms. Simon then asked if all the neighborhoods will be gated. Ms. Demmitt responded that some neighborhoods will be gated.

Julie Read, VPC member, stated she has concerns about the school capacity issue and the fact that some of the students could be going to Cave Creek Schools. She stated that a neighborhood elementary school builds a sense of community. Ms. Read asked what the target market will be for this development. Ms. Demmitt states they are still trying to identify the target. Julie Read asked how many children there are in Sonoran Gate. A resident in the audience who lives in Sonoran Gate stated about 1 in 8 homes have kids.

Michelle Ricart, VPC member, stated that Sonoran Gate has a lot of amenities for kids so there might not be a lot of kids right now but they can come. She stated she is concerned with the school capacity. She said that it is at least a 20 to 25-minute drive to the closest Cave Creek elementary school by car, so it would be even longer by bus.

Susan Demmitt stated that Taylor Morrison is committed to working with the school districts to find a solution.

Michelle Ricart, VPC member, stated she is concerned about school buses going in and out of the neighborhood with the traffic and the speeds vehicles travel along Sonoran Desert Drive. She also stated open enrollment can be deceiving because students can get kicked out of the school.

The floor was open to public comment.

Michelle Kelly, resident, stated she was opposed to the request. She stated she is concerned about the density. She stated she lives in Sonoran Foothills, which is lower in density than the proposed project. She stated that Sonoran Foothills Elementary land was gifted by the developer. She is concerned about police and fire response times. She stated the project is too dense without the proper infrastructure in place.

Burt Bragin, resident, voiced his concerns about Sonoran Desert Drive and the current traffic. He stated the connection to the 303 needs to be made before the project is approved. He stated Sonoran Foothills has 1,300 homes and a school was gifted by the developer. He stated this development has 6 to 7 times more homes that Sonoran Gate.

Susan Demmitt, applicant, stated that Deer Valley Schools doesn't want a school site at this location.

Cynthia Wise, resident, stated she is in favor of the request. She said Taylor Morrison did a great job with the current infrastructure improvements within Sonoran Gate.

Gary Kirkilas, resident, stated he is a park steward for the Apache Wash trailhead. He stated this development would change the entire character of the area. He then asked the developer how they will make it look like the preserve.

J.R. Oliver, resident, stated she lives in Sonoran Foothills and has to wait a long time to get out of her subdivision. She stated the connection to the 303 would help a lot.

Susan Demmitt, applicant, stated that is more of a regional issue and to talk to the City's Street Transportation Department.

Sue Pierce, resident, stated she opposes the project and is a resident of Desert Enclave. She said on the way to the meeting they had to wait until 56 cars went by to turn out. She stated this development will have an adverse reaction on the desert wildlife and preserve area. She stated this development is in contradiction of the Sonoran Preserve Master Plan.

L. Chicchillo, resident, stated the current Taylor Morrison project looks like row houses. He stated he lives in Desert Enclave and is worried about the traffic.

Spero Papos, resident, asked if the land had been purchased. The applicant confirmed it had not been purchased yet. He inquired about traffic lights.

Julie Read, VPC member asked if the applicant has met with ADOT because they would like to see more information about the project.

There was then a committee discussion about how Dove Valley Road, Cave Creek Road and 27th Avenue all get flooded out in the monsoon storms.

Tim Mitten, VPC member, stated that the North Gateway minutes will be forwarded onto the Desert View VPC with their packet so they are aware of the discussion that took place.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2

Date of VPC Meeting	March 10, 2022
Request From	S-1 (Ranch or Farm Residence), S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District)
Request To	PUD DCOD, Pending PUD (Planned Unit Development, Desert Character Overlay District, Pending Planned Unit Development) and PUD (Planned Unit Development)
Proposed Use	Single-family residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
VPC Recommendation	Approval, subject to stipulations, with a modification to Stipulation No. 1, regarding an updated development narrative
VPC Vote	4-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #4 – Z-TA-5-18-2, Item #5 – Z-75-18-2, and Item #6 – GPA-DSTV-18-2.

10 persons indicated that they wished to speak.

Julianna Pierre provided information regarding Z-TA-5-18-2, a text amendment to revise the applicability area and associated text for the Desert Maintenance Overlay District (DMOD) of the Desert Character Overlay District (DCOD). She explained the permitted uses and standards for the two sub-districts in the DMOD, Sub-District A and Sub-District B. She explained that the southern boundary of the DMOD aligns with the Northeast Outerloop Freeway alignment outlined in the Peripheral Areas C and D Plan.

Julianna Pierre explained that applicant's proposed modifications would remove Sub-District A standards from the property south of Sonoran Desert Drive and west of Cave Creek Wash. Additionally, the land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become part of Sub-District B. She stated that staff's recommendation is to only remove Sub-District A standards from an

approximately 155.06-acre portion of the original request. She added that the text amendment also includes changes to the Zoning Ordinance and the staff recommendation is for approval of Z-TA-5-18-2 to amend the applicability area and associated text for the DMOD of the DCOD as shown in Exhibit A of the staff report.

Julianna Pierre explained that Z-75-18-2 is the rezoning case associated with the aforementioned text amendment and would remove the DCOD designation from the zoning districts. She explained that the applicant proposed and staff recommended areas were identical to those in Z-TA-5-18-2, but the staff recommendation for Z-75-18-2 is denial as filed, approval of the staff recommended area.

Julianna Pierre explained that GPA-DSTV-1-18-2 was a request from 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, and Preserves / Floodplain to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain, with removal of the Infrastructure Phasing Overlay (IPO). She explained that the IPO acted as a timing element to ensure growth was concentrated within the Infrastructure Limit Line (ILL), a guide to where the City would extend water and sewer infrastructure to support development. She stated that significant investment and development has occurred within the boundaries of the ILL and there are opportunities to revisit the overlay and reassess development beyond the ILL. She added that staff is recommending approval of GPA-DSTV-1-18-2.

Julianna Pierre stated that Z-62-18-2 is a rezoning request of 488.63 acres at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, and RE-35 DCOD to PUD DCOD (pending PUD) and PUD. She added that the proposed PUD will allow single-family residential development.

Julianna Pierre stated that the development is proposing a master-planned residential community with a maximum 1,420 units at a density of 3.0 dwelling units per acre. There will be a collection of single-family neighborhoods with various amenities, open spaces, and a pedestrian network. She also discussed the permitted uses, connectivity to the adjacent Sonoran Preserve, open space, and amenities.

Julianna Pierre reviewed the community input received since 2018, which included 82 letters in opposition and 6 letters in support. She stated that the letters in opposition expressed concerns regarding: road infrastructure, increased traffic, decreased resident safety, preserve areas not maintained for outdoor activities, negative impacts on the area's natural flora and fauna, maintaining the requirements for the DCOD, density, number of units, water resources, Sonoran Desert Drive remaining a scenic corridor, the proposed development not matching the character of the area, strain on the school district, and lack of amenities to support the development.

Julianna Pierre reviewed the staff finding and stipulations for Z-62-18-2, noting that Stipulation No. 1 had corrections to the PUD name and date stamped date. She added that staff recommended approval, subject to stipulations.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve and will have only single-family homes with a maximum of 3 homes

per acre. She discussed the history of applicable plans that apply to the site, such as the DMCO, Peripheral Areas C and D Plan, and Phoenix General Plan. She explained that the Verdin property was always intended to develop as residential. She also discussed the eventual build out of Sonoran Desert Drive and the infrastructure improvements that Verdin developers will build along Sonoran Desert Drive. She also noted that developers are working with the Deer Valley Unified School District.

Alex Steadman, representative with RVi, stated that the Verdin development will have a unique vision and design approach. He discussed the partnership with the National Wildlife Federation (NWF), noting the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. He discussed the certified habitat open space areas, specifically the preserved habitat, re-established habitat, and maintained open space. He stated that the playscapes will include nature trails with education nodes, parks, trailheads, informative signage, and community amenities. He also provided an example of the NWF landscape palette.

Alex Steadman also discussed the pedestrian circulation and edge openness plans. He stated that the development will have an open trailhead for the public, which includes public parking, community gathering spaces, and access to water. He added that there will be a variable edge adjacent to the Sonoran Preserve and Mesquite Wash. He also noted that the Verdin PUD provides parallels to the DCOD.

Vice Chair Shannon Simon appreciated the thoughtful design of the development and stated that the project was high quality.

Gary Kirkilas, a member of Save Our Sonoran Preserve, provided a presentation and discussed the importance of the DCOD. He stated that the DCOD was intended to maintain the fragile undisturbed areas of the wildlife corridor along the Cave Creek Wash, a major floodway and floodplain. He added that the Zoning Ordinance discusses how development in the DCOD should blend with the undisturbed desert environment rather than dominate it. He added the DCOD states that the Dynamite Boulevard alignment acts as the southern boundary, and makes no reference to Sonoran Desert Drive. He added that moving the DCOD boundary further north eliminates the purpose of the overlay.

Patrick McMullen, President of the Phoenix Mountains Preservation Council, appreciated the applicant linking the development to the Sonoran Preserve, but still had concerns regarding removal of the DCOD, especially when the DCOD would dictate the number of units permitted on the site. He also expressed concerns regarding the width of the trail along the Mesquite Wash.

Susanne Rothwell, a member of the Phoenix Mountains Preservation Council, stated that the Sonoran Collaborative assisted with writing the DCOD chapter of the Zoning Ordinance and there was an enormous amount of research regarding the fragile corridors in the area. She requested lower density and single-story residences. She added that DCOD should remain in place.

Ann Wilde, a member of the public, stated that development should not affect the desert character. She stated that development should occur with the DCOD in place.

Cynthia Weiss, a resident of Sonoran Gate, the closest residential development to Verdin, appreciated Verdin's thoughtful development.

Kara Nicholls, a member of the public who lives adjacent to the Sonoran Preserve, stated that she was excited about Verdin providing a connection to the northern and southern portions of the Preserve. She appreciated the NWF collaboration and stated this development will aid in home ownership since homes on an acre are unobtainable for many.

Rob Nash-Boulden, a member of the public, asked the Village Planning Committee to reconsider and deny the request to remove the DCOD from the site. He stated that the DCOD should be retained. He also expressed concern that the development will be built with no close connections to services.

Robert Thompson, a member of the public, disagreed with the change in zoning.

Jennifer Ruby, a member of the public, stated that Verdin will be a vibrant place for people to live. She noted that the project is low density and thoughtful with accessible housing.

Keeli Keeler, a member of the public, stated that the DCOD should remain in place and that the proposed number of units will change the desert character.

Susan Demmitt stated that standards outlined in the DCOD have been taken into account and worked into the Verdin project. She added that the land adjacent to Sonoran Desert Drive is expected to develop in the future and Verdin will act as a precedent for what's to come.

MOTION: **Committee member Daniel Tome** made a motion to approve Z-62-18-2, subject to stipulations and a modification to Stipulation No. 1, regarding an updated development narrative. The motion was seconded by **Vice Chair Shannon Simon.**

VOTE: 4-1 with Committee members Simon, Kreiger, Ricart, and Tome in favor and Chair Stokes in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
The VPC recommended approval with modification. Per the recommendation, the stipulations for the case are as follows.

Recommended Stipulations:

1. An updated Development Narrative for the Sendero Foothills **VERDIN** 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 **MARCH 3, 2022**, 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.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-62-18-2

Date of VPC Meeting	April 5, 2022
Request From	S-1 (Ranch or Farm Residence), S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District)
Request To	PUD DCOD, Pending PUD (Planned Unit Development, Desert Character Overlay District, Pending Planned Unit Development) and PUD (Planned Unit Development)
Proposed Use	Single-family residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
VPC Recommendation	Approval, with modifications and additional stipulations
VPC Vote	10-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2 were heard concurrently.

Five requests to speak in favor and five requests to speak in opposition were made for this request.

Committee member Reginald Younger joined during this item, bringing quorum to 10.

Committee member Jill Hankins joined during this item, bringing quorum to 11.

Committee member Mark Warren joined during this item, bringing quorum to 12.

Committee member Reginald Younger left during this item, bringing quorum to 11.

Staff Presentation

Julianna Pierre, staff, provided a combined presentation for companion cases Z-TA-5-18-2, Z-75-18-2, GPA-DSTV-1-18-2, and Z-62-18-2. Ms. Pierre reviewed the history of the Desert Character Overlay District (DCOD) and the alignment of Sonoran Desert

Drive. She explained that staff recommends a more limited area to be removed from the DOCD, as shown on the map in the staff report. She explained that the Z-75-18-2 case mirrors the text amendment case, updating the zoning designation to remove the overlay district, and that staff recommends denial as filed, approval of the staff recommended area. Ms. Pierre went on to review the General Plan Amendment, describing the history and purpose of the designations, noting that staff recommends approval. She then provided an overview of the PUD proposal in Rezoning Case Z-62-18-2, reviewing the land use proposal and site plan, connectivity proposal, open space provisions, and amenities. She discussed the community input that has been received and summarized written materials. Finally, she noted that staff recommends approval with stipulations.

Applicant Presentation

Susan Demmitt, representative with Gammage & Burnham, summarized the history of the site and planning efforts for the proposed project. She stated that the subject site is private property and has never been designated to be part of a preserve area. She reviewed the surrounding area, summarized the applicant's proposal, and discussed new proposed stipulations that she suggested the committee incorporate into its approval. She summarized the purpose of the Desert Character Overlay District and stated that the impact of removing the overlay would allow a master planned community with density spread to the whole site.

Alex Stedman, representative with RVi, discussed the design approach and relationship to the surrounding open space, including the partnership with the National Wildlife Federation. He shared a map that indicated the proposed certified habitat open spaces within the site, discussed the proposed landscape palette and plant list, and stated that the Mesquite Wash would serve as a connector between the north and south portions of the preserve. He reviewed the edge openness plan and the design of open edges with public trail access points. Finally, he described the elements of the DCOD that have been incorporated into the design of the development.

Susan Demmitt described the additional stipulations – which include a reduced density limit, elimination of the smallest lot size, an additional open space buffer along the eastern property line, public access easements at certain locations, and a multi-use trail easement along the wash corridor – proposed by the applicant and requested that the committee incorporate the additional stipulations into their approval. Additionally, she stated that the subject site has always been designated for development in the City's General Plan and the proposed density is within the limits of the designation and that the applicant hopes to set a good example of appropriate development in this corridor.

Committee Questions

Vice Chair Lagrave asked about the designation of 3.5 to 5 dwelling units per acre in the General Plan Amendment, which is not necessary to facilitate the proposed project. He further asked about the southeast corner and if it would make sense to donate the land to the Parks and Recreation Department.

Susan Demmitt replied that the applicant would be open to removing the General Plan classification of 3.5 to 5 dwelling units per acre and that the applicant would be willing to

work with the Parks and Recreation Department on a dedication of the southeast corner of the site if it was of interest to the City.

Committee Member Nowell asked about the development parcel allocation table in which the numbers for individual parcels do not add up to the total for the full site. **Ms. Demmitt** replied that the individual parcels have flexibility in the unit totals, but the overall total cannot exceed the maximum for the full site.

Mr. Nowell asked if homeowners would be prohibited from planting non-native plants. **Mr. Stedman** replied that individual homeowners would be required to follow the plant list for the PUD. **Committee Member Reynolds** added that rear yard plant prohibitions are possible and are done in other communities, asking further if fruit trees will be prohibited in the community. **Mr. Stedman** replied that the applicant team would explore the idea.

Mr. Nowell asked how many lots would be affected by the base flood elevation and how much those houses would need to be elevated.

Nguyen Lam, representative with Hilgart Wilson, replied that it would primarily be lots fronting on the Mesquite Wash, but they don't have a precise number since the parcels haven't been finalized. He added that they would raise the houses to 1 foot above the base flood elevation.

Ms. Reynolds asked if the natural preservation areas will be marked so the community knows where they are. **Mr. Stedman** replied that they have discussed signage with the NWF and there are opportunities to do signage. **Ms. Demmitt** added that the applicant wants the public to recognize that these are public benefits.

Committee Member Kollar asked for clarification on the DCOD removal area. **Ms. Pierre** replied that staff is recommending only the Verdin site be removed from the DCOD at this time and any other sites would need to be evaluated on a case-by-case basis. **Ms. Demmitt** added that the package of commitments from the specific PUD justifies the removal of the DCOD.

Mr. Nowell asked for clarification on making motions with amendments. **Vice Chair Lagrave** replied that the committee can make the appropriate amendments in their motions.

Public Comments

Gary Kirkilas introduced himself and provided a history of the DCOD, noting that its purpose was to maintain the Cave Creek Wash. He stated that the entire Cave Creek Wash needs to be protected and that the DCOD boundaries should be at the Dynamite Boulevard alignment, not moved to the north. He further stated that DCOD only applies to one-third of the property, allowing the developer to build on the site without removing the DCOD. He stated that he believes the committee should vote yes on development but keep the DCOD in place.

Donald Bessler introduced himself and stated that he believes this is a property rights issue and that more housing should be built, adding that he supports the proposal and believes it will be a good product.

Susanne Rothwell introduced herself and stated that the Desert View Village Planning Committee voted in favor of the DCOD when it was originally written. She stated that everyone was in favor of it at the time and it was a great piece of planning and legislation.

Brian Sullivan introduced himself, noting that he has worked and spent much time in the preserve area, and stated that there are maps that show this area designated for acquisition and preservation. He stated that minimizing density would limit the impact to wildlife and that preserving the flats is important.

Sue Pierce introduced herself and stated the concern that the work that goes into making plans can be easily reversed by a developer who doesn't have a full understanding of the issues.

Kara Nicholls introduced herself and stated that Phoenix needs attainable housing because of its rapid growth rate. She noted that people are having trouble finding homes in the area and that the developer has done a great job with the proposed development.

Jennifer Ruby introduced herself and stated that the proposed development is a great opportunity for the community and that it would provide housing for all the new jobs coming to the north Phoenix area.

Cynthia Weiss introduced herself and stated that she supports the proposal because there are other active families that want to live in this location near all of the open space amenities.

James Gaston introduced himself and stated that he does not agree with removing the DCOD and believes one home per acre is appropriate. He further noted that there is academic research, stating concerns about groundwater issues in regard to overdevelopment.

Sara Altieri introduced herself and stated that she knew the area would change over time when she bought a home nearby. She stated that the development incorporates sensitivity to natural wildlife.

Applicant Response

Susan Demmitt stated that she feels the applicant has addressed the concerns and would be happy to discuss any follow up questions.

Committee Discussion

Vice Chair Lagrave stated that he was originally in favor of the R1-10 designation and that he is concerned about keeping the DCOD in the northern portion because it would push more density into the southern portion. He stated that he believes the development will allow wildlife to flourish and that he supports the project.

Committee Member Israel asked if there is a current allowance for housing on the site. **Vice Chair Lagrave** replied that there is.

Committee Member Powell stated that this site is far from the 101 and I-17 freeways and should be the lowest density. He stated the concern about other sites along the corridor seeking higher densities, adding that he doesn't believe the request is in character and is not in favor of moving the DCOD line. He further stated that the homes in this development will not be affordable or attainable and that there is room in other parts of the village that could be developed at higher densities, closer to the freeway.

Committee Member Santoro stated that the PUD is very thorough and thoughtful and that she appreciates the reduction in density. She stated that she does not agree with the current alignment of the DCOD line and that the majority of the property is in alignment with the DCOD guidelines.

Committee Member Nowell stated that he believes the proposal is a good compromise, even though it is not perfect, adding that he would like to see the approved plant include particular restrictions in the back yards of individual homes.

Chair Bowser stated that it is important to remember that the proposal is to eliminate the DCOD at the site in exchange for an entire new set of rules outlined in the PUD. He further stated that one house per acre is not a desirable type of development, noting the downsides to one-acre lot development, including that it's not walkable and people do not know their neighbors.

Committee Member Hankins stated that she would be in favor of the development if it were closer to existing infrastructure and that she is concerned about the costs of infrastructure driving up home prices.

Vice Chair Lagrave stated that affordable housing is typically found in other parts of the city and that he believes that infrastructure costs will be lower for future developments.

MOTION – Z-62-18-2

Vice Chair Lagrave made a motion for approval with modifications to Stipulation 1, regarding an updated development narrative, and the following additional stipulations:

1. Modify the Verdin PUD document as necessary to reflect a maximum overall unit count of 1,250 units and a maximum overall density of 2.6 units per acre.
2. Modify the Verdin PUD document as necessary to remove the Small Lot (SFR-3) Land Use District.
3. A minimum 25-foot open space tract shall be provided along the eastern boundary of the Verdin property to provide a transition to the Cave Creek Wash corridor. The open space tract shall be considered a Certified Area Type "B" – Natural Revegetated Area with plant materials from the Verdin PUD Plant List: Green List.
4. The developer shall work with the City of Phoenix Parks and Recreation Department to provide public trail access easement for the Mesquite Wash Corridor Trail and Community Paseo Paths that provide connection to the Sonoran Preserve as depicted in Exhibit 6, Pedestrian Circulation Plan, in the PUD document. The public access shall be designed to restrict unauthorized motor vehicle access, as approved by the parks and recreation department. The location and design of trail connections shall be coordinated with the City of Phoenix.

5. A minimum 12-foot wide multi-use trail (MUT) shall be constructed within an average 30-foot-wide multi-use trail easement (MUTE) along the Mesquite Wash in accordance with Section 429 of the City of Phoenix MAG Supplemental Details, as approved by the Planning and Development Department.

Committee Member Warren seconded the motion.

VOTE

10-1, the motion for approval with modifications and additional stipulations passed; Members Dean, Hankins, Israel, Kollar, Nowell, Reynolds, Santoro, Warren, Lagrave, and Bowser in favor; Member Powell against.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

The VPC recommended approval with modifications and additional stipulations. Per that recommendation, the stipulations for the case are as follows:

Recommended Stipulations:

1. An updated Development Narrative for the ~~Sendero Foothills~~ **VERDIN** 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~~ **MARCH 3, 2022**, as modified by the following stipulations:

    a. **MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MAXIMUM OVERALL UNIT COUNT OF 1,250 UNITS AND A MAXIMUM OVERALL DENSITY OF 2.6 UNITS PER ACRE.**

    b. **MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REMOVE THE SMALL LOT (SFR-3) LAND USE DISTRICT.**

    c. **MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MINIMUM 25-FOOT OPEN SPACE TRACT PROVIDED ALONG THE EASTERN BOUNDARY OF THE VERDIN PROPERTY TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR. THE OPEN SPACE TRACT SHALL BE CONSIDERED A CERTIFIED AREA TYPE "B" – NATURAL REVEGETATED AREA WITH PLANT MATERIALS FROM THE VERDIN PUD PLANT LIST: GREEN LIST.**

    d. 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. **THE DEVELOPER SHALL WORK WITH THE CITY OF PHOENIX PARKS AND RECREATION DEPARTMENT TO PROVIDE PUBLIC TRAIL ACCESS EASEMENTS FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS THAT PROVIDE CONNECTION TO THE SONORAN PRESERVE AS DEPICTED IN EXHIBIT 6, PEDESTRIAN CIRCULATION PLAN, IN THE PUD DOCUMENT. THE PUBLIC ACCESS SHALL BE DESIGNED TO RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT. THE LOCATION AND DESIGN OF TRAIL CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF PHOENIX.**

7. **A MINIMUM 12-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN AN AVERAGE 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE MESQUITE WASH IN ACCORDANCE WITH SECTION 429 OF THE CITY OF PHOENIX MAG SUPPLEMENTAL DETAILS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

8. 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.

9. 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.

10. 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.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-62-18-2
Verdin PUD
April 26, 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 (Ranch or Farm Residence, Desert Character Overlay District) (144.82 acres), S-1 (Ranch or Farm Residence) (333.57 acres), RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District) (10.24 acres)
Request To	PUD DCOD (Pending PUD) (Planned Unit Development, Desert Character Overlay District, pending Planned Unit Development) (155.06 acres), PUD (Planned Unit Development) (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

The purpose of this addendum is to revise the staff recommended stipulations, as requested by the applicant:

- Modification to the maximum number of dwelling units and addition of that number to the development standards,
- Modifications to the height of primary ornamental entry signs,
- Modifications to the plant palette,
- Addition of public trail access easements for the Mesquite Wash Corridor Trail and Community Paseo Paths,
- Requirement for a trail and easement along the Mesquite Wash,
- Addition of a 25-foot-wide open space tract along the eastern boundary of the property,

- Dedication of 16 acres at the southeast corner of the property to the City of Phoenix Parks and Recreation Department.

Additionally, this addendum provides community correspondence received since the staff report was published.

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended approval with modifications by a 4-1 vote. The modifications included revisions to the development name and date stamp in Stipulation No. 1. During the meeting, discussion occurred regarding the proposal – both support and concerns – such as compatibility with standards outlined in the Desert Character Overlay District, density, and guidelines for a development adjacent to the Sonoran Preserve. Since this meeting, Taylor Morrison has worked with the community to revise standards in the Development Narrative.

The Desert View VPC heard this request on April 5, 2022, and recommended approval with modifications and additional stipulations by a 10-1 vote. The modifications included the following:

- Revisions to the development name and date stamp in Stipulation No. 1,

The additional VPC recommended stipulations included the following:

- Modifications to reflect a maximum overall unit count of 1,250 units and a maximum overall density of 2.6 units per acre,
- Removal of the Small Lot (SFR-3) land use district,
- Addition of a minimum 25-foot-wide open space tract along the eastern boundary of the property,
- Addition of public trail access easements for the Mesquite Wash Corridor Trail and Community Paseo Paths,
- Requirement for a trail and easement along the Mesquite Wash.

During the meeting, discussion occurred regarding the proposal, specifically noting protection of Cave Creek Wash, additional housing product, retention of the Desert Character Overlay District, groundwater issues, and sensitivity to natural wildlife.

<u>Dwelling Units</u>

The applicant has requested to decrease the maximum number of units for the proposal from 1,420 to 1,250 dwelling units, thus changing the overall density from 3.0 to 2.6 dwelling units per acre. Therefore, staff is recommending that Stipulation Nos. 1.a and 1.b require the maximum unit count and overall density to be updated throughout the Development Narrative.

Additionally, the dwelling units and development parcel allocation are outlined in Section 4, Regulatory Standards and Land Use Districts, of the Development Narrative. Stipulation Nos. 1.i and 1.j require the maximum unit count and a footnote referencing the development parcel allocation table be added to the Single-Family Land Use District Development Standards table.

Land Use Districts

The proposal utilizes land use districts as an alternative to traditional zoning districts. Each land use district regulates the product type and development standards. After discussions with the community and VPC, the applicant decided to remove the Single-Family Residential – Small Lot (SFR-3) district and focus on districts with larger lots. The SFR-3 district would have accommodated attached and detached single-family dwellings on minimum 3,000 square foot lots and had the highest density attainable in the development. Stipulation No. 1.c requires any references to the SFR-3 district to be removed from the Development Narrative and the applicant will update unit counts and percentages accordingly.

Signage

The applicant had clarified that the maximum lettering and copy height for the Primary Ornamental Entry signs is 16 feet to accommodate grading issues and being directly adjacent to Sonoran Desert Drive, a major arterial that will have a total of 6 lanes in the future. Stipulation Nos. 1.k and 1.s ensure that the correct height is formalized in the Development Narrative.

Plant Palette

The Development Narrative contains a plant palette that lists desert plants typically found in the Sonoran Desert of north Phoenix. The green list includes desert plants allowed within all areas of the PUD, as well as open space and common areas immediately adjacent to the edges of the subject site. The yellow list includes Sonoran Desert native and non-native plants that are representative of southwestern deserts. The yellow list plants may be used within all areas of the PUD, except for open spaces and common areas immediately adjacent to the edges of the subject site.

The applicant clarified two modifications to the proposed plant palette: removal of “Chilopsis Linearis – Desert Willow” from the green list and addition to the yellow list and removal of “Celtis Reticulata – Netleaf Hackberry” from the yellow list and addition to the green list. Stipulation Nos. 1.m, 1.n, 1.q, and 1.r formalize the changes to the plant palette.

The applicant has collaborated with the National Wildlife Federation (NWF) to determine an appropriate plant palette for the development and the NWF has approved the plant palette. Stipulation No. 1.e to removes the word “approved” from any refences to the plant palette. This change will avoid confusion since the plant palette has not been approved by the City’s Landscape Architect.

Trails, Easements, and Open Space

The development will have a public trail (Mesquite Wash Trail) developed along the Mesquite Wash Corridor. The Mesquite Wash Trail will be a 12-foot-wide natural surface multi-use public trail within a 30-foot-wide public multi-use trail easement along

the east side of the wash. Stipulation No. 7 formalizes the requirement and ensures that the trail is accessible to the public and built to Maricopa Association of Governments (MAG) standards. Additionally, Stipulation No. 1.d ensures that the width of the multi-use trail easement is revised to 30-feet-wide throughout the Development Narrative.

After the North Gateway VPC meeting, the applicant negotiated additional modifications regarding easements and open space along the east side of the site with a member of the City of Phoenix Sonoran Preserve and Mountain Parks/Preserve Committee.

Public trail access easements will be provided for the Mesquite Wash Corridor Trail and Community Paseo Paths that provide connections to the Sonoran Preserve, as depicted on the Pedestrian Circulation Plan. These easements will ensure public access to the Preserve and restrict unauthorized motor vehicle access through the subject site to the Sonoran Preserve. Additionally, determination of the location and design elements of the trail connections will be coordinated with the City of Phoenix Parks and Recreation Department. Stipulation Nos. 1.g and 1.l formalize these changed in the Development Narrative. Additionally, Stipulation No. 6 ensures that the trail is accessible to the public as discussed in the Development Narrative.

The applicant also proposes a minimum 25-foot open space tract along the eastern boundary of the subject site to provide a transition to the Cave Creek Wash corridor. Additionally, the open space tract will be considered a Certified Area Type “B” – Natural Revegetated Area which will include plant materials from the Plant Palette: Green List. Stipulation No. 1.p ensure that the open space tract is discussed in the section of the Development Narrative regarding the Certified Area Type “B”. Stipulation No. 1.o updates the Certified Area Open Space Types exhibit to show the 25-foot open space tract.

The applicant also indicated that they are willing to dedicate approximately 16 acres at the southeast corner of the development to the City’s Parks and Recreation Department for inclusion into the Sonoran Preserve. Stipulation No. 1.f ensures that language will be added to the Development Narrative discussing the dedication and Stipulation No. 8 requires the applicant to continue working with the Parks and Recreation Department to formalize the dedication.

Proposition 207 Waiver

Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 12.

Community Correspondence

Since the staff report was published, staff has received 37 items of correspondence. The correspondence is attached to this addendum.

Stipulations

Staff recommends approval per the modified stipulations below:

1. An updated Development Narrative for the ~~Sendero Foothills~~ VERDIN 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~~ MARCH 3, 2022, as modified by the following stipulations:

    a. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MAXIMUM OVERALL UNIT COUNT OF 1,250 UNITS AND A MAXIMUM OVERALL DENSITY OF 2.6 UNITS PER ACRE..~~ **PAGES 6, 8, 26, AND 28: REVISE ALL REFERENCES TO THE MAXIMUM DENSITY TO 2.6 DWELLING UNITS PER ACRE.**

    b. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REMOVE THE SMALL LOT (SFR-3) LAND USE DISTRICT.~~ **PAGES 6, 8, 26, AND 28: REVISE ALL REFERENCES TO THE MAXIMUM NUMBER OF UNITS TO 1,250 DWELLING UNITS.**

    c. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MINIMUM 25-FOOT OPEN SPACE TRACT PROVIDED ALONG THE EASTERN BOUNDARY OF THE VERDIN PROPERTY TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR. THE OPEN SPACE TRACT SHALL BE CONSIDERED A CERTIFIED AREA TYPE "B" – NATURAL REVEGETATED AREA WITH PLANT MATERIALS FROM THE VERDIN PUD PLANT LIST: GREEN LIST.~~ **PAGES 23, 26, 28, 29, 35, 36, 59, 63, 75, 134, 135, AND 136: REMOVE ALL REFERENCES TO THE "SINGLE-FAMILY RESIDENTIAL – SMALL LOT (SFR-3)" LAND USE DISTRICT. UNIT COUNTS AND PERCENTAGES RELATED TO THIS REMOVAL SHALL BE UPDATED ACCORDINGLY.**

    d. **PAGES 20, 52, 61, 102, AND 113: REVISE ALL REFERENCES TO THE WIDTH OF THE MULTI-USE TRAIL EASEMENT ALONG THE MESQUITE WASH CORRIDOR TO 30-FEET-WIDE.**

    e. **PAGES 51, 71, 75, 76, 83, 86, 87, 104, 105, 106, 107, 108, 109, 110, 119, AND 121: REVISE ALL REFERENCES TO THE "APPROVED PLANT PALETTE" TO "PLANT PALETTE".**

f. **PAGES 8-22, SECTION 2. LAND USE PLAN, AND PAGES 97-123, SECTION 9. CERTIFIED OPEN SPACE DESIGN GUIDELINES: ADD LANGUAGE REGARDING CONVEYANCE OF APPROXIMATELY 16 ACRES ADDRESSED IN STIPULATION NO. 8. THERE SHALL BE A PROVISION FOR BOTH ON SITE OPEN SPACE AND THE DEDICATED 16 ACRES TO COUNT TOWARDS TOTAL OPEN SPACE.**

g. **PAGE 16, OFF-SITE CONNECTIVITY: ADD LANGUAGE REGARDING PUBLIC TRAIL ACCESS EASEMENTS PROVIDED FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS, PER STIPULATION NO. 6. THE SECTION SHALL SPECIFICALLY NOTE THAT THE ACCESS EASEMENTS WILL ENSURE PERMANENT PUBLIC ACCESS AND RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS THROUGH THE RESIDENTIAL COMMUNITY TO THE SONORAN PRESERVE.**

h. Page 23, Section 1.d.Accessory uses.(1): Revise to read, “permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;”

~~d~~.

i. **PAGE 35, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: ADD A ROW AFTER MAX. DWELLING UNIT DENSITY THAT READS “MAXIMUM UNITS: 1,250 DWELLING UNITS FOR THE ENTIRE PUD AREA”.**

j. **PAGES 36-37, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: ADD A FOOTNOTE THAT REFERS TO THE DEVELOPMENT PARCEL ALLOCATION TABLE IN SECTION 4.C. (REGULATORY STANDARDS & LAND USE DISTRICTS – DEVELOPMENT STANDARDS) FOR THE MAXIMUM UNIT COUNTS FOR EACH DEVELOPMENT PARCEL.**

k. **PAGE 41, SECTION 6.1: REVISE TO READ, “WHEN NOT PROHIBITED BY CITY CODE, SECTION 31-13, PRIMARY ORNAMENTAL ENTRIES NO HIGHER THAN 16-FEET ARE ALLOWED…”**

l. **PAGES 52-53, SECTION 2.C: ADD LANGUAGE REGARDING PUBLIC TRAIL ACCESS EASEMENTS PROVIDED FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS, PER STIPULATION NO. 6. THE SECTION SHOULD SPECIFICALLY NOTE THAT THE ACCESS EASEMENTS WILL ENSURE PERMANENT PUBLIC ACCESS AND RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS THROUGH THE RESIDENTIAL COMMUNITY TO THE SONORAN PRESERVE.**

m. **PAGES 90-91, SECTION 6.H: DELETE "CHILOPSIS LINEARIS – DESERT WILLOW" TREE FROM THE GREEN LIST AND ADD IT TO THE YELLOW LIST TREES ON PAGE 91.**

n. **PAGES 90 AND 92, SECTION 6.H: DELETE "CELTIS RETICULATA – NETLEAF HACKBERRY" SHRUB FROM THE YELLOW LIST AND ADD IT TO THE GREEN LIST SHRUBS ON PAGE 90.**

o. **PAGE 101, CERTIFIED AREA OPEN SPACE TYPES EXHIBIT. UPDATE THE EXHIBIT TO INCLUDE THE 25-FOOT OPEN SPACE TRACT THAT WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE AS A CERTIFIED AREA TYPE "B" – NATURAL REVEGETATED AREA.**

p. **PAGE 105-108, SECTION 1.D.2: ADD LANGUAGE REGARDING THE MINIMUM 25-FOOT OPEN SPACE TRACT THAT WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR. EXPLAIN THAT THE AREA'S PLANT MATERIAL WILL BE FROM THE PLANT PALETTE GREEN LIST.**

q. **PAGES 119 AND 121, 1.E. PLANT AND WILDLIFE RELATIONSHIP MATRIX, PLANT PALETTE: GREEN LIST: REMOVE THE IMAGE AND INFORMATION REGARDING "CHILOPSIS LINEARIS – DESERT WILLOW" AND ADD TO THE PLANT PALETTE: YELLOW LIST ON PAGE 121.**

r. **PAGES 119 AND 122, 1.E. PLANT AND WILDLIFE RELATIONSHIP MATRIX, PLANT PALETTE: YELLOW LIST: REMOVE THE IMAGE INFORMATION REGARDING "CELTIS RETICULATA – NETLEAF HACKBERRY" AND ADD TO THE PLANT PALETTE: GREEN LIST ON PAGE 119.**

s. **PAGE 123, SECTION 10.1.B: REVISE TO READ, "THE MAXIMUM HEIGHT FOR PRIMARY ORNAMENTAL ENTRY SIGN LETTERING AND COPY IS 16 FEET…"**

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. THE DEVELOPER SHALL ~~WORK WITH THE CITY OF PHOENIX PARKS AND RECREATION DEPARTMENT TO~~ PROVIDE PUBLIC TRAIL ACCESS EASEMENTS FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS THAT PROVIDE CONNECTION TO THE SONORAN PRESERVE AS DEPICTED ON EXHIBIT 6, PEDESTRIAN CIRCULATION PLAN, IN THE ~~PUD DOCUMENT~~ **DEVELOPMENT NARRATIVE, AS MODIFIED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT**. THE PUBLIC ACCESS SHALL BE DESIGNED TO RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT **AND PLANNING AND DEVELOPMENT DEPARTMENT**. THE LOCATION AND DESIGN OF TRAIL CONNECTIONS SHALL BE COORDINATED WITH THE ~~CITY OF PHOENIX~~ **PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT**.

7. A MINIMUM 12-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN A~~N AVERAGE~~ 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE MESQUITE WASH IN ACCORDANCE WITH SECTION 429 OF THE CITY OF PHOENIX MAG SUPPLEMENTAL DETAIL, AS MODIFIED TO ADDRESS WASH CORRIDOR CONSTRAINTS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

8. **THE DEVELOPER SHALL CONVEY APPROXIMATELY 16 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE SITE WITHIN THE EROSION HAZARD SETBACK AREA ALONG THE CAVE CREEK WASH CORRIDOR, AS GENERALLY SHOWN ON EXHIBIT 11 OF THE DEVELOPMENT NARRATIVE, TO THE CITY OF PHOENIX FOR INCLUSION IN THE SONORAN PRESERVE, AS MODIFIED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE FINAL ACREAGE AND CONFIGURATION OF THE PROPERTY TO BE CONVEYED, ALONG WITH TIMING OF THE CONVEYANCE, SHALL BE MUTUALLY AGREED UPON**

BY THE DEVELOPER, THE PARKS AND RECREATION DEPARTMENT, AND PLANNING AND DEVELOPMENT DEPARTMENT.

9 If determined necessary by the Phoenix Archaeology Office, the applicant shall
~~8.~~ 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.

10 If Phase I data testing is required, and if, upon review of the results from the
~~9.~~ 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.

11 In the event archaeological materials are encountered during construction, the
~~10.~~ 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.

12. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

Exhibits
Community Correspondence (75 pages)
Verdin PUD Development Narrative date stamped March 3, 2022

From: Don Bessler
To: Julianna Pierre; Joshua Bednarek
Subject: Verdin
Date: Thursday, March 10, 2022 8:12:11 PM

Hello I am a Phoenix resident in the area and I am also a small business owner of a consulting company P3

from Donald Bessler to Host (privately): 7:22 PM

Systems Management. P3 is the nexus of People - Planet-Profit. P3 understands that generational solutions reside in understanding the reality of the codependency of these three perspectives. In my career, I have been responsible for developing critical habitat management programs including Sonoran Desert Preservation plans, Urban Forestry Plans, Sustainability Plans and Resiliency Planning. In reviewing the proposal and listening to the presentations, the consultants and developers have thoughtfully considered the place and the surroundings. My wife and I are avid users of the trails in the preserve, Sidewinder trail, Ocotillo.... We have always believed that the area under discussion would become housing; frankly, as parents of a young man, graduate of ASU and gainfully employed , we are heartbroken by the reality he faces with home ownership due to a high demand and short supply. While this product isn't likely to be first home ownership, the domino effect of residents moving up will free up the housing stock for newer buyers.

from Donald Bessler to Host (privately): 7:22 PM

I want to enter my support for the project.

from Joshua Bednarek to Donald Bessler (privately): 7:28 PM

Thank you, Donald. Would it be possible to send your comments to Julianna Pierre at julianna.pierre@phoenix.gov? That way we could have your comments for the record.

from Donald Bessler to Host & Presenter: 8:04 PM

please enter my previous comments into the record

--

Donald Bessler, PWLF
President

3/10/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

Re: Support for Taylor Morrison's Verdin Proposal

Dear Councilmember Waring and Ms. Pierre:

As a local business owner in the North Phoenix area, I am writing to you to let you know that I support Taylor Morrison's Verdin project and am looking forward to welcoming these residents to the area.

As you know, the North Phoenix area is growing rapidly as an important employment corridor within the Greater Phoenix area. With this growth and development, additional housing stock is needed to serve those who will not only work in the area, but who also desire to live in the area. Housing is already competitive with a deficit to meet current demand, much less future demand with the emerging industry coming to this part of Phoenix.

Moreover, patronage to businesses in this area is an important part of the local economic fabric. Our local business will benefit with additional residential opportunities as those working in the area can also live in the area instead of simply commuting for work. This creates not only stronger financial investment, but also emotional investment into our community and fosters the work, live, play environment.

We look forward to welcoming the Taylor Morrison Verdin project and its diverse future residents to the area.

Sincerely,

Crazy Jack — Anytime Fitness
29855 N Tatum Blvd
480-681-5200

3/10/22

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

Re: Support for Taylor Morrison's Verdin Proposal

Dear Councilmember Waring and Ms. Pierre:

I understand that Taylor Morrison's Verdin development proposal is coming before you soon and, as a local business owner in the area, I am writing to you to let you know that I support and endorse Taylor Morrison's single-family residential community plans and the significant investment in infrastructure and roads that will benefit the area.

With ongoing development in the North Phoenix area, it has become evident that additional infrastructure is needed to support current and future residents and local businesses. It is my understanding that Taylor Morrison's Verdin proposal will bring substantial infrastructure improvements to the area – including extension of water and sewer lines and much needed relief to the intersection of Cave Creek Road and Sonoran Desert Drive in addition to a significant financial contribution to build out Sonoran Desert Drive. These investments in our community are welcome and vital to keeping local businesses running and accessible.

We look forward to the thoughtful development of this property and continued growth and success of this area.

Sincerely,

Ashley Oliver

Mason Jar Boutique

602 882 0292

Ron Reeder
Center Owner

PostNet of Cave Creek, AZ
29834 N. Cave Creek Rd, #118
Cave Creek, AZ 85331
480.419.6999
480.419.9233
AZ111@postnet.com
postnet.com/az111

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3/10/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

Re: Support for Taylor Morrison's Verdin Proposal

Dear Councilmember Waring and Ms. Pierre:

As a local business owner in the North Phoenix area, I am writing to express my support for Taylor Morrison's single-family residential Verdin proposal.

As a local employer, I understand that it is important to have housing options available to employees near where they work. This helps with employee recruitment and retention and also helps attract and retain customers as people enjoy patronizing establishments with deep roots in the community. In these challenging times, as employers, we have a harder time finding employees and it is important for the City to support housing that, in turn, directly supports the success of local businesses.

We look forward to welcoming the Taylor Morrison Verdin project as it will support the needs of our community socially and from a business perspective.

Comments :

Sincerely,

Ronald Reeder
PostNet, Owner

3/10/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
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We look forward to welcoming the Taylor Morrison Verdin project as it will support the needs of our community socially and from a business perspective.

Comments :

Smoke & JOE

Coffee & Cigars

Suite 115

Sincerely,

M. J. [illegible]

3/10/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

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We look forward to welcoming the Taylor Morrison Verdin project and its diverse future residents to the area.

Sincerely,

Dale Brennan
Manager

Titan Cleaners
29850 N Tatum Blvd
#103

From:	Wiele, Larry
To:	Julianna Pierre
Subject:	North Village Planning Committee Comment
Date:	Thursday, March 10, 2022 2:53:36 PM

Julianna

I now understand that these comments were due 48 hours prior to the meeting.

While this comment may not become part of the record, I still would like to express my opinion that while we may not be able to prevent development on private land adjacent to the Sonoran Preserve, the Village Planning Committee and the City of Phoenix can and should maintain strict Planning Guidelines and insist that developers of land within the City of Phoenix follow the planning guidelines that were established to maintain the desert characteristics and minimize the impacts on our natural resources.

Thanks

Larry Wiele
2413 W Horsetail Trail
Phoenix, AZ 85085

From:	Vashti Supplee
To:	Julianna Pierre; Jarod Rogers
Subject:	Verdin Z-TA-5-18-2 (Companion Cases Z-62-18-2, Z-75-18-2, and GPA-DSTV-1-18- 2)
Date:	Friday, March 11, 2022 10:05:55 AM

Hello Julianna- I listened to the presentations at the Gateway Village Planning Committee meeting March 10th. I have also been in conversation with Alex Stedman concerning the public trails and edge treatments. I consider the efforts by the Verdin team to be excellent and I agree with the Staff Recommendation with one addition.

The public access trails are a later addition and will end in a wonderful amenity to Verdin residents and the general recreation public seeking access to the Phoenix Sonoran Preserve. A stipulation should be added to the zoning that specifically designates Mesquite Wash as a public access corridor through the Verdin project and that designated access points from the Verdin project to the Phoenix Sonoran Preserve will be maintained as public access in cooperation with the Phoenix Parks and Recreation Department.

Phoenix Parks and Recreation may be able to provide better specific wording. The end objective is to have the public access trails as a condition of the rezoning. I have copied Jarod Rogers with Phoenix Parks and Recreation.

Sincerely,
Vashti (Tice) Supplee
918 W. Roosevelt Street
Phoenix, AZ 85007

602-380-3722
vsupplee25@gmail.com

From:	Adam Stranieri
To:	PDD Zoning; Gregory L Harmon; Julianna Pierre
Subject:	RE: emplandsd - Form Submission
Date:	Tuesday, March 15, 2022 8:14:49 AM

Hi Julianna,

Please see below for correspondence regarding Verdin and the associated cases. Please file accordingly.

Thank you,
Adam Stranieri, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section
Office: 602-262-7142
200 West Washington Street
Phoenix, AZ 85003

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Monday, March 14, 2022 2:53 PM
To: PDD Development Services <pdd@phoenix.gov>
Subject: emplandsd - Form Submission

FROM : Mandy R Fellows

SUBJECT : Verdin Development, Case #'s Z-62-18-2, GPA-DSTV-1-18-2, Z-TA-5-18, Z75-18-2

MESSAGE : Hello,

Taylor-Morrison (TM) would have you believe the Desert Character Overlay Sub-Districts A and B are just "technical Clean-ups" as stated on their website.
As if the City of Phoenix didn't already spend MILLIONS in studies saying specifically how the area should be developed. They'd like to tell you it was suppose to be amended when the Sonoran Desert Pkwy alignment was built. If that were the case, why do they need an amendment to change it then?

Its not a matter of being against development - its a matter of following the rules already set in place by many years and many dollars used to study this area!

Taylor- Morrison needs to revise their PUD to be in alignment with the Overlays and current Zoning ordinances, not the other way around! Its going to cost the City millions to run the infrastructure needed for this development, not to mention DESTROYING miles and miles of Preserve for this leap-frog development.

TM will tell you that the proposed density of 1,420 in the middle of the desert, a leap-frog

development at that, can only be profitable with those numbers.....then clearly they are the ones trying to fool you. With current housing sales and prices, a developer such as Toll Brothers would absolutely have no problem developing 1-2 units per acre, selling them at 1.5M and turning a nice profit.

I'm sure this letter will fall on deep pockets and deaf-ears, as we have all been conditioned by these mega-corporations to only care about profits.
However, the Planning and Developments DUTY is to uphold the years and years of studies, decisions, and plans that are in place for this area!

In addition, due to the exact location between to major washes and floodplains, I formally request that FEMA due a study regarding the amount of fill dirt that will be removed and impacting the designated flood areas. I hope the Planning and Development doesn't put undo lives in the middle of tragedy when those two low lying bridges get washed out and the residents have no way to escape, seeing as their access roads are between the two bridges!

Again - lets not talk Units until we've talked about Lives!

Thank you for your attention,

Mandy Fellows
Phoenix Resident since 1991

Email : mandy.fellows12@yahoo.com

AREA : 602

PHONE : 6023093226

ADDRESS : 1615 W. Blue Sky Dr.

CITY : Phoenix

STATE : AZ

ZIP : 85085

Submission ID: 31686fa92d944f1386ba53a11879a0ec

Form Submission On : 3/14/2022 2:52:30 PM

Referer: https://phoenix.gov/pdd

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:	Tuesday, March 15, 2022 10:07:47 AM

Please add to the public record

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Monday, March 14, 2022 at 4:45 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: emdist2 - Form Submission

FROM : Rob Nash-Boulden

SUBJECT : Verdin Rezoning

MESSAGE : Councilman Waring,

I appreciate that you meet your constituents in your district and had the pleasure of meeting you F2F (at my door) a couple years ago. As you are aware, the Taylor Morrison Verdin (McEwen 480) rezoning recently received staff approval from the Desert Village Planning Commission - with stipulations. As a resident of Tatum Ranch since 2005 and of North Phoenix since 1977, I know that this area will and can be developed. What I don't understand is why the portion of the property in the Desert Overlay Character District Area A should be rezoned to allow additional density near the Cave Creek Wash corridor on the upper 1/3 of their property. This developer has made some great improvements to their plan since I first viewed it a couple of years ago and has an amazing rezoning attorney making their case. Watching and providing constructive input at the DVPC meetings these past couple of years, I have watched with awe as Susan Demming has been able to create consensus among the committee by removing walls, tweaking some landscaping elements, adding a butterfly garden, and consulting with wildlife associations. Creation of walking paths, connectors to future developments, and paying toward future intersection improvements are all appreciated but really table stake gestures.

With all the feel-good items, momentum, and rock-star legal representation TM has, it will take a lot of leadership to reverse this trend and say "enough"!
This property should be developed with the zoning that is in place to preserve the Desert Character Overlay District and maintain the densities as planned for this part of their parcel. This rezoning to 2-5 homes per acre along with the Developer's statement that they will have attached single family, multi-story, and lots as small as 3000 SF. While the averages on their whole property won't be terrible, there will be some pretty dense development that just doesn't align with the zoning or the character of the area.

When I think about this property as a first (or second counting Sonoran Gate) in the area, I worry that this rezoning creates a precedent that can later be used to apply to the other State Land properties along this corridor. This property is also very much an "island" today. While it will likely eventually connect to other developments, the connections from that development today to the State Land will be a web of spider trails and open borders. Inevitably, citizens are going to cross at Mesquite Wash and Paseo trying to get to the Apache Wash trailhead area.

Motorized vehicles are more likely to use this as a place to access the flood control areas and other areas given the open borders of the planned Verdin community. I can easily see where posted "no trespassing / State Land" signs are disregarded, and the adjacent flora and fauna destroyed. We cannot prevent this damage to the desert but having fewer homes will help.

Those that zoned this area knew development would come and gave us a playbook for how it should look. Maintaining the zoning on the upper portion will send the right message to the future development plans and prevent those who by right will look for up to 5 homes per acre while protecting the Cave Creek Wash area that was so thoughtfully included in the Desert Character Overlay District.

I urge you to please consider this input when you are asked to vote on this request.

Regards,

Rob

Email : rob@totalitsolutions.com

AREA : 602

PHONE : 722-2677

ADDRESS : 29210 N 50th Place

CITY : Cave Creek

STATE : AZ

ZIP : 85331

Submission ID: 1be06d2c527d4b55a11dd07846afa465

Form Submission On : 3/14/2022 4:45:17 PM

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

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3/15/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

I am writing this letter to express my support for the Verdin Project in the North Phoenix area.

As a resident of North Phoenix, I believe Taylor Morrison's Verdin proposal is not only an appropriate land use for the property, but will set the right example for future development along Sonoran Desert Drive. As I understand it, there are several thousand acres of State Land in the area that will eventually be sold for development. Verdin sets a great example of how these properties will and should be developed in a sensitive desert environment and thoughtful way. I especially appreciate the developer's integration of public trail corridors and trailheads that will enhance and protect public access to the Sonoran Preserve.

As someone who cares about the future of this area and how it will be developed, I would like to see the Verdin project approved and for future development to be held to the same high standards.

Sincerely,

Stephanie Murphy

Stephanie
2328 W. BRAMBLE BERRY LN
PHX AZ 85085

3/15/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

I am a resident of the North Phoenix area and regularly use and benefit from the Sonoran Preserve. I support for the Verdin project. It's my understanding that the Verdin property is private property and has been planned for residential development for decades.
I believe in private property rights, and someone's right to develop their land. I also believe it's the developers responsibility to properly fit in to the surrounding community, and I believe they have displayed that.
Although it's not part of the City of Phoenix preserve area, the developers have gone to significant lengths to make sure that Verdin fits in with the surrounding desert context. I support the developer's plans for preservation of washes, wildlife corridors and natural open space area. I am excited by the public trails that will be created and which are a benefit to the entire community. I also appreciate the developer's partnership with the National Wildlife Federation. The desert is a beautiful place, and this thoughtful development will allow private property to be developed, but is also sensitive to its surroundings.

Sincerely,

Matthew Murphy

2328 W. Bramble Berry ln
Phoenix AZ 85085

From:	Council District 2 PCC
To:	Julianna Pierre
Subject:	FW: emdist2 - Form Submission
Date:	Wednesday, March 16, 2022 8:49:34 AM

Please add to the public record

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Wednesday, March 16, 2022 at 8:47 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: emdist2 - Form Submission

FROM : Camille proietti

SUBJECT : development Verdin community in N Phoenix near Sonoran Desert Preserve

MESSAGE : If you are at all interested in what your constituents consider important in their lives, you will pay special attention to the plans for Verdin in N Phoenix. There is absolutely no excuse to be building/changing the desert character overlay. There are millions of acres available that would not disrupt such a beautiful area in N Phoenix. Again, there is NO EXCUSE. It has been shown over and over again, that where cities categorically enhance resident life with access to nature trails and recreational areas, are considered one of the key criteria for high desirability. So continuing to take these areas and developing without keeping this in mind will make Phoenix a LESS DESIRABLE area to live in. And oh, BTW, water, water, water. Just keep building, because Arizona (specifically Phoenix) has unlimited water supply.

Email : camillepro1006@aol.com

AREA : 845

PHONE : 6299139

ADDRESS : 29322 N 24 Lane

CITY : Phoenix

STATE : AZ

ZIP : 85085

Submission ID: 353024d685f34e8a8e0d6e5261dd6c14

Form Submission On : 3/16/2022 8:47:31 AM

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

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From:	Cynthia Weiss
To:	Jim Waring; council.district2@phoenix.gov
Cc:	Julianna Pierre
Subject:	Message of support - Verdin Development
Date:	Wednesday, March 16, 2022 6:11:19 PM
Attachments:	PastedGraphic-1.pdf

Councilman Waring,

As you know, I live in Sonoran Gate, the closest community to the proposed Verdin development that is currently under review and consideration. Ron and I have lived in this area of North Phoenix over 25 years.

Our family knows all the trails of both North and South Preserves as we are avid hikers and mountain bikers. We were hiking and biking the primitive trails long before Sonoran Desert Drive was built, and before much of the land was purchased and preserved by the City of Phoenix.

I must admit when my own community, Sonoran Gate began to form on the desert floor between the North and South Sonoran Preserves (see below), I was certainly not a fan. I would watch from the top of Ridgeback on one of my favorite hikes as Sonoran Gate started to take shape, week by week… and again, I was not happy with what was happening to this pristine pocket of North Phoenix.

Sonoran Gate from Ridgeback mountain, May 21, 2016

Then one evening in 2018, I will never forget, I was scheduled to meet a friend at the Apache Wash Trailhead for a hike. When I called her to confirm, she told me, “We’re not hiking tonight, come meet me at the models by the trailhead.”

And so I did. I went home that night with three words for my husband… “Honey, we’re moving.” And that was it. We’ve been living in Sonoran Gate going on 4 years and we could not be happier.

Once I saw the community of Sonoran Gate with my own two eyes, I changed from a person angry about the project to one that was eager to volunteer to live in what I consider to be one of the most beautiful places on Earth. We are truly blessed to be living in Sonoran Gate, and blessed by the people with the vision and talent that have made that possible.

I appreciate all the planning and civil engineering that allows me to live where I do. I appreciate all my neighbors in Sonoran Gate, even the scorpions, coyotes and rattlesnakes.

I support this rezoning and the Verdin project beause I can clearly see the thought and care that has gone into it. I believe there are other families like ours that dream of living within walking distance of hundreds of miles of preserved hiking and biking trails. The Verdin project will help make that happen for hundreds of families who call Phoenix home.

If forced to stay at the current “one dwelling per acre zoning,” any home built will be considered estate-sized and thus only available to the extremely wealthy and/or retired, thus blocking young families with children from living in the area. That would be a tragedy. To put a little dig on our neighbor city, that would be “SO North Scottsdale.”

It would be difficult for anyone to thank Taylor Morrison and their team for wanting to develop these 480

acres. Any development in the area will mark a time of change many of us are not ready to accept, just as I was not ready to accept Sonoran Gate as it was being developed.

I do want to thank the City of Phoenix for saving the Sonoran North and South Preserves in the first place. Things could look much different in the area today, and public access to the now preserved areas would be much different had poor decisions been made decades ago.

I will thank Taylor Morrison and their team for the thoughtfulness of this plan, especially for NOT proposing a golf course in this environmentally sensitive area.

Thanks, Councilman Waring, for considering a plan that includes families, children the environment and community. It’s a good plan, and a uniquely Phoenix plan we can stand behind.

Sincerely,

Cynthia Weiss

3/18/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

Re: Support for Taylor Morrison's Verdin Proposal

Dear Councilmember Waring and Ms. Pierre:

I am writing to you to let you know that I support and endorse Taylor Morrison's single-family residential community plans and the significant investment in infrastructure and roads that will benefit the area. These improvements will set a high bar for future projects in the area.

With ongoing development in the North Phoenix area, it has become evident that additional infrastructure is needed to support current and future residents and local businesses. It is my understanding that Taylor Morrison's Verdin proposal will bring substantial infrastructure improvements to the area – including extension of water and sewer lines and much needed relief to the intersection of Cave Creek Road and Sonoran Desert Drive in addition to a significant financial contribution to build out Sonoran Desert Drive. These investments in our community will help businesses like mine.

We hope the City Council will approve this project soon.

Sincerely,

P. Cruz 602-399-3890



3/18/2022

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

Re: Support for Taylor Morrison's Verdin Proposal

Dear Councilmember Waring and Ms. Pierre:

I am a local business owner in the North Phoenix area and I understand the importance of additional homes being built in the area. I support Taylor Morrison's Verdin project and am looking forward to welcoming these residents to the area.

Our North Phoenix community is growing very fast as an important employment corridor within the Greater Phoenix area. Housing is already in short supply and we need additional homes now. Demand far outweighs the current supply of housing and it will get worse.

My business will benefit with additional residential opportunities as those working in the area can also live in the area instead of simply commuting for work. This creates not only stronger financial investment, but also emotional investment into our community and fosters the work, live, play environment.

We look forward to the City approving the Taylor Morrison Verdin project.

Sincerely,

Pet Planet Elsie

* Happy to support..

2750 W DOVE VALLEY 623-444-8235

Suite 120 N. Valley Pkwy.

3/19/22

Jim.waring@phoenix.gov
Council.district.2@phoenix.gov
Councilman Jim Waring
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Julianna.pierre@phoenix.gov
Julianna Pierre
Planner II -Village Planner
Planning & Development Department
City of Phoenix
200 W. Washington, 3rd Floor
Phoenix, AZ 85004

Re: Support for Taylor Morrison's Verdin Proposal

Dear Councilmember Waring and Ms. Pierre:

I support and endorse the Taylor Morrison's project. Their development will bring significant investment in infrastructure and roads that will benefit the area.

It has become evident that additional infrastructure is needed to support current and future residents and local businesses. These investments in our community will help businesses like mine.

We hope the City will approve this project as soon as possible.

Sincerely,

Steph Edwards

Celebrity Tanning 2805 W. Carefree Hwy.

From:	Don Bessler
To:	Jim Waring; Julianna Pierre; Council District 2 PCC
Subject:	Verdin Development
Date:	Tuesday, March 22, 2022 10:44:05 AM

Hello;
I am a resident of Phoenix and live in your Council District near the area currently under consideration for development "Verdin" (for a Taylor Morrison Community. I am the President of a firm P3 Systems Management which was created to help entities find the sweet spot between People - Profit - Planet. In addition, I spent my entire professional career working for municipalities as a Parks and Public Works Professional. In those roles I was responsible for the stewardship of significant city infrastructure systems and public property including sensitive Sonoran habitat. I am familiar with community General Plans, Resource Management Plans, including programs like Urban forestry Programs, Urban Heat Planning, Resiliency & Sustainability planning and programming. My wife and I use the Phoenix Preserve often, including Apache Wash and Sidewinder Trail area. I have seen the Planning signage up for several years and we assumed that it would become housing.

I wanted to register my support for the project that is being proposed. Given my professional background, you might imagine that I have seen hundreds of development proposals over my many years of service; the amount of care and thoughtfulness that has been brought to bear by the developer and property owner is vastly superior to many that I have seen. Their understanding of the place and context is solid, their desire to work collaboratively, beyond meeting minimum requirements is exceptional. As parents of a young working professional, (graduate of ASU) we are disheartened by the lack of housing ownership options that are available for first time home buyers. Adding to the housing mix, with reasonable density residential will only help his prospects. Cities and communities that truly understand conservation should accept density within scale; environmentally, it certainly beats the alternative. We are seeing an exodus of our finest and brightest leaving the valley to communities that have better housing options. I believe that this will become even more evident over time as remote working becomes a staple of our economic future. Again, as parents and residents, this would be the worst for us. Being able to live where you grew up should be a practical option for our young people.
Thank you for taking the time to consider my viewpoint.

Sincerely
don
Donald Bessler, PWLF
President

From: Leigh Penny
To: Jim Waring; Council District 2 PCC; Julianna Pierre
Subject: Verdin Project
Date: Tuesday, March 22, 2022 10:42:46 AM

I am a resident of the North Phoenix area and regularly use and benefit from the Sonoran Preserve. I support the Verdin project. It's my understanding that the Verdin property is private property and has been planned for residential development for decades. Although it's not part of the City of Phoenix preserve area, the developers have gone to significant lengths to make sure that Verdin fits in with the surrounding desert context. I support the developer's plans for preservation of washes, wildlife corridors and natural open space area. I am excited by the public trails that will be created and which are a benefit to the entire community. I also appreciate the developer's partnership with the National Wildlife Federation. The desert is a beautiful place, and this thoughtful development will allow private property to be developed, but is also sensitive to its surroundings. Thank you!

Leigh Penny

From:	Kara Nicholls
To:	Jim Waring; Julianna Pierre; Council District 2 PCC
Subject:	Verdin Rezoning Request
Date:	Wednesday, March 23, 2022 11:26:38 AM

To whom it may concern -

I am writing to show my support for the Taylor Morrison project Verdin. After attending the public meeting, where I did take the opportunity to speak. I want to reaffirm my support of the project. Not only do I live near to the north side of the preserve but I am a founding and current board member of the Desert Foothills Mountain Bike Association (DFMBA) and the founder of the Cactus Shadows High School Mountain Bike Team. My family has been using the trails where the preserve is today for over 15 years. The preserve has also been critical to our efforts to "get more kids on bikes." It is no surprise that one of the things the kids like is an occasional glimpse of the wildlife whether it be a rattlesnake, a tarantula, a gila monster or a fox.

As a director of DFMBA, my family has spent countless hours working with the land managers to ensure access, perform appropriate trail maintenance and educate the mountain bike community about trail courtesy.

My commitment to preserving open space for the public benefit is shown through my long commitment and the hands-on work I have done.

However as important as open space is to our community, I am concerned about the lack of housing available in Maricopa County. As the county rapidly expands it is important for the government to support available housing by allowing for that housing to be built. It is no secret that our supply of housing does not meet the demand causing the price of both rents and housing to become less and less affordable. Local real estate economists, The Cromford Report and Elliot Pollack, cite lack of Housing as being a key driver in the fast pace of rising housing prices. Maintaining the zoning to 1 acre per dwelling will not do enough to provide the area with adequate housing. While I understand this development alone will not alleviate the housing shortfall on its own, the City of Phoenix has a responsibility to balance the current need for housing with this minor requests for rezoning to a somewhat higher density.

I understand and support the need to preserve the natural habitat and corridors for wildlife. I want that for the community and my own friends and family. I believe Taylor Morrsion has thoughtfully planned the community to allow for both the community to exist alongside the preserve and wildlife corridors. I am very excited to access the south side of the preserve from a connected trail with the north.

Sincerely,

--
Kara Nicholls
480 246 1605

From:	S. Altieri
To:	Jim Waring; Council District 2 PCC; Julianna Pierre
Subject:	Verdin Development
Date:	Thursday, March 24, 2022 10:43:41 AM

Dear Jim Waring and Julianna Pierre,

As a Desert Peak resident, I have researched the proposed, single-family, master-planned community, Verdin, and am providing a statement of support.

We have resided in the Desert Peak community since 2018. The primary reason we selected this community is its proximity to the Apache Wash Trailhead and other recreational areas that are within a short drive from home. We use the trails most weekends, volunteer as City of Phoenix Park Stewards, and we have become loyal customers of the businesses that require traveling to and through the scenic areas that surround Desert Peak, allowing us to enjoy a beautiful, desert drive while running errands. We could not imagine living in any other community in the Phoenix Metropolitan Area…until we learned about Verdin.

The area surrounding Desert Peak has changed dramatically since 2018, and with the rapid and ongoing population growth and increasing number of employment opportunities nearby, there is a need to offer housing options to support the growth. For the Valley to continue to be a destination for homeowners and employers, challenges with limited housing options will need to be addressed. When we moved to the area, we recognized that changes would occur. Verdin will not only lend to providing housing options, but as a homeowner to future communities that will become neighbors to Desert Peak, I welcome a neighboring development like Verdin that celebrates the characteristics of the desert environment. Verdin intends to integrate public trail corridors, view corridors, paseos and edge open area spaces. The approach to the development incorporates sensitivity to the native plants, wildlife, landforms and climate. Over seven miles of community paths and trails will encourage community members and visitors to enjoy the outdoors and cherish the desert environment as part of their daily lives. Plans for the development also include following design guidelines for Verdin to become a National Wildlife Federation Certified Community. As an individual with heightened interest in wildlife protection, this is among the most admirable of the features of Verdin.

Although we love our Desert Peak community and have no intentions of moving, as homeowners, we are now envisioning a future community that aligns precisely with the values that we uphold. Verdin celebrates all that we appreciate about the area and look forward to seeing this development progress to completion.

Warm Regards,

Sara Altieri

From:	David George
To:	Jim Waring; Council District 2 PCC; Julianna Pierre
Subject:	Verdin
Date:	Tuesday, March 29, 2022 11:47:29 AM

Please accept this letter as a statement of support for Taylor Morrison's Verdin project along Sonoran Desert Drive.

I live in the Sonoran Gate community, which was also built by Taylor Morrison and is the closest residential subdivision to the Verdin project. I have met with the development team to learn about the project. I welcome another Taylor Morrison community to the area as I have enjoyed my home and community. Additionally, although Taylor Morrison is proposing additional homes in the area, they are also proposing significant roadway investments that benefit the larger community.

I would like to see the Verdin project approved as I know from personal experience the quality that Taylor Morrison will bring with this development and the associated roadway improvements. Please distributed this email to the members of the North Gateway Village and Desert View Village.
Thank you,

David George
31311 N 1st Place
Phoenix AZ 85085

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March 29, 2022

Re: Verdin Project, North Phoenix

Dear Councilmember,

I am writing this letter to express my support for the Verdin Project in the North Phoenix area.

As a resident of North Phoenix and Sonoran Gate, I believe Taylor Morrison's Verdin proposal is not only an appropriate land use for this existing piece of private property, but it will also set the right example for future development along Sonoran Desert Drive. As I understand it, there are several thousand acres of State Land in the area that will be sold for development. Verdin sets the bar for how these properties will and should be developed in a sensitive desert environment and thoughtful way.

I especially appreciate the developer's integration of public trail corridors and trailheads that will enhance and protect public access to the Sonoran Preserve - a preserve my family uses regularly and benefits from. I'm also pleased about the developer's partnership with the National Wildlife Federation.

I much prefer the addition of high-quality single-family home communities along Sonoran Desert Drive vs. higher density multi-family condominium and apartment projects such as those planned/approved further to the west along the I-17 corridor. Also, Sonoran Desert Drive is already much traveled by surrounding residents and those further outside the area, such those commuting through from Anthem and Vistancia, therefore, the significant roadway investments proposed by Taylor Morrison will help to benefit the larger community.

As someone who cares about the future of this area and how it will be developed, I would like to see the Verdin project approved, and, for future development to be held to the same high standards.

Sincerely,

Karen Hrtanek

From:	Jane penny
To:	Julianna Pierre; Council District 2 PCC; Jim Waring
Subject:	Verdin project
Date:	Tuesday, March 29, 2022 10:40:13 AM

We are writing this letter to voice our support for the new Taylor Morrison project on Sonoran Parkway.
We live in the Sonoran Gate Community, also built by Taylor Morrison and the closest subdivision to the Verdin project. We love our home and our community, and we are impressed with the thoughtful treatment of the desert surroundings. After looking at the proposed project we feel Verdin will set the bar for any future development in our beautiful desert.
Bill and Jane Penny
Sent from my iPad

From:	Vashti Supplee
To:	Steve Bowser; Julianna Pierre
Subject:	Verdin Project
Date:	Tuesday, March 29, 2022 10:08:07 AM

Hello Steve and Julianna-
I am writing as myself and I am not representing any entity. I have been keenly interested in public trail connectivity for the Phoenix Sonoran Preserve north and south of Sonoran Desert Parkway. I have had the opportunity to meet with Alex Stedman, planner for the Verdin project. I made some suggestions to improve the project in terms of edge protections on the east adjacent to Cave Creek Wash and public access. The Verdin team has largely adopted these suggestions

I am unable to attend the upcoming Village Planning meeting on April 4th and I have the following comments for the record.
The Verdin project team has been very responsive to suggestions that will contribute to the desert character of the development, including a 25 foot natural area buffer on the east edge of the property adjacent to Cave Creek. There will be public access along Mesquite Wash and through the pedestrian Paseos to Phoenix Sonoran Preserve and Cave Buttes Recreation Area land.
I support the following stipulations as part of PUD approval:

STIP #1: Public trail access easements, as approved by the City of Phoenix Parks and Recreation Department, shall be provided for the Mesquite Wash Corridor Trail, and the Community Paseo Paths that provide a connection to future trail connections to the Sonoran Preserve as identified on the Verdin Pedestrian Circulation plan dated June 3, 2019 included within the Verdin PUD, to ensure permanent public access through the Verdin community to the Sonoran Preserve. The public access shall be designed in a way to restrict unauthorized motor vehicle access, as approved by Parks. The specific location, design and timing of construction of the public trail connections shall be coordinated with and approved by the Parks and Recreation Department.

STIP #2: A minimum 25 foot open space tract shall be provided along the eastern boundary of the Verdin property to provide a transition to the Cave Creek Wash corridor. The open space tract shall be considered a Certified Area Type “B” – Natural Revegetated Area with plant material from the Approved Plant List: Green List.

Yours in Conservation,
Vashti "Tice" Supplee
918 W. Roosevelt Street
Phoenix, AZ 85007
vsupplee25@gmail.com

Julianna Pierre

Subject: FW: April 5 Desert View Village Planning Committee

From: Wiele, Larry <LARRY.WIELE@aecom.com>
Sent: Thursday, March 31, 2022 2:38 PM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: April 5 Desert View Village Planning Committee

Anthony

I am a resident of the Sonoran Foothills development, located just to the west of the area that is being proposed for rezoning and changes to the requirements that would be required for development.

While I understand that this area is privately owned, and is subject to development, I want to encourage you to not change the zoning requirements or reduce the desert character that has been intended for this area. These requirements have been in place for many years, and the owners of the land have been aware of these requirements. These requirements are for the good of the community as the whole, while reducing these requirements benefits only the owners of this land, and in fact increasing the number of homes in this area will have a negative impact on the current residents in this area.

I request the Desert View Planning Committee members vote against the items on the April 5 Planning Committee Agenda.

Larry Wiele
2413 W Horsetail Trail
Phoenix, AZ 85085

From:	James G. Gaston II
To:	PDD Desert View VPC; Council District 2 PCC; jim@jimwaring.com; Joshua Bednarek; Julianna Pierre
Subject:	Verdin/McEwan 480 Project
Date:	Friday, April 1, 2022 2:47:24 PM

As a local resident, I am against any realignment/zoning amendment of Phoenix's Master Plan for the Sonoran Preserve as it relates to Taylor Morrison's request for the Verdin/McEwan 480 Project, Z-62-18-2. Key objection elements of the amendment include:

1. Remove the Desert Character Overlay requirement
2. Build homes outside of existing infrastructure
3. Massive up zone, 3–5 houses per acre

The developer is seeking to transform the Desert Character Overlay around the Preserve. Moving it north of Sonoran Desert Drive is actually *removing* it because north of Sonoran Desert Drive is the Preserve itself.

Regardless of previous statements, if all Plan Amendments proposed are passed, the development will *not* be "truly unique." Nor will it be as the developer committed, " . . . a context-sensitive community that sets the bar high for any future development in the area." It seems all the developer sees is growth, not thoughtful development, or sustainability. This Plan Amendment only benefits the developer and not the community or the Preserve.

I am not a "recreational activist," as cited on a recent local newscast. My objections seek to:

a. Maintain the Master Plan as originally proposed
b. Recognize the dismal condition of the Valley's current and future water supply
c. Maintain the overlay as the effective way to control development in the entire Preserve area

James Gaston
Cave Creek, Arizona

From: Anthony M Grande
To: Julianna Pierre
Subject: FW: Taylor Morrison Development North Gateway, Sonoran Preserve
Date: Friday, April 1, 2022 5:19:55 PM

Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

-----Original Message-----
From: Jill Hoffman <jillchoffman123@gmail.com>
Sent: Friday, April 1, 2022 4:55 PM
To: PDD Desert View VPC <desertviewvpc@phoenix.gov>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Subject: Taylor Morrison Development North Gateway, Sonoran Preserve

I was saddened to hear of the committee vote of 4-1 to allow all of Taylor Morrison's requests in changing the zoning and the North Gateway overlay previously planned. I was hoping that the density would not change, but at the very least they would keep the desert character overlay that all the other neighborhoods in the area adhere to, per city of Phoenix. I'm also very worried about the infrastructure in place now, will not support any more population, not to mention the lack of schools in the area. My youngest will finish high school next year, but the overcrowding in our schools in the North Gateway neighborhoods is horrible. We are not sending our kids to Barry Goldwater because there is "room", and I assure you Boulder Creek does not have the room for the added population. That school has a hard enough time getting teachers to drive so far north for the students they have now. The approval of all things building, is not making an ideal neighborhood. The fact that 7 new apartment complexes are coming to North Gateway, 5 of them in one area, proves you are not looking out for the interests of the current residents. Schools and roads are not in place. These builders need to pay for the upgraded infrastructure and schools, just like 50% Norterra Canyon was paid for by the builder. Sonoran Foothills School came 8 years after promised, and has been over capacity since the 3rd year it was open. The saddest part, is you are allowing a desert jewel you have been entrusted with, to turn into urban sprawl. Along the I-17 corridor is where building was planned 30+ years ago, not Phoenix's beautiful Sonoran Preserve. We can never get it back. It takes a strong person to stand up for the land, be that person for the generations to come.

Jill Hoffman
North Gateway resident since 2005

From:	Christine M Pedersen
To:	Julianna Pierre
Subject:	FW: Save Our Sonoran Preserve - Rezone Proposal
Date:	Monday, April 4, 2022 3:17:08 PM

Good Afternoon Julianna,

Please see below.

Thank you,
Christine

From: Sonoran Preserve <saveoursonoranpreserve@gmail.com>
Sent: Saturday, April 2, 2022 1:28:02 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: Save Our Sonoran Preserve - Rezone Proposal

Dear Councilmember Waring,

Recently I wrote to you about a test mailing Save Our Sonoran Preserve was doing to gage public support for retaining the Desert Character Overlay District. The mailing was made to a sampling of 400 of the nearly 12,000 voters living near the Preserve. The test area is highlighted green in the map posted at: https://app.box.com/s/bnui5b5w5ufyqidem2mmwfg0jofh1c6f [app.box.com].

I am pleased to report that the test mailing is showing an unusually high degree of deeply felt support for the Sonoran Preserve among nearby voters.

We mailed the letter at the following link to 400 registered voters, half of which were Republican and half Democrat: https://app.box.com/s/3wp1f022c56vu1j566ph0kdcmcbztdh8 [app.box.com].

The mailing to 400 voters has thus far generated 118 signatures of the petition at: https://www.surveymonkey.com/r/sonorapreserve [surveymonkey.com].

A map showing the location where supporters live is at: https://app.box.com/s/t0am8a0717ksk0o1sdalrgdc19zhlcdk [app.box.com]. As you'll see support is coming from voters living up to four miles from the Sonoran Preserve. And support is about equal from Republicans and Democrats.

Nearly all of the petition signers provided the reasons for why they want the Sonoran Preserve safeguards of the Desert Character Overlay District retained. These reasons can be viewed at: https://app.box.com/s/405n9bnddchkl92qj29j1x1m0yx8xhun [app.box.com].

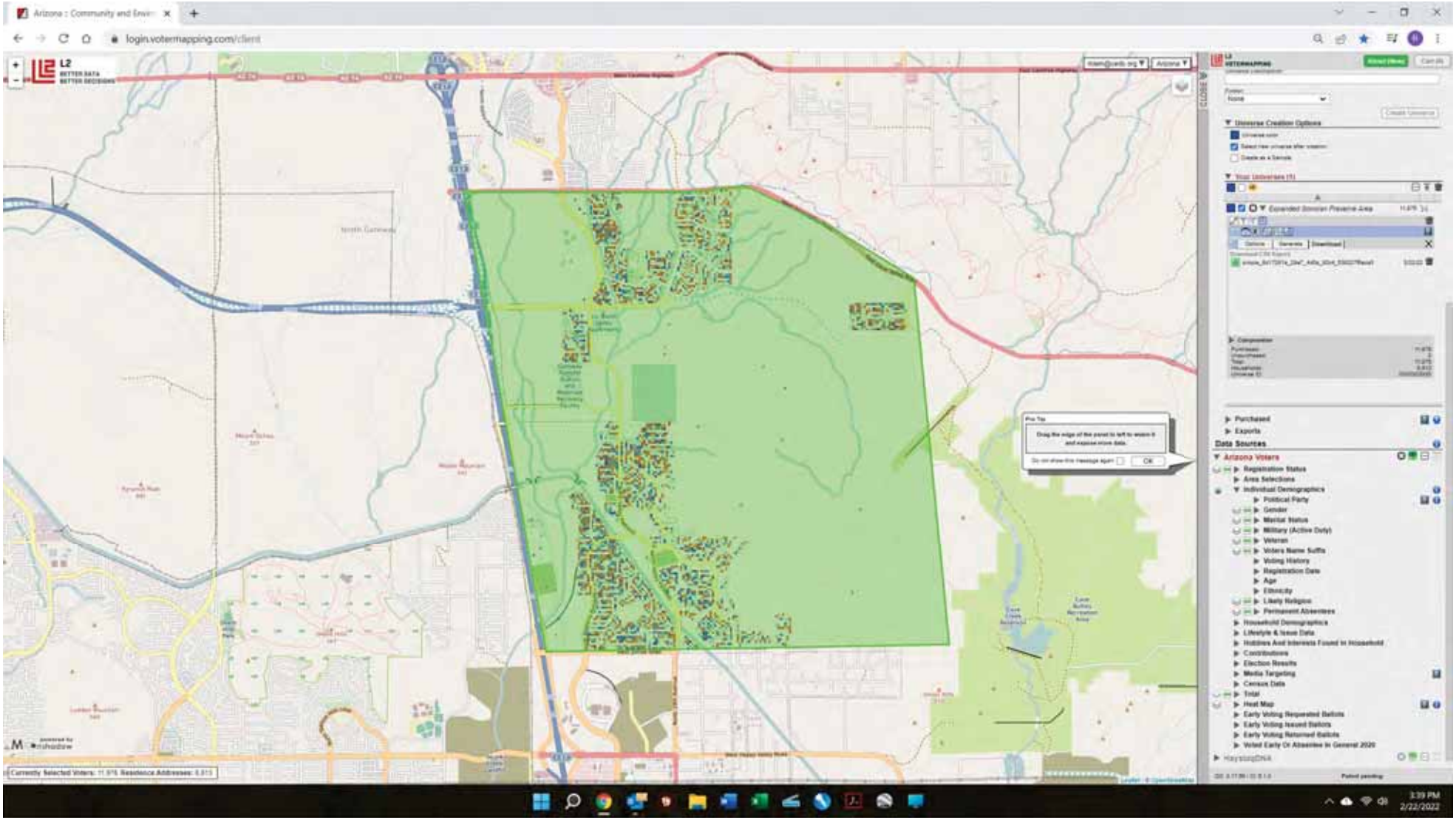
We anticipate that this test mailing will eventually result in a total of 150- to 200-petition signers.

Suffice to say, this test indicates a high degree of support among area voters for your efforts to

safeguard the Sonoran Preserve. I suspect though that supporters may be open to modifying the areas in the bottom 2/3 of the Verdin property while keeping Desert Character Overlay in the top 1/3 so as to create a win-win compromise for both parties.

We are now planning a second survey mailing to 6,000 of the 12,000 nearby voters. Once we have these results we will again share our results with you. Thank you again for working and meeting with us this important issue.

Respectfully,
Dr. Gary Kirkilas
Save Our Sonoran Preserve
708-369-4566
****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2/22/2022

SAVE OUR SONORAN PRESERVE

Dr. Gary Kirkilas, Chair (708) 369-4566
21001 N Tatum Blvd STE 1630-238 saveoursonoranpreserve@gmail.com
Phoenix, Arizona 85050 supportpubliclands.com/arizona/save-our-sonoran-preserve

March 8, 2022

«FirstName» «LastName»
«Address»
«City», Arizona «Zip»

Dear «MrMs» «LastName»:

I understand that you, like me, live in the vicinity of the Sonoran Desert Preserve shown in the map on the other side of this letter. I assume that you, like me, treasure living near this fantastic natural area and the opportunities afforded for hiking, biking, or just a pleasant drive along Sonoran Desert Drive. If this is true then please consider signing the petition at the following address: **ceds.org/sosp** or scan the QR code to the right with your phone or tablet camera then tap open 'surveymonkey.com'. ***Every signature we get goes a long way.***

At issue is a proposal to double or triple the number of housing units that can be built on the Verdin site *(see map)*. Development in this area is guided by the Desert Character Overlay District which allows growth but with a number of measures to safeguard those Sonoran Desert Preserve values we treasure.

The Verdin development company has asked the Phoenix City Council to ignore the Desert Character Overlay District. If granted, Sonoran Desert Drive traffic volume could go from 8,300- to more than 20,000-trips/day from this one development. Other potential growth along this corridor could raise Sonoran Desert Drive traffic to nearly 50,000 trips/day or more!

Sonoran Desert Drive traffic volume is already at a point where additional bike safety measures are needed. While there are proposals to add these measures, there is a point where traffic volume becomes so great that cycling or just walking is no longer enjoyable.

Doubling to tripling the number of nearby homes would detract from the true wilderness essence of the Preserve. Additionally, abandoning the Desert Character Overlay District is like turning our back on the beloved Sonoran Preserve - eliminating the protections that were thoughtfully placed to maintain the uniqueness and beauty as well as ensure maximum conservation of the incredible ecosystems while allowing a reasonable amount of development.

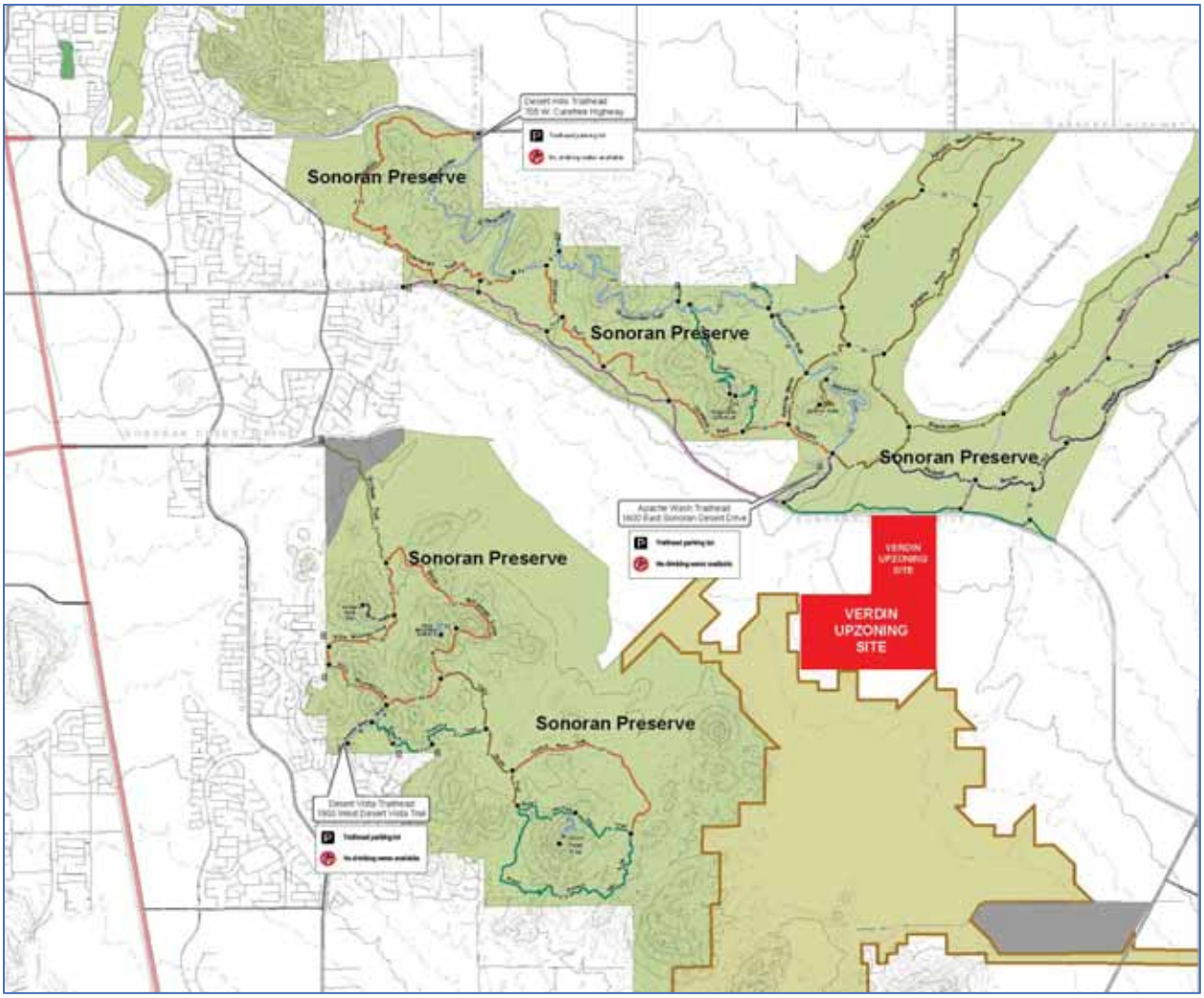
It is for these reasons that I ask you to sign the Save Our Sonoran Preserve petition urging Jim Waring and other Phoenix City Council members to require that Verdin and other development fully comply with the Desert Character Overlay District safeguards.

Over, please →

Please contact me at saveoursonoranpreserve@gmail.com or (708) 369-4566 if you have any questions.

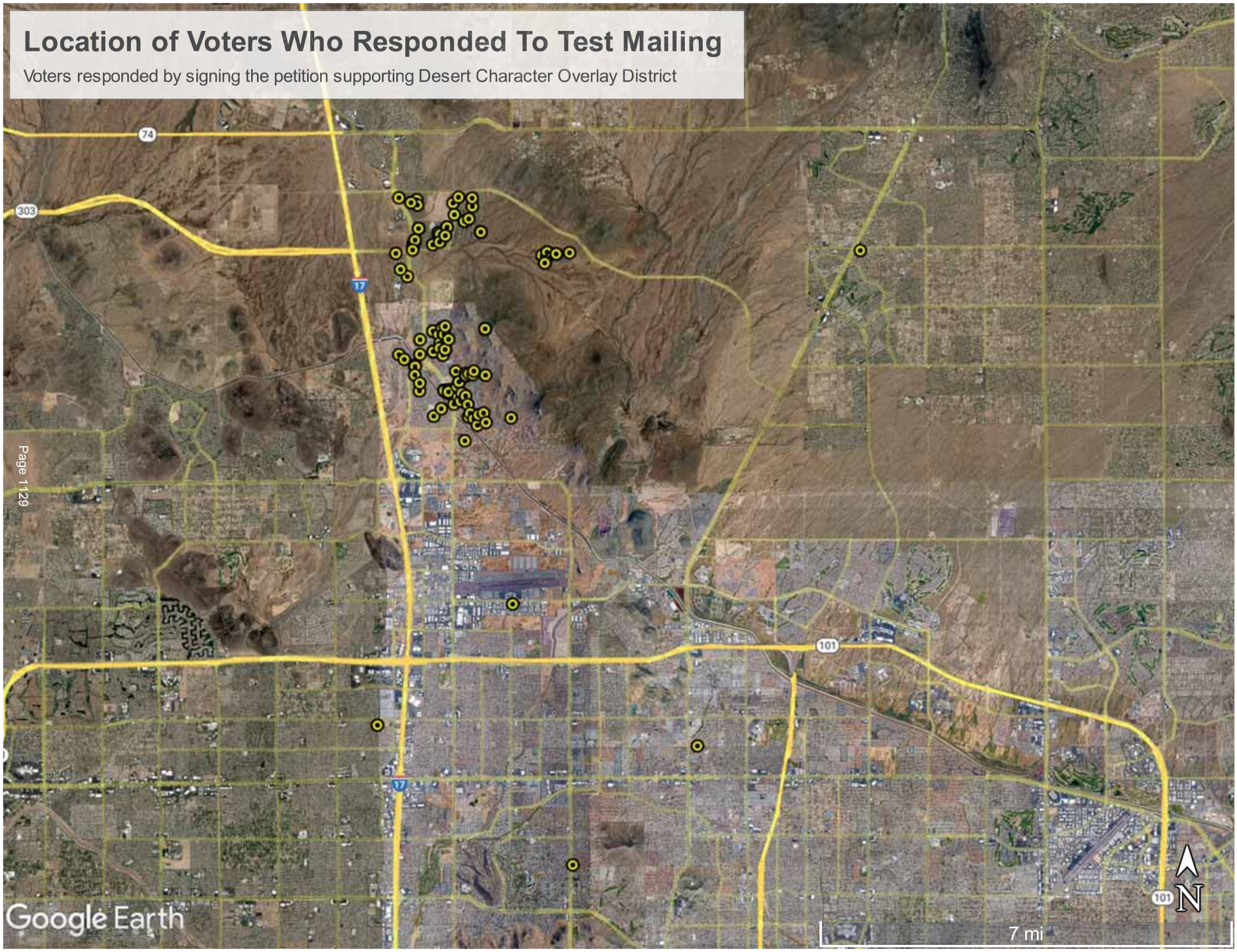
Sincerely,

Dr. Gary Kirkilas, Chair



Location of Voters Who Responded To Test Mailing

Voters responded by signing the petition supporting Desert Character Overlay District



Reasons Provided By Phoenix Residents for Why They Signed the Save Our Sonoran Preserve Petition at: https://www.surveymonkey.com/r/sonorapreserve

We need to do everything we can to protect the Sonoran Desert Preserve. There shouldn't be lots of homes there. We've already taken so much of the natural habitat and developed it. We need to leave large chunks alone so that those animals that live in the desert have a place. I love having the wilderness nearby and untouched. Increasing the number of homes near the preserve is asking for trouble and displacing so many of the desert animals. I bought out here to be close to nature not to bring the downtown traffic here.
Traffic on the preserve road is already quite busy during rush hour. Adding more homes will increase the danger of the road and damage the beautiful desert.
I love driving on the Sonora Desert Dr. and seeing our beautiful desert. I and my family members also enjoy hiking and biking on the trails.
I have lived in this area for over 16 years and am a native Arizonan. The City has done a wonderful job on Sonoran Desert Drive, in terms of incorporating areas to recreate and enjoy the unbelievable desert scenery within the Sonoran Preserve. I have hiked the area and marvel at the beauty. Increasing the planned housing units by multiples of two or three will significantly detract from the area's beauty and tranquility and add an unsustainable amount of traffic and introduce ecological damage to the area. There is a reason so much land was designated as a preserve all those years ago. It should stay that way.
The Phoenix Sonoran Preserve is one of the finest uses of tax payer dollars. The ability to hike and mountain bike on miles and miles of trails is one of my favorite parts of living in North Phoenix. We are already inundated with apartment complexes and home developments with plenty of inventory. Plus, there is plenty of land available for developers to build on that won't wreck one of the best things that the City of Phoenix has done in the past couple decades.
The infrastructure is not setup for a development of this size and the tax payers shouldn't bear the cost to
I drive this road regularly and it's already getting over populated with traffic with the current development. More housing and construction will take away the natural beauty of the Sonoran desert preserve and will also increase unwanted traffic.
We live in the area, have hiked these trails, our two boys attended nearby CCUSD Horseshoe Trails elementary school, and I'd say that in general we have a strong desire to act as good stewards of this land and therefore have a vested interest in maintaining the beauty of the Sonoran desert preserve and our balance with nature.
This city is growing so fast & we need to preserve some of the beautiful desert landscape. If we keep building more houses, we will have nothing left. We don't need more houses!!
We do not want this new development because we love the natural desert we chose to live near. In addition, we do need the excessive amount of traffic that such a development would cause.
As a resident of a nearby community I am concerned that the traffic that will be generated by the proposed Verdin community will present many safety concerns. The Preserve provides a tranquil environment that will most likely change dramatically in character if this densely populated community is built. I don't mind some building along the route but only if it is not populated as densely as some of the surrounding developments.
Our house backs up to the desert. We bought that house because it backs up to the desert, I want to to keep our view and our slower simple lifestyle there and not turn its into a big city feel.
Would cause an overpopulated area that is meant to be preserved for nature. Would ruin hiking and biking do to the amount of traffic and would become dangerous. Would effect the views and the ability for people enjoy the scenery. Would also effect the wildlife pushing the coyotes and javelinas into residential areas. Which they belong in the desert.
This would cause pollution dust noise and would be harmful to our health

There is no need for additional housing in our area specifically so near a protected preserve. There is not enough water so support the additional homes and businesses that come with a development such as this.
Natural beauty along with reduced noise, traffic and night lights.
We live in the Sonoran Gate community. I'm also a cyclist. We moved here to escape congestion and enjoy the outdoors. All of that is threatened with this current building frenzy. Why would we abandon the express purpose of these Preserves, so carefully planned and uniquely executed?! And where are we finding a sustainable water supply for this unbridled development? This is madness.
No wanting any more home delvelopers tearing up the preserves. With the additional Verizon zone site there will be to many dangerous EMF's in the community
The beauty of the Sonoran Preserve will be replaced with urban area???? During the hike or bike ride are we supposed to admire the houses???
Tjhis is the last strip of Sonoran Desert left in Phoenix. I'm sorrythe preserve doesn't border Dove Valley. Whats done is gone do not make it worse by 3X the number of people
No need for more development eating up our desert.
I am very concerned about the additional traffic volume that will be a result of large Verdin community. I am a triathlete who uses Sonoran Desert Dr. daily for training and with the increased traffic I fear for my safety. In addition, we moved to this area (85085) for the beauty of the desert. Abandoning the Desert Character Overlay District will eliminate the protections that were placed to ensure conservation of the ecosystems in the area while still allowing for some development. The large number of homes the Verdin development company proposes to squeeze into this area will detract from the wilderness and beauty of the Preserve. Yet, another area of concern would be the overcrowding of schools in the Deer Valley School district.
We need to protect our beautiful desert. There are many other areas to build on so we can all appreciate the scenery. After all this is why we live here.
Keeping some semblance of the desert lifestyle is why we moved here. Do not ignore the safeguards. Reduce the number of housing units. Why do you want to do business with a company which clearly does not respect nature, but only the economic bottom line -$
Enjoy bicycling through the preserve. The road is too narrow for the traffic already using the parkway.
This zoning would be uncharacteristic of the Sonoran preserve and city park surrounding the site.
I travel Sonoran Desert Drive every day because I live right off of it. It is a beautiful drive, but also one that is very serene and peaceful. I am concerned that allowing the Verdin community to be built at the requested density it will cause a great impact and stress to the drive through the Preserve. Even if the road is expanded to more lanes, this road will become a dangerous route for the bikers and hikers in the area, not to mention the drivers. Please do not allow the density for this new community as requested!
We need more open space and already have enough homes!
We selected this area to live, in part, based on the feeling of being closer to nature. The Sonoran Preserve played a big part in that feeling. The loss of any Preserve open space or the increase in traffic thru the Preserve will diminish that feeling. Please require all developers to comply with existing develop restrictions and do not "lessen" those restrictions. - Thank you...
I have lived in this area for twenty years and it is getting so crowded and overbuilt. We must preserve open outdoor space for people to enjoy the peace of the desert and recreation areas that are our Arizona treasures
The beauty of this Preserve area should be PRESERVED. There is a reason why the DCOD exists.
Traffic congestion, pedestrian and bicycle safety. Preserving this area from development, as envisioned by the Desert Character Overlay District.
Too much housing buildout, let's slow it down
Too much housing buildout, need to slow down a little
I want to protect the wilderness and essence of the preserve. I thought this land was protected from future housing development

This area is important to us as we hike and bike. Knowing that preserve will always be here made buying our home easy. We would like for all development to mind and take care of our desert spaces. There is a reason the Desert Character Overlay District was created. To ignore this would be a tragedy.
It is very important to retain our natural desert and the Sonoran Preserve.
We specifically moved to this area b/c of the preserve and the peacefulness that it brings to our lives and neighborhood. District guidelines are in place for a reason and should not be adjusted for a greedy developer.
This is my neighborhood..I live here. I hike these beautiful trails five times a week. There are plenty of acres of desert in other areas. People come from all over the valley to hike and bike here.This land has been set aside for this and should not be taken away.
The growth in this area is already at an all time high. This small area of desert PRESERVE is why many of us moved to the area. The PRESERVE is used by hikers and bikers as a beautiful getaway that is in our backyard. Every other inch has already been developed by apartment complexes. Enough!! Leave our PRESERVE alone!!
I live around the corner in Sonoran Foothills community and one of the reasons we moved here was to be able to bike on Dove Valley and Sonoran Desert, as we train for Triathlons year round. Every car you add to these roads makes this more dangerous for us. I have almost been hit twice by cars coming out of Sonoran Gate community. The proposed development of over 1400 homes will destroy this very special area.
Traffic is my main issue. As a Sonoran bike route it is becoming more and more dangerous for bikers. School traffic on main roads and through neighborhoods also has become more dangerous. Wilderness can never be recaptured once homes are built so we have a once in a lifetime duty to save land for conservation and wildlife.
as a third generation native zoney, I have seen too much of our beautiful desert turned over to developers. We must preserve the very asset that draws so many to move to our wonderful state- find a better balance between growth and preservation. I recently moved to a home in Sonoran Foothills to enjoy this beautiful area. Please do not allow the greed of developers overbuild our desert.
I absolutely love the beauty of the desert and the opportunity we have to get out in the preserve to hike, run and bike. I am an avid trail runner and hiker and would be devastated if we lose that ability just to make way for more houses.
I live in Sonoran Gate. I hike Apache Trail.
I love hiking in the preserve. Anyone who intends on building anywhere close to it needs to follow the rules. Our desert is at risk. We need you to protect it by requiring the builder to do the right thing.
I moved here in 2007 to be near this great preserve and to live I. A quiet community. Adding this much housing developments will forever impact this natural environment
It's imperative to preserve and protect the wildlife and their natural habitat. This area is already exploding with growth & traffic.
The reason we moved here was the beauty and tranquility of the desert. We were not aware of the proposed 'city like' community Verdin wishes to build.
The Sonoran Desert Drive is a beautiful natural area that needs to be preserved for future generations. There are plenty of other places to develop closer to the I-17
The Sonoran Preserve along Sonoran Desert Drive allows us close appreciation of the scenic desert and its thriving ecosystem. Other parts of the valley are better equipped for growth and infill. We need to embrace density where the city is more prepared to support it. This patchwork sprawl into the outer reaches of the desert chops up the expanse of habitat unnecessarily. If it continues, we can only look forward to small patches of desert brush between homes as opposed to miles of our unique desert that we can all enjoy.
There has been enough development in this area. Stop crowding out the wildlife.
This area needs to be preserved as originally designed in order for the members of this community to enjoy a place to get away from all the over development.

We moved up to this area to enjoy the beauty and tranquility of the area. Now it is being threatened. We moved up to this area to see our beautiful dessert in its natural habit, and now it's being threatened. We moved up here because it was a great dream come true, and now that dream is again being threatened by those wishing to make many dollars off the land and environment that belongs to us all. Please, please let's stop this travesty. Thanks for reading my input. We just so love it up here and hope for no more growth and development.
With all the apartments being built on the west end between Dove Valley & Sonoran Desert Drive, the traffic will become just like the city streets—noisy and congested. Verdin proposing additional homes will make it that much worse. In addition, we moved to this area because of the Sonoron Desert Preserve which is becoming non
Conservation will protect the wildlife. Driving them out of their natural habitat could put some animals at risk of extinction. There are other desert areas/land that could be built on. Preserving will help reduce our footprint and help reduce traffic and pollution.
Everywhere near Sonoran preserve and desert drive constructions are happening, it’s a very beautiful hike place to enjoy quality time with family and friends, as a neighborhood resident I would like to keep it beautiful and not have homes after homes getting built there… there are hardly any community park getting built in the area..
I am an avid hiker. I enjoy being able to see nature, plants and animals. We are already taking so much natural habitat from desert life. Overcrowding the preserve area increases pollution by humans and their machines. Furthermore, light and noise pollution create additional issues. Please conserve our preserve.
I am an avid hiker. I enjoy being able to see nature, plants and animals. We are already taking so much natural habitat from desert life. Overcrowding the preserve area increases pollution by humans and their machines. Furthermore, light and noise pollution create additional issues. Please conserve our preserve.
I frequently recreate in the area - it is frequented by a lot of people. Both on the road with limited traffic and on the trails. It would be detrimental to the foundation of the Phoenix Preserves to take away land dedicated to open space and letting developers tear it apart. Developers can get land further out on the outskirts of town to develop - not areas already dedicated as open space for all to recreate now and future generations.
I hike thru the preserve almost everyday. It is a beautiful and peaceful area amid the city. Losing this area to Korea housing would be awful. There is so much development everywhere so these special areas are becoming all the more important to spare or not over develop. Once it is gone it can not be replaced. Please don't let this wonderful area be ruined by more over development!
It is a very peaceful place to hike. My family goes there frequently. The beauty of Sonoran Desert Dr is so beautiful it should not be disturbed.
It’s vital to keep the preserve natural and untouched for the use of hiking and supporting outdoor activities. Without the regulations in place there would be no preserve to use and admire. The animals in the preserve would be greatly affected by a larger population crowding them.
it's a natural treasure that is special and needs to be protected.
Living by the beautiful Sonoran Mountain Preserve area and Sonoran Desert Drive, allows people to interact positively with nature and the environment. This is necessary for people’s physical and mental well being, which we all rediscovered during the pandemic when it was one of the few things people were allowed to do. The Mountain Preserve allows people to connect with nature and enjoy the peaceful outdoor environment. The people in the area love the open spaces and serenity that the Sonoran Desert Mountan Preserve provides. They walk, bike or hike in the neighborhood everyday. If these developers are allowed to over develop this beautiful area it will be a detriment to the already established neighborhoods by increased population through clustered housing, traffic, safety, noise levels, over crowded schools, and a host of other issues. This mountain preserve is vital to the well being and safety of people who chose to live for here for a better quality of life. Please don’t allow these developers to destroy the Mountain Preserve. Thank you
Maintain desert preserve, congestion, quality of life, safer place to enjoy desert with exercise.
My family and I love hiking in the Sonoran Preserve. It’s how we spend our weekends. We would hate to lose anymore of the land, the atmosphere, the animals. Please save the land. Thank you

My husband and I moved into the area specifically for the trails and wilderness of the Sonoran Preserve. We hike the trails at least twice a week with our dogs. Please do not allow more encroachment just for the sake of making more money! I am a retired registered nurse and served the indigent populations and can't afford to move again. Please stop this!
Myself and so many of my neighbors and friends hike this area on a regular basis! There is a nest that an owl comes back to every year! There are beautiful fees of the amazing area in which so many of us call home! Please don’t destroy an area we love and cherish
Need to preserve as much of our beautiful mountains as possible
Our family enjoys the scenic drive down Sonoran Desert Drive. I’m saddened to hear they already have plans to develop some of that land. The dessert landscape and easy access to trails from Fireside are unique to living in Norterra and I would hate to see that change. It’s already becoming over crowded up here and traffic is effected. Please consider preserving our beautiful desert landscape.
Our wildlife is being displaced and soon will not have a place to live. People want them killed as they are afraid of them! We will live in a denser area and it will soon feel like NY City! We must find a balance for all.
Quality of Life will be destroyed! Let us start with habitat destruction. Then let's discuss the water shortage. September 2021, it was reported that the Bureau of Reclamation has declared a water shortage on the Colorado River, which means that Arizona, along with Nevada and Mexico, will get less water than normal by 2022. If we continue to destroy our desert with unnecessary development for the sake of the almighty dollar then we might as well lift all restrictions. When will it end? When is enough growth enough? Maricopa County was the number one county in the nation for growth in the past year. This needs to stop! We are destroying our human habitat by allowing these developers to bully their way into these areas. Now let's discuss safety? Look at our Police Dept or lack thereof. We can't sustain this ridiculous growth. Please do what you can to help preserve our beautiful Sonoran Preserve!
Quality of Life will be destroyed! Let us start with habitat destruction. Then let's discuss the water shortage. September 2021, it was reported that the Bureau of Reclamation has declared a water shortage on the Colorado River, which means that Arizona, along with Nevada and Mexico, will get less water than normal by 2022. If we continue to destroy our desert with unnecessary development for the sake of the almighty dollar then we might as well lift all restrictions. When will it end? When is enough growth enough? Maricopa County was the number one county in the nation for growth in the past year. This needs to stop! We are destroying our human habitat by allowing these developers to bully their way into these areas. Now let's discuss safety? Look at our Police Dept or lack thereof. We can't sustain this ridiculous growth. Please do what you can to help preserve our beautiful Sonoran Preserve!
So many animals will get displaced from there natural habitats.
The Donoran a preserve is a peaceful area used by many people for hiking, mountain biking and horseback riding. Adding more houses will increase the number of people using the trails as well as create more traffic in
The preserve gives us hiking trails and allows everyone to enjoy the beauty of the Arizona desert and wildlife. It would also dramatically decrease property values for the people voting for you to remain in office.
This area is greatly used for hiking, biking, trail running, and outdoor recreational activities. We do not want over development to ruin the natural aesthetics, significantly increase noise, or pollution that would degrade the value of the true remaining wilderness in the Sonoran Desert Preserve. Please seek to enforce and uphold the Desert Character Overlay District toward the Verdin project and other subsequent proposals.
This is a beautiful and vibrant part of our community. Don’t destroy it by adding additional residential development. Once those houses get in there, they are going to be complaining and advocating for commercial development because they don’t want to drive 20 minutes to shops and restaurants. Before we know it, all of the preserve will be gone. The hiking trails, the nature, and the area is pristine.

This is a designated Desert Sonoran Preserve. The established trails are used by thousands and the preserve hosts habitat for Arizona wildlife including javelina, bobcat, coyote, raccoon, ground squirrel and many more. There are a variety of bird and reptile species Gila Monster, great horned owl, roadrunner, gambles quail, Inca dove, Cardinals, spotted whip tail and chuckwalla lizards to mention a few. This area of Phoenix cannot be expanded into a legislated preserve. Too many apartments in the area has already increased crime, drugs and traffic congestion. Any additional housing and apartment development requests in the north Phoenix area must be denied. Respectfully, Bill Shackelford. Voting Resident
Use that area to bike the trails. Want to keep the space natural beauty not filled with homes.
Want to keep area lower traffic
We love the beauty and tranquility of the desert.
We love the beauty of the Sonoran Preserve. Please protect what is left and save the beauty of the dessert.
We love to hike this beautiful area. Also the drive down Sonoran parkway is incredible. We must preserve this desert not only for human enjoyment but also the wildlife that call it home
We need to keep as much nature untouched and beautiful.
We need to preserve the beauty of our natural habitats. There are already plenty of places that are zoned for building. Please do not let greed ruin our neighborhood.
We need to preserve the beauty of the Sonoran Preserve.
We need to preserve the open spaces that attract so many to the area for recreation. There is a lot of building of high occupancy units and housing underway. Schools are already at capacity, new services are being built on Jomax to ease the influx, road infrastructure needs to be in consideration to.
While the continued expansion of homes and building into this area is inevitable and needed, the maintenance of the Desert Character Overlay is important to keep the beauty and feel of this area. The residents who live here moved here for a reason, and we appreciate the forethought that went into the Desert Character Overlay originally. Please do not abandon this. It would be one thing if the builder were building reasonably priced homes to assist with the affordable housing shortage, but they are not. This request is purely for the financial advantage of the builder and the detriment of our community.
Becasue we hike the trails regularly and the feeling of being lost in nature so close to home is special. It should be protected and I hope my daughter can enjoy it the same way one day.
I live in the Sonoran desert north of Phoenix, Don't want it destroyed by continuing building. Leave it in it's natural state, so we can enjoy the desert for generations please .
Please preserve the beautiful desert.
With all the planned development in the area, I have a major concern about the infrastructure, and even planned expansion, being able to support the additional housing in the preserve. Part of the appeal of our area is the desert beauty, so additionally, overturning district safeguards not only damages the natural environment, but risks all those that already live/work in this community.
I believe there are multiple reasons for keeping our views for all to enjoy - to preserve the desert and the animals - so we can enjoy the solace in this wonderful area by walking, biking, driving or just plain relaxing in the outdoors. Also driving on this Sonoran stretch of road currently needs more restrictions - such as traffic lights at all intersections for turning. Much speeding - need to have more monitoring of speed requirements. Adding more housing is just going to add to a lose of the desert preserve and impossible street/road conditions. When we built our home here, we were told that there were restrictions to keep our desert preserved.
With the amount of traffic on Sonoran/Dove Valley today, when we pull out of Sonoran Gate Community, it is taking a chance on your life when needing to turn left. Why would anyone approve more home building to get more traffic? Also cars - and trucks - are speeding between 55-70 miles an hour on this stretch. You should have traffic lights at all intersections for turning traffic. Also, Let's Save Our Desert Views - that's why we built a home
I believe honoring the meaning of the preserve is of utmost importance.

My family hikes and mountain bikes several times per week on these trails. We truly appreciate this land and would not want its inhabitants to be disrupted any further than they already are.
The scenery is beautiful along Sonoran Desert Drive and to see sections of it being developed for housing projects will take away from the beauty that we have all come to love about this area.
As a resident living at Fireside, I have seen javelinas (up to a dozen at a time) and other wild animals come up to our home looking for food and emptying garbage at night. By tearing down more natural and wild habitat for additional homes will only increase the existing problems for the animals in the dessert when more of their natural habitat is torn down. Stop tearing in to the natural surrounding preserve.
We moved to our current home to enjoy the benefits of having access to the Sonoran Preserve. The Desert Character Overlay District was created to preserve the integrity of this precious commodity, if it is ignored, the beauty and recreational benefits of the preserve will be significantly reduced.
I participate in running and hiking in the area and treasure the natural beauty of the desert landscape.
We have overpopulated the North Phoenix area already with many dense residencies, namely apartment complexes and townhomes. I believe we need to slow down and consider expansion in a different direction so that we don't lose many of our beautiful mountain and nature parcels that we need to save. I feel this is being rushed and has not been thoroughly reviewed and vetted.
I've lived in the preserve area since I was very little. We need to keep the desert a desert, our native animals are continually being forced to co habitate with humans and it's not going welk. Continue to give them their space so that we can all live together without hostile interaction
Hiking and the overall access to the outdoors
My concern is for public safety first and foremost. In addition to the widening of the Sonoran roadway and the disregard for the serenity of the desert. Finally I feel the City is growing too fast with little regard for Public Safety and infrastructure growth.
This is so important to protect the natural beauty, wildlife, ecosystems, and quiet quality of life that draws people to the area and the state in general. Please act to prevent the potentially irreparable damage discarding these safeguards could cause!
We need to maintain the beauty of the valley. Areas need to be protected and respected so all can enjoy.
I use the Sonoran preserve almost daily to get a brief reprieve from the overcrowding of Phoenix. The ability to briefly enjoy the desert views without seeing endless developments and choking smog of cars is why we decided to live in this area.
Please follow the Desert Character Overlay District plan. Keep traffic low and undeveloped land so we can enjoy the preserve.
The Sonoran preserve is a spot where I hike, bike and run 5-6 times per week. I truly enjoy the beautiful natural preserve this area has. The animals I see during my adventures is also priceless. I truly hope this petition makes a change !

From:	Anthony M Grande
To:	Julianna Pierre
Subject:	FW: Z-TA-5-18-2 (Companion Cases Z-62-18-2, Z-75-18-2, and GPA-DSTV-1-18- 2)
Date:	Monday, April 4, 2022 9:54:09 AM
Attachments:	CB_ltr_2019_cmt.docx

Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

From: Mandy Fellows <mandy.fellows12@yahoo.com>
Sent: Monday, April 4, 2022 7:17 AM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Z-TA-5-18-2 (Companion Cases Z-62-18-2, Z-75-18-2, and GPA-DSTV-1-18- 2)

Dear Mr. Grande,

In regards to the above subject items scheduled at Desert View Village Meeting on 4/5/22.

First, I have attached a letter written by Dr. Sullivan in 2019 regarding this immediate area. He and a team from ASU have spent the past 32 years study the elite wildlife and fauna. I would like his letter distributed, again, to the Village committee. It was given to participants in 2019 when this same Development was presenting at that time. The letter speaks for itself

Second, I would like to formally request a FEMA study of this Floodplain Designated area prior to the topsoil being disturbed. Any movement of this Floodplain will create significant increases into Apache and Cave Creek washes that surround this proposed development. In addition, the bridges on Sonoran Parkway for these two washes need to be re-evaluated for increased flow! Their bottom of girder elevation is just at the FEMA 100 year flood flow and they could potentially be wiped out with increased water activity. These two bridges, if wiped out during a massive monsoon rain, would strand any homeowners as the access roads out of the development are only between these two bridges.

Lastly, I would like the committee to understand that the Desert Character Overlay has been in place since the Sonoran Parkway was put in and needs to be adhered to, as does the current and long standing Zoning. Just because Taylor Morrison doesn't like it does not make it appropriate to rezone!! They should be required to alter the development to fit within all those ordinances!! Why should it be the other way around?? Thousands of Sonoran Preserve wildlife and fauna will be ruined to put in massive utilities and that is unacceptable as well! A smaller, more elite developer could build homes on 1 acre sites, less traffic and less utilities! They could sell for 1M+ and no ordinance changes would be needed. Taylor Morrison is only out for greed and if these ordinances are changed for them they will surely only want more and more.

The Village and City Planning MUST enforce the DCO and Zoning requirements put in place after millions of dollars of studies!!

Thank you for your attention and distribution of this letter to the Village for tomorrow's meeting.

Sincerely,
Mandy Fellows
Sent from Yahoo Mail on Android [go.onelink.me]

15 March 2019

Desert View Village Planning Committee

Dear Committee Members:

I understand that as a committee, you will consider a proposed rezoning (“Z-62-18-2”) of a parcel of land immediately north of Cave Buttes in northern Maricopa County. I contact you to respectfully request that you oppose this rezoning. By so doing you will act both to protect the natural resource value of the entire Cave Creek watershed and to subsequently promote additional acquisitions rather than additional development.

I hope to draw your attention to the biological resources available in Cave Buttes, Maricopa County, resources used by scientists and students, bikers and hikers, bird watchers and nature enthusiasts, as well as simple residents in their everyday lives. By placing a high value on the natural diversity of the Cave Buttes area, by insuring that your actions contribute to the preservation of that area to the fullest extent possible, I think that you will maximize the use and enjoyment of those areas by all Phoenix area residents over the coming years of continued growth and coincident incursions into the surrounding landscapes. I provide my comments as a scientist, resident of the area, and concerned citizen. More specifically, as a professor of ecology and evolutionary biology, I have been working in Cave Buttes over 40 years, and in the past ten years have been conducting continuous long-term studies of a number of wildlife species in the area (e.g., desert tortoises, horned lizards, spadefoot toads, and others). I know it well.

Rezoning of the parcel in question will have two major and immediate impacts: 1) loss of unique valley floor and small wash habitats due to development; and 2) loss of a critical wildlife corridor connecting the current mountain preserves through the central valley floor (north and south), and some degree of impact on adjacent corridors in nearby washes (Apache and Cave creeks). These losses are outlined in greater detail below.

Habitat loss: flats or valley floors and small washes are unique additions to biotic diversity of mountain (i.e., upland only) preserves. The specific area in question represents prime habitat between the southern and northern Union Hills, as it contains numerous small “feeder” washes between the major drainages of Cave Creek (to the east) and Apache Wash (to the west). The adjacent floodplains (“flats) and these washes contain unique habitats not contained within the current mountain preserves (Sonoran Preserve, north and south). As documented in the Sonoran Preserve Master Plan (Anonymous, 1998) and the original vegetation surveys (1996, 1998), these wash habitats are botanically rich, and used by a variety of wildlife species. The valley floor in this area also contains remnant grassland species (eg, Tobosa, Pencil Cholla and Cane

Cholla) rarely encountered in the Phoenix metro area (more commonly associated with the Agua Fria Grasslands to the immediate north).

Corridor impacts: The loss of this much habitat adjacent to the Parkway further degrades the corridor potential over and above that resulting from the Parkway alone. These connections or corridors allow for critical population exchange. A number of species, including Sonoran Desert tortoises, javelina, mountain lion and many others, use the valley floors as corridors. For example, desert tortoises only rarely leave the uplands, but they must be able to traverse valley floors to maintain a series of connected populations, genetically speaking. Faced with the prospect of even larger numbers of local residents, the current connectivity between north and south preserves would be further compromised.

The most immediate need is for larger areas of valley floors and washes to be preserved adjacent to the existing mountain preserves, providing both additional habitat absent from the upland slope areas already protected, AND providing important linkages for wildlife traveling between these preserves. The broad, historic floodplain between Apache Wash and Cave Creek, precisely the area to be developed, is the most desirable acreage to serve the purposes described above (maintain diversity, promote gene exchange and population connectivity). Ideally, if additional development MUST occur, it should be moved to the east or the west along the parkway, leaving this high quality habitat intact.

I can safely state that I have spent more time in Cave Buttes that anyone over the past ten years. I urge you to use your advisory power to promote protection of this land and to aid the city of Phoenix in upholding its duty under the public trust to preserve the value of the land for future generations.

Sincerely,



Brian K. Sullivan, PhD
Professor of Herpetology and Evolutionary Biology
Arizona State University

References:

Anonymous, 1998. Sonoran Preserve Master Plan. City of Phoenix., Burke, J. and J. Ewan, primary authors. 57 pp.

Ewan, J. M., R. Fish Ewan, T. Craig, and S. Scheiner. 1996. Cave Creek Wash preservation boundary study. Herberger Center for Design Excellence, ASU, Tempe.

Ewan, J. M., and R. Fish Ewan. 1998. North Phoenix Wash vegetation study. Herberger Center for Design Excellence, ASU, Tempe. 43 pp.

From:	Ann Wilde
To:	Julianna Pierre; Anthony M Grande
Subject:	Z-TA-5-18-2
Date:	Monday, April 4, 2022 10:09:23 PM

Please distribute the comments below to members of the Desert View Planning Committee.

Not long ago I was at the Whitewater Draw and saw a Nature Note posited by Arizona Game and Fish Department:

In part the Note read, "The primary threat to the existence of any wildlife population is the loss or degradation of its habitat. . . .Take away the lifeblood of an ecosystem, and in time, the ecosystem also dies."

On the VerdinPhoenix.com website one reads:

"As State Trust land surrounding Sonoran Desert Drive is auctioned off in the future for employment, commercial, and residential uses to support . . . this growth, our goal is that Verdin will set a stunning precedent for desert-sensitive development adjacent to the Sonoran Preserve."

Also stated:

"Our vision for Verdin is to create an authentic desert community that brings the wonder and peace of nature into daily life."

The two statements conflict with the request to amend (or move away from the proposed project) the provisions that protect the desert ecosystem. Once the ecosystem is altered in a major way, it won't recover. Unintended repercussions may develop in coming years. For many years the area currently proposed for development has been zoned for a housing density that was determined suitable for the area.

Please hold firm to the vision in place when it was written that "the Desert View Village has "land uses [that] compliment the equestrian ranch properties, with vast amounts of open space and large lot single-family residences."

The desert maintenance overlay Sub-District A does not have to be amended or removed for development to occur--only for development to occur as currently proposed for the Verdin project.

The existing and current zoning requiring lower density housing supports better preservation of habitat and movement of wildlife.

The City of Phoenix Zoning Ordinance Section 653A states that "[the] Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along Cave Creek Wash."

The ordinance continues in 653B to state "[It's] purpose . . . is to guide development that will blend with the undisturbed desert environment rather than dominate it."

The advantages of maintaining the desert maintenance character overlay:

-provides guidance for new development to occur within the context of the fragile undisturbed desert;

-encourages development that will blend with the undisturbed desert rather than dominate it;

-natural washes and the surrounding area are protected.

As an ordinary person who lives in the general area and values nature and the desert, I support keeping the desert maintenance character overlay as it currently exists along Sonoran Desert Drive.

I respectfully request that you give serious consideration to supporting development at the lower housing density supported by the Desert Maintenance Character Overlay. I realize that housing is needed; more housing requires more water and infrastructure; and growth will not be stopped. Hopefully, with your recommendation, growth will occur in a measured manner that supports maintaining a desert character, rather than a large master planned community with triple the number of homes imposed on a fragile ecosystem.

Thank you for taking the time to consider these thoughts.

Ann Wilde

From:	Anthony M Grande
To:	Julianna Pierre
Subject:	FW: Letter to the Desert View VPC for the Verdin Project (Formerly MacEwen 480)
Date:	Tuesday, April 5, 2022 12:55:25 PM

Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

From: Keeli Keeler <keeli.sahn@gmail.com>
Sent: Tuesday, April 5, 2022 12:52 PM
To: PDD Desert View VPC <desertviewvpc@phoenix.gov>
Subject: Letter to the Desert View VPC for the Verdin Project (Formerly MacEwen 480)

As a local resident in the area and concerned citizen I would like to reach out to you, the Desert View Village Planning Committee, as you prepare to meet this evening to discuss and vote on the Verdin Project. **I am not opposed to development of the property off of Sonoran Desert Drive across from the Preserve, however, I am opposed to the realignment and zoning amendments that Taylor Morrison is seeking approval for in relation to the Verdin/MacEwen 480 Project, Z-62-18-2.**

Development is bound to occur as people continue to move to the Phoenix area and more housing is needed. However, I ask for you to consider the overwhelming presence of residents living in the area, outdoor enthusiasts who frequently bike and hike in the area, and people invested in the preservation of this land from all across Phoenix that were in such strong opposition to these same proposed changes back in 2019. I appreciate that after such a strong opposition that Taylor Morrison went back to the drawing board to address some of the concerns of traffic and partnered with the National Wildlife Foundation to address some of the preservation concerns. **However, they are still requesting to remove other protective measures that were put in place to help preserve the beauty of this land and surrounding preserve.** It is a unique piece of land that is directly across from the Preserve, and should be treated as such. **Decisions made for development today will impact future development along this corridor** when state trust land is sold off to developers. The community and the VPC are in a unique position to keep developers accountable for responsible

development in such a unique and beautiful part of the valley.

This property in consideration was a privately owned parcel that was sold to Taylor Morrison and does in fact currently allow for development of homes. However, the c**urrent zoning would restrict Taylor Morrison to 1 home per acre.** Under current zoning, these would be estate properties similar to some of the other unique and protected areas around Northern Phoenix like the Boulders, Spur Cross Ranch, etc., and would support the initial intent of zoning in this area to minimize impact to the surrounding desert. However, T*aylot Morrison is not in the business of estate-type properties, but instead the business master planned communities with as many homes as possible*. Taylor Morrison's attorney has gone so far as trying to convince everyone that by adding in some open edges, homeowner classes, and by creating trails to join to the preserve that it will not change how the desert looks or impact any of the surrounding wildlife, plants, and preserve by increasing the zoning to allow 3-5 homes per acre. While these are all nice things to add to the community that came from suggestions by the NWF, it is **absolutely false as rezoning to allow that many homes will in fact impact the surrounding desert, wildlife and strain resources**. Rezoning the parcel in question will have some major and immediate impacts: 1) negative impact to the habitat from development and destruction of the unique valley floor 2) negative impact to the wildlife corridor, and 3) subsequent impact on adjacent land, flora, fauna and wildlife. Taylor Morrison is a business - the business of building as many homes for as much profit as they possibly can - these requests for rezoning are nothing more than that. For them it isn't about the environment or the community, but profits and opportunities to maximize growth. **I strongly request the VPC to consider the impact that the rezoning request would have and vote NO on the portion of the request.**

Taylor Morrison is also requesting to move and/or completely remove the desert character overlay from the property in question. Their attorney and council has tried to create a story that the initial plan for the desert character overlay was only the intent for that time period versus a well thought out effort to help protect an important habitat from massive future development. Additionally, Taylor Morrison's legal representative has also tried to state that it should be moved because of the change in where the road was put through instead of the initial plan of where the road was anticipated to go. Based on the research that I was able to do and comments from others who were around when the group was formed to create the initial desert character overlay, the intent of the desert character overlay took into account the future intent to develop in the area and was created to in fact help protect vital areas of the desert to minimize impact to the Preserve. **Taylor Morrison's attorney has created a false narrative in order to benefit a developer who has attempted to appear like they are invested in sustainable and thoughtful development, but by all attempts of removing protections in place is the exact opposite.** Attempts to move the desert character overlay north of Sonoran Desert Drive actually removes the desert character overlay completely from the Taylor Morrison property for the Verdin project, and is completely useless as that area is preserve land and as such is protected. By allowing a change/removal of the desert character overlay to happen, it would also have major impacts to the surrounding desert and wildlife, and only benefits the developer to allow more homes in an area in which they were never intended. **I strongly request the VPC to consider the impact that the desert overlay request would have and vote NO on the portion of the request.**

At the North Gateway VPC meeting last month, Taylor Morrison had some of their homeowners who live in the neighboring Sonoran Gate community speak up in support of this development. The sole argument from the two homeowners in support was the need for affordable housing in Phoenix and how great it would be to have affordable housing in such a unique location so that people can enjoy it. While it is true that Phoenix can use some additional affordable housing and that this is indeed a unique piece of land in a unique area next to the preserve, **any efforts to create "affordable housing" will not exist in this area despite the lot size or number of homes just based on proximity to the preserve and surrounding views**. **Additionally, this argument in support fails to consider the impact that allowing this development to markedly change zoning requirements to add at least 3-4 times the amount of homes in the intended area will have on the surrounding desert as well as the future development** that will follow as the state trust land is sold off to other developers, which will completely negate any argument of people being able to enjoy it. People can currently enjoy it by visiting the Apache Wash Trailhead to bike, hike, horseback ride, enjoy the scenery and the wildlife. Mass development will impact the environment, wildlife, views, and therefore make the area less of a beauty to enjoy. The Verdin / MacEwen 480 project will set a precedent for how future development will go. **Please help us stand in opposition to a massive development right next to the preserve and support the intent of the current desert character overlay and zoning to uphold responsible and sustainable development along this corridor.**

As I had mentioned prior, development is bound to occur based on sheer need, but the **decisions that are made now can either help support responsible development in such a unique location** or **solely benefit this developer and the others to come without taking into account the community and Preserve**.

I would request that the Desert View VPC:
1) Maintain the Master Plan as originally proposed within the current zoning
2) Maintain the desert character overlay to effectively control development surrounding the entire Preserve area
3) Recognize the impact that the desert, Preserve, wildlife, flora and fauna, strain on resources, and stress on infrastructure that massive development would have within the corridor.

Sincerely,

Keeli Keeler
Homeowner in Sonoran Foothills (Phoenix 85085)

From:	Council District 2 PCC
To:	Julianna Pierre
Subject:	Fwd: Sonoran preserve. Let"s actually preserve it!
Date:	Tuesday, April 5, 2022 1:35:58 PM

Please add to the public record

Get Outlook for iOS

From: Dawn M <dawnmannon@gmail.com>
Sent: Tuesday, April 5, 2022 1:10 PM
To: Council District 2 PCC
Subject: Sonoran preserve. Let's actually preserve it!

Jim,
As a local resident, I am against any realignment/zoning amendment of Phoenix's Master Plan for the Sonoran Preserve as it relates to Taylor Morrison's request for the Verdin/McEwan 480 Project, Z-62-18-2. Key objection elements of the amendment include:

1. Remove the Desert Character Overlay requirement

2. Build homes outside of existing infrastructure

3. Massive up zone, 3–5 houses per acre

The developer is seeking to transform the Desert Character Overlay around the Preserve. Moving it north of Sonoran Desert Drive is actually removing it because north of Sonoran Desert Drive is the Preserve itself.

Regardless of previous statements, if all Plan Amendments proposed are passed, the development will not be "truly unique." Nor will it be as the developer committed, " . . . a context-sensitive community that sets the bar high for any future development in the area."

It seems all the developer sees is growth, not thoughtful development, or sustainability. This Plan Amendment only benefits the developer and not the community or the Preserve.

I am not a "recreational activist," as cited on a recent local newscast. My objections seek to:

a. Maintain the Master Plan as originally proposed

b. Recognize the dismal condition of the Valley's current and future water supply

c. Maintain the overlay as the effective way to control development in the entire Preserve area

Kindly,
Dawn Mannon
Phoenix, Az
****

From:	Anthony M Grande
To:	Julianna Pierre
Subject:	FW: preserving the Sonoran preserve
Date:	Tuesday, April 5, 2022 1:16:24 PM

Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

From: Dawn M <dawnmannon@gmail.com>
Sent: Tuesday, April 5, 2022 1:13 PM
To: PDD Desert View VPC <desertviewvpc@phoenix.gov>
Subject: preserving the Sonoran preserve

As a resident of Phoenix (for almot 50 years), I have seen mass destruction of our beautiful desert. I employ you to keep the desert overlay at the Sonoran Preserve. Please do not build massive amounts of homes in our desert.

thank you,

Dawn Mannon
Phoenix, AZ

From:	Susanne Rothwell
To:	Julianna Pierre
Cc:	Patrick and Eileen McMullen
Subject:	FW: Final PMPC Letter (and contact info if helpful!)
Date:	Tuesday, April 5, 2022 10:52:39 AM
Attachments:	FINAL 2022_03_31 Letter to City of Phoenix re VERDIN Applications[1].docx
Importance:	High

Hello Julianna and the Desert View Village Planning Committee,

Please read the attached letter from Phoenix Mountains Preservation Committee (PMPC) President Patrick McMullen and the PMPC board.
It is in regards to the proposed Taylor Morrison 'Verdin' re-zoning case coming before the Committee tomorrow.
It is late so hoping that you will have some time to read it, as it is a particularly important issue for the PMPC.
Kindest regards,

Susanne Rothwell
PMPC

PMPC SUMMARY - APRIL 3, 2022

The Phoenix Mountains Preservation Council, a 501(c)(4) non-profit organization charged with the protection of the Phoenix Mountains Preserves write to you with our strong support and encouragement to engage and monitor the Verdin Development of the 480 acres situated to the west of Cave Creek Wash and to the south of the Sonoran Parkway. The Verdin location abuts to Sonoran Preserve.

The attached legal research conducted by the PMPC Attorney, lists our concerns and we hope that you and City departments will continue to take them seriously and will apply the sections of the zoning Ordinance that were written and included into the Ordinance to protect these Preserve adjacencies and to ensure that the Preserves will remain available to the public and enjoyable as well.

PMPC understands that Phoenix is a rapidly growing city and that large numbers of the new population must be accommodated. A great effort was undertaken in past decades to have the Sonoran Preserve acquired by the City at tax payer expense, with a large effort by PMPC to identify and help to support the City efforts. We therefore are very dedicated to keeping the Preserves available to the local citizens, and the Desert Character Overlay continued and appreciated.

The Verdin Development planning team has taken important steps in the linking up of the Sonoran Preserves, emphasis on desert plant maintenance, protection of plants and animals, and meaningful public access to the Desert Preserves surrounding the new Verdin development. What is needed is a more formal arrangement between the City of Phoenix, Phoenix Citizens and the Verdin 480 Acre Development project team.

As a remembrance; On February 17, 1998, the [City] Council also voted unanimously to adopt the ***Sonoran Preserve Master Plan*** and to move forward in acquiring this open space. In doing so, the Council continues a time-honored precedent for protecting and preserving desert open space within the city and for ensuring recreational access for our citizens."

PMPC is intensely interested in the pending development of the Verdin 480 acre site, as it is an early project in the development of this corridor, and especially important for the continued Desert character Overlay District enforcement.

Sincerely,

Patrick McMullen, PhD

Patrick McMullen, PhD
PMPC President

March 3, 2022

Mayor Kate Gallego
Phoenix City Hall
200 W. Washington St.
Phoenix, AZ 85003

Phoenix City Councilmembers
Phoenix City Hall
200 W. Washington St.
Phoenix, AZ 85003

Re: Objections of the Phoenix Mountains Preservation Council, Inc. (PMPC) to the Four Applications Submitted for "Verdin" Development Proposal (GPA-DSTV-1-18-2, Z-75-18-2, Z-TA-5-18-2 and Z-62-18-2)

Dear Mayor Gallego:

This letter is submitted by the Phoenix Mountains Preservation Council, Inc. (PMPC) in opposition to the proposed Taylor Morrison "Verdin" housing development project south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments, just west of Cave Creek Road in northern Phoenix (formerly "MacEwen 480"). We understand that developer Taylor Morrison has filed several applications in furtherance of this development including two zoning amendments, a General Plan Amendment, and a Planned Unit Development application (hereinafter the "four applications").[1] We understand that these four applications were simultaneously approved by the North Gateway Village Planning Committee on March 10, 2022[2], and the Desert View Village Planning Committee is scheduled to meet on these four applications on April 5, 2022.[3]

PMPC strongly objects to any actions, at any level, that would advance the four applications as written, for reasons stated herein. First – the Desert Maintenance Overlay District should not be modified but must remain intact, ensuring that washes, sensitive species and their habitats, and the delicate desert ecosystem remain protected. The rezoning is not simply a "technical clean-up" as the developer casually asserts,[4] but rather, this rezoning would be an unprecedented rollback of protections carefully researched and thoughtfully added to the Phoenix Zoning Code for this specific area decades ago – protections that were specifically adopted to protect this desert area from the very type of development pressure that is presented here. Second – simultaneous consideration and approval of these four applications is contrary to the law and City of Phoenix policy. Furthermore, public notice has been deficient.

[1] General Plan Amendment (GPA-DSTV-1-18-2); Zoning Amendments (Z-75-18-2 and Z-75-5-18); and Planned Unit Development (Z-62-18-2).

[2] *See* Notice of Results, North Gateway Village Planning Committee Meeting (March 10, 2022).

[3] *See* Notice of Public Meeting, Desert View Village Planning Committee (April 5, 2022).

[4] *See* Letter re Z-75-18-2 Zoning Map Amendment (December 17, 2021), p.2

On behalf of PMPC, I ask that these applications **not** be approved as written but that the Desert Maintenance Overlay District remain wholly intact, ensuring that protections to washes, sensitive species and their habitats, and the delicate desert ecosystem remain as intended.

About PMPC

The Phoenix Mountains Preservation Council, Inc. is an organization founded in 1970 by Arizona visionaries dedicated to the protection of Phoenix's Mountain Preserve system. For the last 50 years, PMPC and its members have worked tirelessly to preserve, protect, and advocate for the precious Mountain Preserve system, and to monitor and address the rapid growth and development surrounding these important public resources. For much of Phoenix's modern history, our PMPC membership has worked hard alongside hundreds of concerned Phoenix citizens and City staff to ensure that the Sonoran Desert Preserves are protected and maintained as a valuable resource for all citizens of Phoenix.

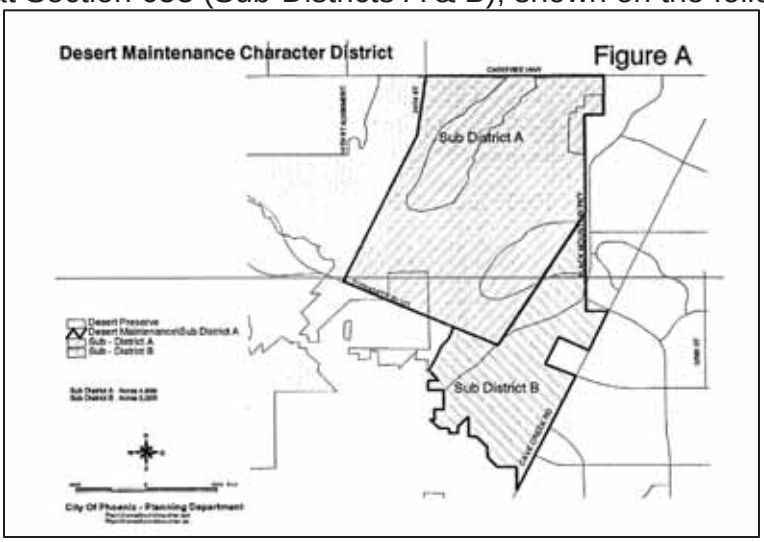
I. The Desert Maintenance Overlay District Must Not Be Altered

For many decades, protecting and preserving the unique desert features of the Phoenix Sonoran Preserve and the surrounding area has been a priority for the City of Phoenix. The PMPC and its members were involved in and supported the development and adoption of the Desert Maintenance Overlay District ("DMOD" or "DMOD Overlay") at Section 653 of the Zoning Ordinance in 2001, and the related working groups and charettes involved with that process, as well as the formation and expansion of the Phoenix Mountain Preserves. We support the critical protections carefully enacted by the City of Phoenix to prohibit intense development in and around the Cave Creek Wash area outlined in the DMOD Overlay, which must remain intact.

The true history of how the DMOD Overlay was developed is compelling. It is a landmark instance of how land planning and landscape ecological principles can be integrated as part of policy drafting processes. It should be a point of pride for the City of Phoenix, and an asset worth protecting. Furthermore, the history shows that the DMOD Overlay area and its boundaries were not simply dictated by road alignments (as the developer incorrectly claims), but instead were carefully studied and thoughtfully drafted in a manner integrating ecological considerations with planning structure, as part of one of the most robust and widely supported Phoenix endeavors, to date. Finally, the owner(s) of the "Verdin" property have owned this land for at least the last half-century, and have had ample time and opportunities to challenge its classification over the last several decades. The DMOD Overlay must not be altered.

History of the Desert Maintenance Overlay District (DMOD)

On July 5, 2001, the approximately 6,724-acre DMOD was added to the Phoenix City Zoning Ordinance at Section 653 (Sub-Districts A & B), shown on the following page.[5]



City of Phoenix Zoning Ordinance Section 653 (Desert Character Overlay Districts)

It was carefully constructed by a large, interdisciplinary collaborative effort over several years to study and understand the unique and sensitive characteristics of this area, and protect those characteristics from the pressures of development. Historical city documents and studies, reports, articles, and other research materials describe this history, as summarized below.

1980s

On January 19, 1985, a large portion of northern Phoenix (including the current DMOD Overlay area) was annexed into the city.[6] Tensions between increasing development and impacts on sensitive desert areas were rising during this time. Spurred in part by these tensions and concerns over the proposed development at Tatum Ranch,[7] the City Council developed a plan for this larger area, then called the peripheral Areas C and D Areas, with "extensive" community assistance from a Council-appointed Citizen's

[5] *See* Zoning Ordinance Section 653 (Desert Character Overlay Districts).

[6] *See* North Land Use Plan (May 1997), at 4; *see also* City of Phoenix Annexation Map.

[7] *See* Quay, Ray. "Bridging the Gap Between Ecological Research and Land Use Policy: The North Sonoran Collaborative" Urban Ecosystems, 7:283-294 (2004). Tatum Ranch was one of the first developments to use groundwater and wastewater, opening the doors for more development north of the CAP canal.

Advisory Committee, as well as support from the State.[8] The Peripheral Areas C & D Plan was adopted in 1987.

The Peripheral Areas C and D Plan was intended to direct the City of Phoenix on future land use and development densities "to ensure that development in the area was compatible with and complementary to the unique and environmentally sensitive characteristics of the area." [9] The Peripheral Areas C & D Plan describes this new proactive approach: "Normally, the City is placed in a reactive role with respect to guiding growth of a developing area. These northern areas; however, are largely undeveloped and provide the City with a unique opportunity to anticipate growth and to establish an overall framework to guide physical development."[10] Even at the time, the City recognized that more work would be needed towards developing future protections, such as an ordinance.[11]

1990s

Development continued to increase in northern Phoenix during the early 1990s. Subsequently, concerns about density and form of development within the ecologically sensitive desert areas came to a critical point. A diverse group of public and private planners, designers, environmental scientists, landscape architects, university departments, as well as representatives from state agencies, private consultants, the City of Phoenix, and State of Arizona began collaborating on a variety of studies, plans, and charrettes for this area during this time.[12] This group (called the North Sonoran Collaborative), formed and met regularly to address the gap between managing growth and the ecological data needed to accomplish these goals. Their research was organized into a multi-disciplinary GIS database,[13] one of the early instances of GIS usage by the city and significant part of the group's success.

The City of Phoenix began the process of revising the General Plan with detailed objectives and design standards for this area during this time. The absence of ecological

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[8] *See* General Plan: Peripheral Areas C and D, City of Phoenix Planning Department, October 1987.

[9] *See* City of Phoenix Planning Department Staff Report No. 58-01-02 (June 13, 2001), recommending approval of the DMOD Overlay, at 2. Obtained *via* Public Records Request.

[10] *See* FN 8 at 1.

[11] *See* FN 9 at 2.

[12] *See* FN 9 (p.2); *see also* FN 7; *see also* "ASU Program Stresses Ecological Approach to City Planning", University of Arizona Water Resources Research Center Newsletter, November-December 1999, at 9.

[13] *See* Ward, B., Burke, J., Ewan, J., Fish Ewan, R., Miller, W., Quay, R., Steiner, F. 1999. "A Collaborative Approach to Planning." ASU School of Planning & Landscape Architecture.

information about the Northern Sonoran Desert was quickly recognized as a major barrier,[14] so the City turned to the North Sonoran Collaborative and Arizona State University (ASU) School of Planning and Landscape Architecture to conduct this much-needed work. The city funded a detailed study of the Cave Creek Wash by ASU, the success of which led to several additional studies of other nearby washes.[15] The Cave Creek Study also helped build momentum for the acquisition of 15,000 acres of Preserve lands including along the Cave Creek Wash corridor.

As a result of these extensive studies, a radical departure in methodology was forming. "Basing preservation boundaries on ecosystems rather than topography or land ownership is new to Phoenix. In the past, boundaries did not reflect the ecological systems inherent in the landscape and so the impact of preserve size, shape, and constitution on plant and wildlife habitats were not considered nor well understood."[16]

These and other processes led directly to the North Land Use Plan (adopted 1996) and the Sonoran Preserve Master Plan (adopted 1998). Based in part on interviews with neighbors in the area, the North Land Use Plan identified three Character Areas – the Desert Preserve (today's DMOD Overlay), the Rural Desert, and Suburban Desert – and required that zoning overlay districts be created for each area "to provide clear development standards which reflect community desires for each area."[17]

It is worth highlighting that the Desert Overlay development process was so unique and ambitious that an entire session series of presentations were devoted to it at the 1999 American Planning Association's National Conference held in Seattle, Washington.[18] Presenters included ASU professors, City of Phoenix Planning Deputy Director James Burke, Assistant Director Ray Quay (all Collaborative members) who traveled from Arizona to Washington to present their work to planners across the United States.

In a conference paper presented to planners nationwide, Terry Newton of the Phoenix Planning Department noted that "the process for developing the three overlay

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[14] *See* FN 8.

[15] This study was reportedly conducted by a team of ecologists and biologists from the ASU Schools of Planning and Landscape Architecture and Life Sciences Department, Northern Arizona University, the Desert Botanical Gardens, and the Arizona Game and Fish Department. Their report on the biological values of Cave Creek Wash entitled "Cave Creek Wash: Preservation Boundary Study" was published in 1996.

[16] *See* Sonoran Preserve Master Plan (1998), at 16.

[17] *See* North Land Use Plan (May 1997), at 19.

[18] *See* 1999 APA National Planning Conference file (WorldCat record); *see* 1999 APA National Planning Conference Table of Contents (*see* Session Series on The North Sonoran Collaborative, five papers linked).

ordinances is unlike any the city has undertaken in the past." He continued, saying that these guidelines could "set a new standard for the city's approach to development in natural desert areas for the city."[19] He further described the specific acreage targeted for protection:

> "Much of the area identified by Subdistricts A and B is included in the Arizona Preserve Initiative (API) application which is currently being pursued by the city. **Of the approximately 5,000 acres identified as Subdistrict A, only 900 acres are outside of the API area.** Subdistrict B consists of approximately 1,700 acres with 1,500 acres falling outside of the API area. Assuming the API area as currently identified successfully becomes a preserve, approximately 2,400 acres in Subdistricts A and B would remain for possible development. **This is the area addressed by this Overlay."** (Emphasis Added).

For reference, the current proposed rezoning applications submitted by developer Taylor Morrison propose to remove approximately 218 acres of the 900 acres of developable non-Preserve area from Subdistrict A, or about 24%.[20] While the number of developable acreages may have shifted since this time, it is crucial to note that the Overlay was developed to specifically target these developable acreages for protection from intense development – including the intense residential development presented by the "Verdin" project.

2000s

On June 13, 2001, the City Planning Commission met to consider and recommend adoption of the DMOD Overlay to the City Council. On June 27, 2001, the City of Phoenix granted the request as recommended, adopting the DMOD Overlay into the City Zoning Ordinance.[21] Minutes from the June 13th Planning Commission hearing reveal the robust community input and public involvement that supported writing the DMOD Overlay text.[22] Staff Report No. 58-01-2[23] recommending approval states:

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[19] *See* Newton, Terry, City of Phoenix Planning Department. Desert Character Overlay Zoning District, Conference Paper presented to the American Planning Association, Seattle, WA. 1999.

[20] *See* Staff Report – Zoning Ordinance Text Amendment Z-TA-5-18-2 (March 9, 2022) at 12.

[21] *See* FN 9. *See also* Application No. Z-TA-3-99-2 (to add the Desert Character Overlay District at Section 653 of the Zoning Ordinance); *see* Zoning Application No. Z-58-01-2 (establish the Desert Maintenance Overlay District, one of three character districts authorized under Section 653); *see* Ordinance No. G-4380 and RCA35880 dated July 5, 2001 (adopting Ordinance).

[22] *See* City of Phoenix Planning Commission Minutes (June 13, 2001) at 62; *see also* FN 9 at 2.

[23] *See* FN 9.

> "The area has a high scenic value containing stands of dense native vegetation, which support a delicate and fragile eco-system. Within the proposed overlay is Cave Creek Wash, a unique wash system which is designated for incorporation into the City of Phoenix Sonoran Preserve. **The Desert Maintenance District is intended to provide a buffer/transition between this environmentally sensitive area and existing development.** This is an area with many washes of varying size which are tributaries to Cave Creek Wash. **It is an area of high habitat value that is critical to the survival of numerous small mammals and a variety of birds, as well as reptiles. Maintenance of the Sonoran Desert in this area requires sensitive development strategies."**
>
> City of Phoenix Planning Department Staff Report No. 58-01-02 (June 13, 2001), recommending approval of Z-58-01-2 and Z-TA-3-99-2. (Emphasis added).

The DMOD Overlay was codified in the Zoning Ordinance at Section 653. Within its very first paragraph: "The Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development."[24]

The DMOD Overlay is split into Subdistricts A and B. Subdistrict A requires minimum lot sizes of 35,000 square feet or greater, or 0-1.2 dwelling units per acre.[25] Subdistrict B requires minimum lot sizes of 18,000 square feet or greater, or 2-5 dwelling units per acre.[26] Section 653(A) explains why development densities are more restrictive in Subdistrict A (where a portion of the proposed "Verdin" project lies and which is the subject of the rezoning applications) as follows:

> "With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this

[24] *See* FN 5 at Section (A).

[25] *See* FN 5 at Section 653(B)(5); *see also* FN 9 at 3.

[26] *See* FN 5 at Section 653(B)(6); *see also* FN 9 at 3.

area the ability to maintain large connected undisturbed areas and washes becomes possible."

The DMOD Overlay is the only one of these three overlays completed to date. For reasons not stated, the remaining two Desert Character Overlay Districts (Rural Desert Overlay, Sec. 653(C) and the Suburban Desert Overlay, Sec. 653(D)) were never added to the Desert Character Overlay District (Sec. 653), but have remained "Reserved" for the past two decades.[27]

While development has continued throughout the city, the thoughtfully formulated Overlay at Section 653 of the Zoning Ordinance has stood the test of time. Since adoption in 2001, it has never been amended. However, granting the rezoning proposed by the Taylor Morrison "Verdin" development to lift the DMOD Overlay will set a disastrous precedent, allowing a developer to carve themselves out of the protective, robust Overlay to facilitate their more dense (and thus more profitable) development plans. Removal of these protections sets a chilling precedent for the survival of Sonoran Preserve and the remaining acres of sensitive desert habitat and wash systems. The "Verdin" project should not be exempted from the protective DMOD Overlay.

The "Technical Clean-Up" Road Alignment Argument Is Wrong

In a transparent effort to side step the powerful history and compelling reasoning behind the Overlay, the developer claims that the requested rezonings (Z-75-18-2 and Z-TA-5-18-2) to remove the DMOD Overlay from their property are just a "technical clean ups"[28] to change the Overlay boundaries to align with Sonoran Desert Drive instead with the Northeast Outer Loop alignment contemplated in the Peripheral Areas C & D Plan. This is not true. The DMOD Overlay was never intended to move with any changes to the proposed roadway.

The Sonoran Preserve Parkway route alignment involved a complex process that included area residents, PMPC, the State Land Department, and Preserve and Parks Committee study partners studying multiple alternatives.[29] After extensive public review, one alignment was selected out of five. During a presentation to the Parks & Recreation Board meeting, it was discussed that the selected Parkway alignment was chosen to maintain existing wildlife corridors in the area, among other things. At the meeting Board Chairperson Jim Holway asked "if there was a reason why the alignment had not been

[27] *See* Zoning Ordinance Section 653 (Desert Character Overlay Districts), Subsections C & D.

[28] *See* Letter from Susan Demmitt to Desert View Village Planner Julianna Pierre re Zoning Map Amendment application Z-75-18-2 (December 17, 2021). Received *via* Public Records Request.

[29] *See* Sonoran Desert Drive Alignment Study Fact Sheet.

brought to the edge of the preserve." Staff and Parks & Preserve Administrator Sarah Hall explained that this was due to "major wash crossings" in the area, among other things.[30]

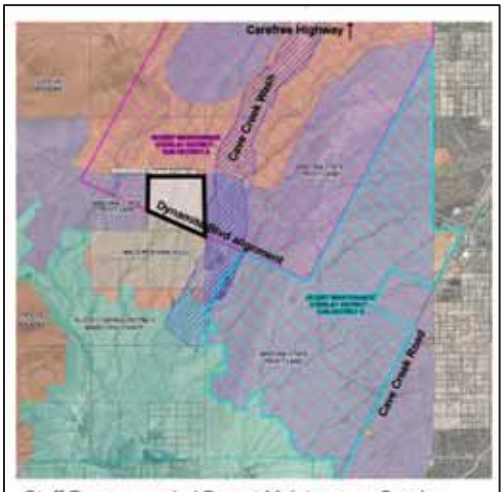
A City Council Report recommending approval of the final Sonoran Parkway alignment similarly states: "Special care was taken to maintain views of the surrounding terrain, minimize scarring, preserve existing vegetation, and provide for wildlife crossings. Provisions for future trail crossings have been incorporated and structure designs include aesthetic treatment with native colors and textures to blend into the adjacent desert landscape. Segments of the alignment will abut future Mountain Preserve and serve as a buffer between the Mountain Preserve and adjacent development."[31]

Never, in any part of the extensive Sonoran Parkway alignment review process, was there ever a mention that the new alignment was intended to redraw the boundary of the recently-adopted DMOD Overlay. Rather, the Sonoran Parkway alignment was not intended to redraw the DMOD Overlay, it was intended to traverse it. The alignment was specifically chosen to be harmonious with sensitive ecological features, not to pull back protections for these features as the developer seems to suggest now.

Even the City of Phoenix[32] appears to reject the developer's "technical clean-up" roadway claim. Below (left) is the applicant's proposed rezoning, reducing the DMOD Overlay over a large swath. Below (right) is the City's proposed modification, which exempts just the "Verdin" property from the DMOD Overlay. Plainly, from these maps, the "technical clean-up" roadway claim does not stand.



Applicant Proposed Desert Maintenance Overlay District Modifications, Source: Hilgart Wilson



Staff Recommended Desert Maintenance Overlay District Modifications, Source: Hilgart Wilson

[30] *See* Phoenix Parks & Recreation Board Meeting Minutes (June 26, 2003) at 9-10.

[31] *See* City Council Report, Transportation, Parks & Seniors Subcommittee (June 8, 2006).

[32] *See* Staff Report Z-62-18-2 – Verdin PUD dated March 9, 2022.

The proposed "Verdin" project lie underneath Mesquite Wash, an important habitat for many desert species, which runs through the heart of the property. Removal of the DMOD Overlay would entirely remove the protections to Mesquite Wash. The "Verdin" project would also intrude on Cave Creek Wash to the east, an important wildlife corridor between the existing Preserve lands located to the north and south. A development more dense than currently allowed would threaten the integrity and cut off connectivity of these wildlife corridors. Indeed, one of the smallest birds native to the Sonoran Desert known as the "Verdin" makes its home in wildlife corridors and washes including those that would be threatened by the proposed "Verdin" development.

A blatant carve-out of the "Verdin" property from the DMOD Overlay to enable more dense development is inappropriate. This flies in the face of so many years of hard work, thoughtful community input and public review, careful research, and proactive good planning. It is directly contrary to the intent of the DMOD Overlay, which exists to proactively protect the sensitive desert ecosystem from developmental pressures, not react to their desires. It also sets an awful precedent, opening the doors for future developers to make similar requests, rendering the DMOD Overlay effectively meaningless.

II. ISSUES REGARDING PROCESS

Simultaneous Consideration of All Cases Is Not Permitted

These four applications were simultaneously presented on, discussed, and approved for recommendation through a vote by the North Gateway Village Planning Committee on March 10, 2022.[33] The Desert View Village Planning Committee is scheduled to meet and take action on these "companion cases" on April 5, 2022.[34] This is not permitted under City of Phoenix processes and the law.

The City of Phoenix's General Plan Amendment Planning Process Guide[35] notes that simultaneous review of rezoning applications and requests to amend the General Plan is prohibited. It specifically states:

> **May my rezoning application be reviewed simultaneously with my application to amend the GENERAL PLAN?**
>
> No. Current City policy requires that action on a rezoning application is separate from the procedure to amend the General Plan as State law requires that all rezoning be consistent with and conform to the adopted

[33] *See* FN 2.

[34] *See* FN 3.

[35] *See* City of Phoenix General Plan Amendment Planning Process Guide (rev. 08/12/2021)

> General Plan. A hearing on the rezoning application is to occur subsequent to a determination on the change to the General Plan. However, you may file your rezoning application and be scheduled for a hearing agenda following action on the General Plan amendment. Note: This requirement can be waived by the Planning and Development Director upon written request for special circumstances.
>
> General Plan Amendment Planning Process Guide, at p.2

A.R.S. § 9-462.01(F) states in relevant part that "[a]ll zoning and rezoning ordinances adopted under this article shall be consistent with and conform to the adopted general plan of the municipality". It is the intent of the Legislature that revisions to the General Plan must occur prior to, not simultaneous with, zoning and rezonings. This is an important process as it protects the integrity of the General Plan and the processes involved in its revision, including (but not at all limited to), ongoing public notice and participation.

Exceptions to this requirement have not occurred and do not apply here. Scheduling of a hearing agenda following action on the General Plan is not occurring here, as the Verdin Minor General Plan Amendment Submittal (Case No. GPA-DSTV-1-18-2) admits that "[t]his Amendment is being processed concurrently with applications to change the zoning on the Property…"[36] Finally, there has been no indication that developer Taylor Morrison has ever requested a written waiver of this explicit requirement.

In addition, the General Plan Amendment Planning Process makes clear that the contents of a General Plan Amendment hearing and a Rezoning hearing are quite different.[37] For instance, certain zoning issues are "not appropriate for discussion" at a General Plan Amendment hearing, including setbacks, elevation, open space, amenities, and other topics. Simultaneous consideration of all of these applications, and consideration of all of these topics at one single hearing, is inappropriate and contrary to Phoenix City policies and Arizona laws governing municipal planning.

All Procedures for the Cases Must Be Complied With

On December 7, 2021 and December 9, 2021, the four applications were presented and discussed at the Desert View Village Planning Committee and the North Gateway Village Planning Committee regular monthly meetings, respectively.[38] On

[36] *See* Verdin Major General Plan Amendment Submittal (December 17, 2021), p.5 (obtained *via* public records request).

[37] *See* FN 34 at 2-3.

[38] *See* Desert View Village Planning Committee – Notice of Results (December 7, 2021); *see* North Gateway Village Planning Committee – Notice of Results (December 9, 2021).

December 17, 2021 and after these informational meetings, the General Plan Amendment Application was resubmitted to the Planning & Development Department (the first submittal having occurred over three years prior).[39] However, no further presentation and discussion of this resubmittal occurred prior to voting meetings.

Neighborhood notification and meetings are also a requirement of the General Plan Amendment process. Specifically, applicants are required to meet with property owners within 600 feet of the subject site to present the proposal, and attempt to address resident concerns. Furthermore, the General Plan Amendment Process Guide[40] requires:

> "The results of that meeting shall be summarized and forwarded to the village planner in whose village the case is located. No hearings shall be scheduled without submittal of the following information:
> - Date, time, and location of the meeting
> - Number of participants
> - Issues that arose during the meeting
> - Plan to resolve the issues, if possible"

It is unclear whether this requirement has been met. Furthermore, if such a meeting has occurred, it is important to determine whether the meeting occurred prior or subsequent to the major resubmittal in December 2021. This is critical. Fundamental to the planning process are ample, advance public notice allowing time for meaningful review, engagement and participation.

For reasons stated above, the bundling of these four cases (rezoning applications, request to amend the General Plan, and Planned Unit Development) is improper and prohibited by the City of Phoenix's own policy. Progression of these cases must stop on this basis alone.

Public Review Opportunities Have Been Insufficient

The City of Phoenix Staff Report for Verdin PUD was not finalized until March 9, 2022, and was not posted on the Planned Unit Development Case List until just before the North Gateway Village Planning Committee voting meeting on March 10, 2022.[41] Similarly, the City of Phoenix Staff Analysis for the General Plan Amendment was not finalized until March 9, 2022.[42] Bafflingly, it is posted on the General Plan Amendment

[39] *See* FN 35.

[40] *See* FN 34.

[41] *See* Staff Report Z-62-18-2 – Verdin PUD dated March 9, 2022.

[42] *See* Staff Analysis GPA-DSTV-1-18-2 dated March 9, 2022.

Case List under the year "2018" and not under "2022", making it highly unlikely that an interested citizen would easily be able to locate and review it (if they even knew it was there). The City of Phoenix Staff Report for the Zoning Ordinance Text Amendment was also not finalized until March 9, 2022.[43] Also bafflingly, it is posted on the Rezoning & Text Amendment Case List under the year "2018" and not under "2022." This stymies the good-faith efforts of even the most persistent interested citizen, and certainly stifles public participation.

Additionally, revisions to the Verdin PUD Narrative have repeatedly been resubmitted by developer Taylor Morrison over the past three months. The most recent resubmission was on March 3, 2022, a few short days before the North Gateway Village Planning Committee voting meeting on March 10, 2022.[44] No notification of this updated draft (or the specific changes it contains) was received in advance of the March 10th meeting.

No notification or alert was ever received that these reports or updates were even available, leaving no time for any meaningful public review (or even awareness of their existence) prior to the first Village voting meeting. This is made more egregious by the fact that there are significant public concerns with this development, which have been repeatedly raised throughout the years. In fact, public concern about this project has been expressed since the project was first proposed as "MacEwen 480" in 2018.[45] As the City is likely aware, the organization known as Save Our Sonoran Preserve was formed by residents in response to these very threats from this project and SOS has fiercely advocated for protection of the Preserve and DMOD Overlay ever since.

Although the Public Meeting materials included allotted time for "Public Comments", this opportunity is not meaningful, when the public is not given sufficient time to review the relevant documents in advance of key voting meetings. Proper time for public participation and notice are required components of the public process for all of these cases. As you know, A.R.S. § 9-461.06(C) directs municipalities to provide for "effective, early and continuous public participation" with respect to General Plan amendment processes.

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[43] *See* Staff Report – Zoning Ordinance Text Amendment Z-TA-5-18-2 dated March 9, 2022.

[44] *See* Verdin PUD Narrative.

[45] *See* "1,420 homes may line 9,671 acres of preserved north Phoenix desert" (AZCentral, January 12, 2022); *see* "Hikers upset home builder may redevelop part of North Phoenix desert" (AZFamily, February 28, 2022); *see* "Preserve at odds with high density housing" (Sonoran News, May 15, 2019); *see* "Outdoor enthusiasts blast plan for 1,400 homes near Phoenix Sonoran Preserve" (AZCentral, May 14, 2019).

Disclosing key materials on the same day as scheduled decision-making meetings does not allow for meaningful public review and participation, and unfortunately, whether or not intended, diminishes its importance. We sincerely hope that this will no longer be the case moving forward.

III. CONCLUSION

The robust protections developed and codified in the Desert Maintenance Overlay District have stood unaltered for the past 21 years. Erosion of these protections, if allowed once, may not stop. Simply put, the Desert Maintenance Overlay District must be preserved intact and not modified.

What we are asking for here is not radical. PMPC does not oppose a reasonable development on the McEwen Ranch LLC property consistent with current development standards and zoning requirements. Phoenix has already spoken with the approval of the DMOD Overlay, which reflects the years of hard work put into development of the DMOD Overlay by so many dedicated citizens and professionals.

Anything short of preserving the DMOD Overlay as-is will seriously degrade fragile desert ecosystems in the area, sever connections between the Preserves, and set a dangerous where developers can easily bypass important protections for our unique landscapes across Phoenix.

Yours Truly,

Dr. Patrick McMullen, PhD, President
Phoenix Mountain Preservation Council, Inc.
Email: pmpcaz@gmail.com

CC: Director, Phoenix City Planning & Development

Phoenix City Planning & Development Department (zoning@phoenix.gov)

North Gateway Village Planning Committee

Desert View Village Planning Committee

Executive Board, Phoenix Mountain Preservation Council, Inc.

From: Sonoran Preserve
To: Julianna Pierre
Subject: Re: Message to VPC Members
Date: Thursday, April 7, 2022 3:43:19 PM

Hi Julianna,

I wanted to say thank you for all your assistance for the past couple years on this project. Obviously, I'm a bit heartbroken and feel very gutted about the result of the vote, in particular the removal of the Desert Character Overlay, something that I have felt so passionately about.

I was hoping to post a recap to our members again so if you could forward the minutes when you get a chance that would be appreciated.

Also can you forward the below letter to Desert View VPC members:

Dear Desert View VPC,

First, I want to thank you for all your attention to the MacEwan 480/Verdin project over the past several years. It's hard to believe that we were discussing this case since 2018. It is taxing enough for me to sit in on those meetings every once in a while and you fine people do it for our community once a month! So thank you for your time and service.

Second, obviously I'm a bit heartbroken and feel very gutted over the result of the vote this week. I put so much time and effort in defending the Preserve and it's zoning laws.

It seemed that back in 2018 and 2019 everyone was in unison (both Committee members and 82 letters that you received in opposition) about how massive this up zone was, the location of this up zone and the asking of the removal of limit line and the Desert Character overlay. It was sad to see peoples opinions changes. Perhaps we're all tired of hearing about it.

At any rate, please consider me an ally in helping preserve open places like the Sonoran Preserve and it's zoning laws. For me it's the heart of what make Arizona and our beautiful village truly unique.

Sincerely,

Dr. Gary Kirkilas
708-369-4566
Save Our Sonoran Preserve

On Apr 5, 2022, at 8:20 AM, Julianna Pierre <julianna.pierre@phoenix.gov> wrote:

Thank you for sending this over, Gary. I'll make sure I have this updated version available.

Thank you,
Julianna Pierre, Planner II – Village Planner
Office: 602-534-5829

PLANNING & DEVELOPMENT PRESERVE SHAPE BUILD

City of Phoenix
► Planning & Development Department
Long Range Planning
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From:	Council District 2 PCC
To:	Julianna Pierre
Subject:	FW: Verdin development proposal
Date:	Tuesday, April 26, 2022 8:30:53 AM

Please add to the public record.

From: Ron Orozco <wbwarrior81@yahoo.com>
Date: Tuesday, April 26, 2022 at 8:25 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: Verdin development proposal

Dear Councilman Waring,

I'm writing to you today because I know you are a man of integrity and a man of the people. I had the pleasure of meeting you a few times when you were the state senator from my district. I am deeply concerned about the proposal Verdin development has on the table to basically ignore the Desert Character Overlay District standards for development on lands adjoining the Sonoran Preserve. This is literally my backyard now and the impact to the ecosystem of overdevelopment would be irreversible. I am an avid trail runner with great respect for our desert home. This proposal is a very bad idea and in direct conflict of the standards put in place to prevent overdevelopment. No amount of 'planning' to build 'conforming with the natural environment' can make up for doubling or tripling the number of homes in this area, and with future development almost assured, sets a very bad precedent. In fact, it's hypocritical. I urge you to do the right thing and deny this proposal. Keep this area zoned as it was intended, and protect the environment and the livelihood of all who currently live here and enjoy the beauty of the Sonoran Preserve.

Sincerely,
Ron Orozco
District 2 Republican
602-469-0715

Sent from my iPhone
****

Attachment H

REPORT OF PLANNING COMMISSION ACTION
May 5, 2022

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-62-18-2 (Verdin PUD) (Companion Cases GPA-DSTV-1-18-2, Z-75-18-2, and Z-TA-5-18-2)
Location:	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
From:	S-1 DCOD, RE-35 DCOD, and S-1
To:	PUD DCOD (Pending PUD) and PUD
Acreage:	488.63
Proposal:	Planned Unit Development to allow single-family residential
Applicant:	Taylor Morrison/Arizona, Inc.
Owner:	MacEwen Ranch, LLC
Representative:	Susan Demmitt, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Desert View 11/6/2018 Information only.
North Gateway 11/8/2018 Information only.
Desert View 4/2/2019 Information only.
Desert View 12/7/2021 Information only.
North Gateway 12/9/2021 Information only.
North Gateway 3/10/2022 Approval, per the staff recommendation with a modification. Vote: 4-1.
Desert View 4/5/2022 Approval, per the staff recommendation with modifications and additional stipulations. Vote: 10-1.

Planning Commission Recommendation: Approval, per the staff memo dated May 5, 2022.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve Z-62-18-2, per the staff memo dated May 5, 2022.

Maker: Simon
Second: Busching
Vote: 7-1 (Perez)
Absent: Gaynor
Opposition Present: Yes

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~~ VERDIN 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~~ MARCH 3, 2022, as modified by the following stipulations:

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This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

ATTACHMENT I

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** May 5, 2022

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 8 (Z-62-18-2) – VERDIN PUD – SOUTHWEST CORNER OF THE 24TH STREET ALIGNMENT AND SONORAN DESERT DRIVE

The purpose of this is memo is to recommend additional stipulations and convey additional correspondence that has been received regarding this case and its companion cases.

Rezoning Case No. Z-62-18-2 is a request to rezone 488.63 acres from S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), RE-35 (Single-Family Residence District) DCOD, and S-1. The requested zoning is PUD (Planned Unit Development) DCOD (Pending PUD) and PUD for the Verdin PUD, to allow single-family residential.

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended approval with modifications by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, and recommended approval with modifications and additional stipulations by a 10-1 vote.

The applicant has agreed to reduce the maximum wall height standards in the PUD Narrative and to require that any walls or fencing on the preserve edge have sufficient openings to allow the passage of wildlife. This is addressed in Stipulation Nos. 1.l, m, n, and p.

The applicant has also agreed to notifying specific individuals should there be future public hearings applicable to the PUD area. This is addressed in Stipulation No. 13.

The Sonoran Desert Drive Roadway Corridor, including Sonoran Desert Drive from North Valley Pkwy to Cave Creek Road and Dove Valley Road from 22nd Avenue to Sonoran Desert Drive, will become a critical transportation conduit connecting northwest and northeast Phoenix across the Sonoran Desert Preserve. Roadway improvements will be needed within the corridor to ensure continued safe travel conditions as future new development occurs in north Phoenix. Staff is recommending a stipulation to require a development agreement that will set forth the terms by which Verdin will contribute a fair share toward the necessary roadway improvements. This is addressed in Stipulation No. 14.

Enclosed with this memo are three letter of support and eight letters of opposition, including a petition.

Staff recommends approval, subject to the stipulations below:

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Enclosures:
Correspondence (80 pages)

LW VENTURE, LLC
9393 N 90th St., Ste. 102, Box 125
Scottsdale, AZ 85258

Telephone (480) 305-4609
Cameron@mac-cre.com

April 27, 2022

Via Email : julianna.pierre@phoenix.gov
Ms. Julianna Pierre
City Village Planner

Re: Taylor Morrison Arizona, Inc.
Case Nos.: Z-62-18-2, GPA-DSTV-1-18-2,
Z-TA-5-18-2 & Z-75-18-2

Dear Ms. Pierre:

As the new owner of Tatum Ranch Crossing, we support approval of the zoning changes being requested by Taylor Morrison for the master planned residential community to be known as "Verdin."

Please direct all future correspondence and/or notices to my email or physical address mentioned above.

Sincerely,

LW Venture, LLC
An Arizona Limited Liability Company

By: NCW Property A, LLC,
Property Manager

Cameron Wilson

DCL/bgr
cc: Ellie Brundige
Gammage & Burnham, P.L.C.
Email: ebrundige@gblaw.com

From:	PDD Zoning
To:	Racelle Escolar
Cc:	Julianna Pierre; Sarah Stockham; Enrique A Bojorquez-Gaxiola
Subject:	FW: PMPC letters regarding Verdin zoning
Date:	Monday, May 2, 2022 3:57:42 PM
Attachments:	PMPC Cover Letter_Legal Research on DCOD_April 3 2022 (004).pdf PMPC Letter to City of Phoenix re VERDIN Applications_Final Draft (004).pdf

Hello see below and attached.

Thank You

Leonor Valenzuela Secretary III
Planning and Development - Zoning Section
200 West Washington Street 2nd Floor
Phoenix, AZ 85003

From: libby@fivewest.com <libby@fivewest.com>
Sent: May 2, 2022 3:03 PM
To: Alan Stephenson <alan.stephenson@phoenix.gov>; Sandra Hoffman <sandra.hoffman@phoenix.gov>; PDD Zoning <zoning@phoenix.gov>; Jason Blakley <jason.blakley@phoenix.gov>; Joshua Bednarek <joshua.bednarek@phoenix.gov>
Subject: PMPC letters regarding Verdin zoning

Our attached letters from Phoenix Mountains Preservation Council (PMPC) relate to the zoning change request regarding the Verdin development.

Elizabeth (Libby) Goff
PMPC Secretary
Libby@fivewest.com
602-758-3062

PMPC SUMMARY - APRIL 3, 2022

The Phoenix Mountains Preservation Council, a 501(c)(4) non-profit organization charged with the protection of the Phoenix Mountains Preserves write to you with our strong support and encouragement to engage and monitor the Verdin Development of the 480 acres situated to the west of Cave Creek Wash and to the south of the Sonoran Parkway. The Verdin location abuts to Sonoran Preserve.

The attached legal research conducted by the PMPC Attorney, lists our concerns and we hope that you and City departments will continue to take them seriously and will apply the sections of the zoning Ordinance that were written and included into the Ordinance to protect these Preserve adjacencies and to ensure that the Preserves will remain available to the public and enjoyable as well.

PMPC understands that Phoenix is a rapidly growing city and that large numbers of the new population must be accommodated. A great effort was undertaken in past decades to have the Sonoran Preserve acquired by the City at tax payer expense, with a large effort by PMPC to identify and help to support the City efforts. We therefore are very dedicated to keeping the Preserves available to the local citizens, and the Desert Character Overlay continued and appreciated.

The Verdin Development planning team has taken important steps in the linking up of the Sonoran Preserves, emphasis on desert plant maintenance, protection of plants and animals, and meaningful public access to the Desert Preserves surrounding the new Verdin development. What is needed is a more formal arrangement between the City of Phoenix, Phoenix Citizens and the Verdin 480 Acre Development project team.

As a remembrance; On February 17, 1998, the [City] Council also voted unanimously to adopt the ***Sonoran Preserve Master Plan*** and to move forward in acquiring this open space. In doing so, the Council continues a time-honored precedent for protecting and preserving desert open space within the city and for ensuring recreational access for our citizens."

PMPC is intensely interested in the pending development of the Verdin 480 acre site, as it is an early project in the development of this corridor, and especially important for the continued Desert character Overlay District enforcement.

Sincerely,

Patrick McMullen, PhD

Patrick McMullen, PhD
PMPC President

March 31, 2022

Mayor Kate Gallego
Phoenix City Hall
200 W. Washington St.
Phoenix, AZ 85003

Phoenix City Councilmembers
Phoenix City Hall
200 W. Washington St.
Phoenix, AZ 85003

Re: Objections of the Phoenix Mountains Preservation Council, Inc. (PMPC) to the Four Applications Submitted for "Verdin" Development Proposal (GPA-DSTV-1-18-2, Z-75-18-2, Z-TA-5-18-2 and Z-62-18-2)

Dear Mayor Gallego:

This letter is submitted by the Phoenix Mountains Preservation Council, Inc. (PMPC) in opposition to the proposed Taylor Morrison "Verdin" housing development project south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments, just west of Cave Creek Road in northern Phoenix (formerly "MacEwen 480"). We understand that developer Taylor Morrison has filed several applications in furtherance of this development including two zoning amendments, a General Plan Amendment, and a Planned Unit Development application (hereinafter the "four applications").[1] We understand that these four applications were simultaneously approved by the North Gateway Village Planning Committee on March 10, 2022[2], and the Desert View Village Planning Committee is scheduled to meet on these four applications on April 5, 2022.[3]

PMPC strongly objects to any actions, at any level, that would advance the four applications as written, for reasons stated herein. First – the Desert Maintenance Overlay District should not be modified but must remain intact, ensuring that washes, sensitive species and their habitats, and the delicate desert ecosystem remain protected. The rezoning is not simply a "technical clean-up" as the developer casually asserts,[4] but rather, this rezoning would be an unprecedented rollback of protections carefully researched and thoughtfully added to the Phoenix Zoning Code for this specific area decades ago – protections that were specifically adopted to protect this desert area from the very type of development pressure that is presented here. Second – simultaneous consideration and approval of these four applications is contrary to the law and City of Phoenix policy. Furthermore, public notice has been deficient.

[1] General Plan Amendment (GPA-DSTV-1-18-2); Zoning Amendments (Z-75-18-2 and Z-75-5-18); and Planned Unit Development (Z-62-18-2).

[2] *See* Notice of Results, North Gateway Village Planning Committee Meeting (March 10, 2022).

[3] *See* Notice of Public Meeting, Desert View Village Planning Committee (April 5, 2022).

[4] *See* Letter re Z-75-18-2 Zoning Map Amendment (December 17, 2021), p.2

On behalf of PMPC, I ask that these applications **not** be approved as written but that the Desert Maintenance Overlay District remain wholly intact, ensuring that protections to washes, sensitive species and their habitats, and the delicate desert ecosystem remain as intended.

About PMPC

The Phoenix Mountains Preservation Council, Inc. is an organization founded in 1970 by Arizona visionaries dedicated to the protection of Phoenix's Mountain Preserve system. For the last 50 years, PMPC and its members have worked tirelessly to preserve, protect, and advocate for the precious Mountain Preserve system, and to monitor and address the rapid growth and development surrounding these important public resources. For much of Phoenix's modern history, our PMPC membership has worked hard alongside hundreds of concerned Phoenix citizens and City staff to ensure that the Sonoran Desert Preserves are protected and maintained as a valuable resource for all citizens of Phoenix.

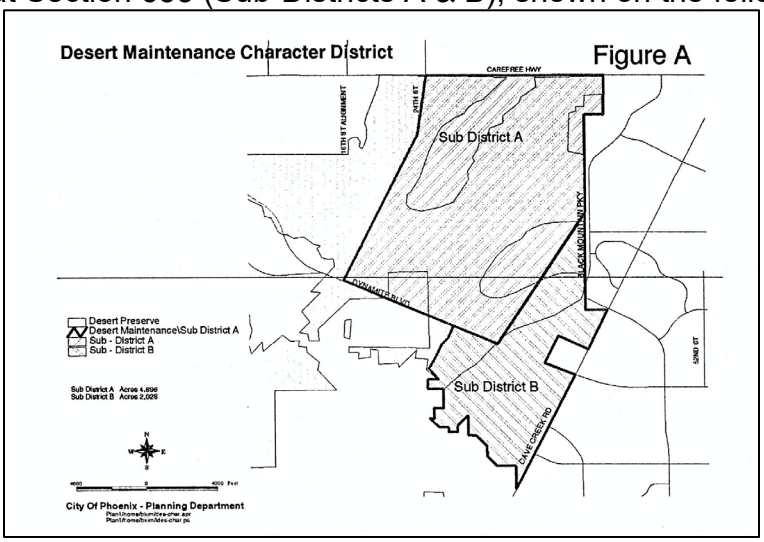
I. The Desert Maintenance Overlay District Must Not Be Altered

For many decades, protecting and preserving the unique desert features of the Phoenix Sonoran Preserve and the surrounding area has been a priority for the City of Phoenix. The PMPC and its members were involved in and supported the development and adoption of the Desert Maintenance Overlay District ("DMOD" or "DMOD Overlay") at Section 653 of the Zoning Ordinance in 2001, and the related working groups and charettes involved with that process, as well as the formation and expansion of the Phoenix Mountain Preserves. We support the critical protections carefully enacted by the City of Phoenix to prohibit intense development in and around the Cave Creek Wash area outlined in the DMOD Overlay, which must remain intact.

The true history of how the DMOD Overlay was developed is compelling. It is a landmark instance of how land planning and landscape ecological principles can be integrated as part of policy drafting processes. It should be a point of pride for the City of Phoenix, and an asset worth protecting. Furthermore, the history shows that the DMOD Overlay area and its boundaries were not simply dictated by road alignments (as the developer incorrectly claims), but instead were carefully studied and thoughtfully drafted in a manner integrating ecological considerations with planning structure, as part of one of the most robust and widely supported Phoenix endeavors, to date. Finally, the owner(s) of the "Verdin" property have owned this land for at least the last half-century, and have had ample time and opportunities to challenge its classification over the last several decades. The DMOD Overlay must not be altered.

History of the Desert Maintenance Overlay District (DMOD)

On July 5, 2001, the approximately 6,724-acre DMOD was added to the Phoenix City Zoning Ordinance at Section 653 (Sub-Districts A & B), shown on the following page.[5]



City of Phoenix Zoning Ordinance Section 653 (Desert Character Overlay Districts)

It was carefully constructed by a large, interdisciplinary collaborative effort over several years to study and understand the unique and sensitive characteristics of this area, and protect those characteristics from the pressures of development. Historical city documents and studies, reports, articles, and other research materials describe this history, as summarized below.

1980s

On January 19, 1985, a large portion of northern Phoenix (including the current DMOD Overlay area) was annexed into the city.[6] Tensions between increasing development and impacts on sensitive desert areas were rising during this time. Spurred in part by these tensions and concerns over the proposed development at Tatum Ranch,[7] the City Council developed a plan for this larger area, then called the peripheral Areas C and D Areas, with "extensive" community assistance from a Council-appointed Citizen's

[5] *See* Zoning Ordinance Section 653 (Desert Character Overlay Districts).

[6] *See* North Land Use Plan (May 1997), at 4; *see also* City of Phoenix Annexation Map.

[7] *See* Quay, Ray. "Bridging the Gap Between Ecological Research and Land Use Policy: The North Sonoran Collaborative" Urban Ecosystems, 7:283-294 (2004). Tatum Ranch was one of the first developments to use groundwater and wastewater, opening the doors for more development north of the CAP canal.

Advisory Committee, as well as support from the State.[8] The Peripheral Areas C & D Plan was adopted in 1987.

The Peripheral Areas C and D Plan was intended to direct the City of Phoenix on future land use and development densities "to ensure that development in the area was compatible with and complementary to the unique and environmentally sensitive characteristics of the area." [9] The Peripheral Areas C & D Plan describes this new proactive approach: "Normally, the City is placed in a reactive role with respect to guiding growth of a developing area. These northern areas; however, are largely undeveloped and provide the City with a unique opportunity to anticipate growth and to establish an overall framework to guide physical development."[10] Even at the time, the City recognized that more work would be needed towards developing future protections, such as an ordinance.[11]

1990s

Development continued to increase in northern Phoenix during the early 1990s. Subsequently, concerns about density and form of development within the ecologically sensitive desert areas came to a critical point. A diverse group of public and private planners, designers, environmental scientists, landscape architects, university departments, as well as representatives from state agencies, private consultants, the City of Phoenix, and State of Arizona began collaborating on a variety of studies, plans, and charrettes for this area during this time.[12] This group (called the North Sonoran Collaborative), formed and met regularly to address the gap between managing growth and the ecological data needed to accomplish these goals. Their research was organized into a multi-disciplinary GIS database,[13] one of the early instances of GIS usage by the city and significant part of the group's success.

The City of Phoenix began the process of revising the General Plan with detailed objectives and design standards for this area during this time. The absence of ecological

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[8] *See* General Plan: Peripheral Areas C and D, City of Phoenix Planning Department, October 1987.

[9] *See* City of Phoenix Planning Department Staff Report No. 58-01-02 (June 13, 2001), recommending approval of the DMOD Overlay, at 2. Obtained *via* Public Records Request.

[10] *See* FN 8 at 1.

[11] *See* FN 9 at 2.

[12] *See* FN 9 (p.2); *see also* FN 7; *see also* "ASU Program Stresses Ecological Approach to City Planning", University of Arizona Water Resources Research Center Newsletter, November-December 1999, at 9.

[13] *See* Ward, B., Burke, J., Ewan, J., Fish Ewan, R., Miller, W., Quay, R., Steiner, F. 1999. "A Collaborative Approach to Planning." ASU School of Planning & Landscape Architecture.

information about the Northern Sonoran Desert was quickly recognized as a major barrier,[14] so the City turned to the North Sonoran Collaborative and Arizona State University (ASU) School of Planning and Landscape Architecture to conduct this much-needed work. The city funded a detailed study of the Cave Creek Wash by ASU, the success of which led to several additional studies of other nearby washes.[15] The Cave Creek Study also helped build momentum for the acquisition of 15,000 acres of Preserve lands including along the Cave Creek Wash corridor.

As a result of these extensive studies, a radical departure in methodology was forming. "Basing preservation boundaries on ecosystems rather than topography or land ownership is new to Phoenix. In the past, boundaries did not reflect the ecological systems inherent in the landscape and so the impact of preserve size, shape, and constitution on plant and wildlife habitats were not considered nor well understood."[16]

These and other processes led directly to the North Land Use Plan (adopted 1996) and the Sonoran Preserve Master Plan (adopted 1998). Based in part on interviews with neighbors in the area, the North Land Use Plan identified three Character Areas – the Desert Preserve (today's DMOD Overlay), the Rural Desert, and Suburban Desert – and required that zoning overlay districts be created for each area "to provide clear development standards which reflect community desires for each area."[17]

It is worth highlighting that the Desert Overlay development process was so unique and ambitious that an entire session series of presentations were devoted to it at the 1999 American Planning Association's National Conference held in Seattle, Washington.[18] Presenters included ASU professors, City of Phoenix Planning Deputy Director James Burke, Assistant Director Ray Quay (all Collaborative members) who traveled from Arizona to Washington to present their work to planners across the United States.

In a conference paper presented to planners nationwide, Terry Newton of the Phoenix Planning Department noted that "the process for developing the three overlay

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[14] *See* FN 8.

[15] This study was reportedly conducted by a team of ecologists and biologists from the ASU Schools of Planning and Landscape Architecture and Life Sciences Department, Northern Arizona University, the Desert Botanical Gardens, and the Arizona Game and Fish Department. Their report on the biological values of Cave Creek Wash entitled "Cave Creek Wash: Preservation Boundary Study" was published in 1996.

[16] *See* Sonoran Preserve Master Plan (1998), at 16.

[17] *See* North Land Use Plan (May 1997), at 19.

[18] *See* 1999 APA National Planning Conference file (WorldCat record); *see* 1999 APA National Planning Conference Table of Contents (*see* Session Series on The North Sonoran Collaborative, five papers linked).

ordinances is unlike any the city has undertaken in the past." He continued, saying that these guidelines could "set a new standard for the city's approach to development in natural desert areas for the city."[19] He further described the specific acreage targeted for protection:

> "Much of the area identified by Subdistricts A and B is included in the Arizona Preserve Initiative (API) application which is currently being pursued by the city. **Of the approximately 5,000 acres identified as Subdistrict A, only 900 acres are outside of the API area.** Subdistrict B consists of approximately 1,700 acres with 1,500 acres falling outside of the API area. Assuming the API area as currently identified successfully becomes a preserve, approximately 2,400 acres in Subdistricts A and B would remain for possible development. **This is the area addressed by this Overlay."** (Emphasis Added).

For reference, the current proposed rezoning applications submitted by developer Taylor Morrison propose to remove approximately 218 acres of the 900 acres of developable non-Preserve area from Subdistrict A, or about 24%.[20] While the number of developable acreages may have shifted since this time, it is crucial to note that the Overlay was developed to specifically target these developable acreages for protection from intense development – including the intense residential development presented by the "Verdin" project.

2000s

On June 13, 2001, the City Planning Commission met to consider and recommend adoption of the DMOD Overlay to the City Council. On June 27, 2001, the City of Phoenix granted the request as recommended, adopting the DMOD Overlay into the City Zoning Ordinance.[21] Minutes from the June 13th Planning Commission hearing reveal the robust community input and public involvement that supported writing the DMOD Overlay text.[22] Staff Report No. 58-01-2[23] recommending approval states:

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[19] *See* Newton, Terry, City of Phoenix Planning Department. Desert Character Overlay Zoning District, Conference Paper presented to the American Planning Association, Seattle, WA. 1999.

[20] *See* Staff Report – Zoning Ordinance Text Amendment Z-TA-5-18-2 (March 9, 2022) at 12.

[21] *See* FN 9. *See also* Application No. Z-TA-3-99-2 (to add the Desert Character Overlay District at Section 653 of the Zoning Ordinance); *see* Zoning Application No. Z-58-01-2 (establish the Desert Maintenance Overlay District, one of three character districts authorized under Section 653); *see* Ordinance No. G-4380 and RCA35880 dated July 5, 2001 (adopting Ordinance).

[22] *See* City of Phoenix Planning Commission Minutes (June 13, 2001) at 62; *see also* FN 9 at 2.

[23] *See* FN 9.

> "The area has a high scenic value containing stands of dense native vegetation, which support a delicate and fragile eco-system. Within the proposed overlay is Cave Creek Wash, a unique wash system which is designated for incorporation into the City of Phoenix Sonoran Preserve. **The Desert Maintenance District is intended to provide a buffer/transition between this environmentally sensitive area and existing development.** This is an area with many washes of varying size which are tributaries to Cave Creek Wash. **It is an area of high habitat value that is critical to the survival of numerous small mammals and a variety of birds, as well as reptiles. Maintenance of the Sonoran Desert in this area requires sensitive development strategies."**
>
> City of Phoenix Planning Department Staff Report No. 58-01-02 (June 13, 2001), recommending approval of Z-58-01-2 and Z-TA-3-99-2. (Emphasis added).

The DMOD Overlay was codified in the Zoning Ordinance at Section 653. Within its very first paragraph: "The Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development."[24]

The DMOD Overlay is split into Subdistricts A and B. Subdistrict A requires minimum lot sizes of 35,000 square feet or greater, or 0-1.2 dwelling units per acre.[25] Subdistrict B requires minimum lot sizes of 18,000 square feet or greater, or 2-5 dwelling units per acre.[26] Section 653(A) explains why development densities are more restrictive in Subdistrict A (where a portion of the proposed "Verdin" project lies and which is the subject of the rezoning applications) as follows:

> "With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this

[24] *See* FN 5 at Section (A).

[25] *See* FN 5 at Section 653(B)(5); *see also* FN 9 at 3.

[26] *See* FN 5 at Section 653(B)(6); *see also* FN 9 at 3.

area the ability to maintain large connected undisturbed areas and washes becomes possible."

The DMOD Overlay is the only one of these three overlays completed to date. For reasons not stated, the remaining two Desert Character Overlay Districts (Rural Desert Overlay, Sec. 653(C) and the Suburban Desert Overlay, Sec. 653(D)) were never added to the Desert Character Overlay District (Sec. 653), but have remained "Reserved" for the past two decades.[27]

While development has continued throughout the city, the thoughtfully formulated Overlay at Section 653 of the Zoning Ordinance has stood the test of time. Since adoption in 2001, it has never been amended. However, granting the rezoning proposed by the Taylor Morrison "Verdin" development to lift the DMOD Overlay will set a disastrous precedent, allowing a developer to carve themselves out of the protective, robust Overlay to facilitate their more dense (and thus more profitable) development plans. Removal of these protections sets a chilling precedent for the survival of Sonoran Preserve and the remaining acres of sensitive desert habitat and wash systems. The "Verdin" project should not be exempted from the protective DMOD Overlay.

The "Technical Clean-Up" Road Alignment Argument Is Wrong

In a transparent effort to side step the powerful history and compelling reasoning behind the Overlay, the developer claims that the requested rezonings (Z-75-18-2 and Z-TA-5-18-2) to remove the DMOD Overlay from their property are just a "technical clean ups"[28] to change the Overlay boundaries to align with Sonoran Desert Drive instead with the Northeast Outer Loop alignment contemplated in the Peripheral Areas C & D Plan. This is not true. The DMOD Overlay was never intended to move with any changes to the proposed roadway.

The Sonoran Preserve Parkway route alignment involved a complex process that included area residents, PMPC, the State Land Department, and Preserve and Parks Committee study partners studying multiple alternatives.[29] After extensive public review, one alignment was selected out of five. During a presentation to the Parks & Recreation Board meeting, it was discussed that the selected Parkway alignment was chosen to maintain existing wildlife corridors in the area, among other things. At the meeting Board Chairperson Jim Holway asked "if there was a reason why the alignment had not been

[27] *See* Zoning Ordinance Section 653 (Desert Character Overlay Districts), Subsections C & D.

[28] *See* Letter from Susan Demmitt to Desert View Village Planner Julianna Pierre re Zoning Map Amendment application Z-75-18-2 (December 17, 2021). Received *via* Public Records Request.

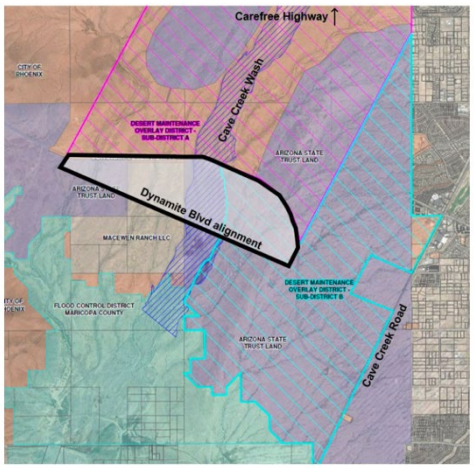
[29] *See* Sonoran Desert Drive Alignment Study Fact Sheet.

brought to the edge of the preserve." Staff and Parks & Preserve Administrator Sarah Hall explained that this was due to "major wash crossings" in the area, among other things.[30]

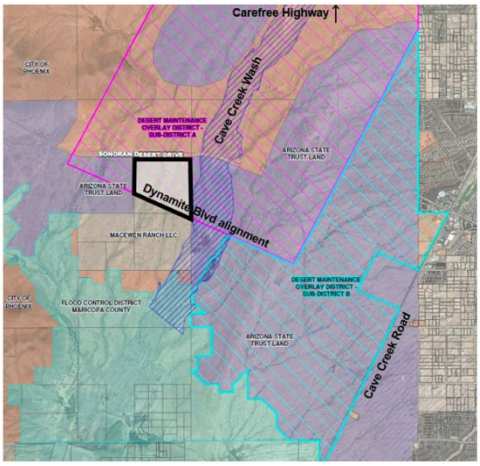
A City Council Report recommending approval of the final Sonoran Parkway alignment similarly states: "Special care was taken to maintain views of the surrounding terrain, minimize scarring, preserve existing vegetation, and provide for wildlife crossings. Provisions for future trail crossings have been incorporated and structure designs include aesthetic treatment with native colors and textures to blend into the adjacent desert landscape. Segments of the alignment will abut future Mountain Preserve and serve as a buffer between the Mountain Preserve and adjacent development."[31]

Never, in any part of the extensive Sonoran Parkway alignment review process, was there ever a mention that the new alignment was intended to redraw the boundary of the recently-adopted DMOD Overlay. Rather, the Sonoran Parkway alignment was not intended to redraw the DMOD Overlay, it was intended to traverse it. The alignment was specifically chosen to be harmonious with sensitive ecological features, not to pull back protections for these features as the developer seems to suggest now.

Even the City of Phoenix[32] appears to reject the developer's "technical clean-up" roadway claim. Below (left) is the applicant's proposed rezoning, reducing the DMOD Overlay over a large swath. Below (right) is the City's proposed modification, which exempts just the "Verdin" property from the DMOD Overlay. Plainly, from these maps, the "technical clean-up" roadway claim does not stand.



Applicant Proposed Desert Maintenance Overlay District Modifications, Source: Hilgart Wilson



Staff Recommended Desert Maintenance Overlay District Modifications, Source: Hilgart Wilson

[30] *See* Phoenix Parks & Recreation Board Meeting Minutes (June 26, 2003) at 9-10.

[31] *See* City Council Report, Transportation, Parks & Seniors Subcommittee (June 8, 2006).

[32] *See* Staff Report Z-62-18-2 – Verdin PUD dated March 9, 2022.

The proposed "Verdin" project lie underneath Mesquite Wash, an important habitat for many desert species, which runs through the heart of the property. Removal of the DMOD Overlay would entirely remove the protections to Mesquite Wash. The "Verdin" project would also intrude on Cave Creek Wash to the east, an important wildlife corridor between the existing Preserve lands located to the north and south. A development more dense than currently allowed would threaten the integrity and cut off connectivity of these wildlife corridors. Indeed, one of the smallest birds native to the Sonoran Desert known as the "Verdin" makes its home in wildlife corridors and washes including those that would be threatened by the proposed "Verdin" development.

A blatant carve-out of the "Verdin" property from the DMOD Overlay to enable more dense development is inappropriate. This flies in the face of so many years of hard work, thoughtful community input and public review, careful research, and proactive good planning. It is directly contrary to the intent of the DMOD Overlay, which exists to proactively protect the sensitive desert ecosystem from developmental pressures, not react to their desires. It also sets an awful precedent, opening the doors for future developers to make similar requests, rendering the DMOD Overlay effectively meaningless.

II. ISSUES REGARDING PROCESS

Simultaneous Consideration of All Cases Is Not Permitted

These four applications were simultaneously presented on, discussed, and approved for recommendation through a vote by the North Gateway Village Planning Committee on March 10, 2022.[33] The Desert View Village Planning Committee is scheduled to meet and take action on these "companion cases" on April 5, 2022.[34] This is not permitted under City of Phoenix processes and the law.

The City of Phoenix's General Plan Amendment Planning Process Guide[35] notes that simultaneous review of rezoning applications and requests to amend the General Plan is prohibited. It specifically states:

> **May my rezoning application be reviewed simultaneously with my application to amend the GENERAL PLAN?**
>
> No. Current City policy requires that action on a rezoning application is separate from the procedure to amend the General Plan as State law requires that all rezoning be consistent with and conform to the adopted

[33] *See* FN 2.

[34] *See* FN 3.

[35] *See* City of Phoenix General Plan Amendment Planning Process Guide (rev. 08/12/2021)

> General Plan. A hearing on the rezoning application is to occur subsequent to a determination on the change to the General Plan. However, you may file your rezoning application and be scheduled for a hearing agenda following action on the General Plan amendment. Note: This requirement can be waived by the Planning and Development Director upon written request for special circumstances.

General Plan Amendment Planning Process Guide, at p.2

A.R.S. § 9-462.01(F) states in relevant part that "[a]ll zoning and rezoning ordinances adopted under this article shall be consistent with and conform to the adopted general plan of the municipality". It is the intent of the Legislature that revisions to the General Plan must occur prior to, not simultaneous with, zoning and rezonings. This is an important process as it protects the integrity of the General Plan and the processes involved in its revision, including (but not at all limited to), ongoing public notice and participation.

Exceptions to this requirement have not occurred and do not apply here. Scheduling of a hearing agenda following action on the General Plan is not occurring here, as the Verdin Minor General Plan Amendment Submittal (Case No. GPA-DSTV-1-18-2) admits that "[t]his Amendment is being processed concurrently with applications to change the zoning on the Property…"[36] Finally, there has been no indication that developer Taylor Morrison has ever requested a written waiver of this explicit requirement.

In addition, the General Plan Amendment Planning Process makes clear that the contents of a General Plan Amendment hearing and a Rezoning hearing are quite different.[37] For instance, certain zoning issues are "not appropriate for discussion" at a General Plan Amendment hearing, including setbacks, elevation, open space, amenities, and other topics. Simultaneous consideration of all of these applications, and consideration of all of these topics at one single hearing, is inappropriate and contrary to Phoenix City policies and Arizona laws governing municipal planning.

All Procedures for the Cases Must Be Complied With

On December 7, 2021 and December 9, 2021, the four applications were presented and discussed at the Desert View Village Planning Committee and the North Gateway Village Planning Committee regular monthly meetings, respectively.[38] On

[36] *See* Verdin Major General Plan Amendment Submittal (December 17, 2021), p.5 (obtained *via* public records request).

[37] *See* FN 34 at 2-3.

[38] *See* Desert View Village Planning Committee – Notice of Results (December 7, 2021); *see* North Gateway Village Planning Committee – Notice of Results (December 9, 2021).

December 17, 2021 and after these informational meetings, the General Plan Amendment Application was resubmitted to the Planning & Development Department (the first submittal having occurred over three years prior).[39] However, no further presentation and discussion of this resubmittal occurred prior to voting meetings.

Neighborhood notification and meetings are also a requirement of the General Plan Amendment process. Specifically, applicants are required to meet with property owners within 600 feet of the subject site to present the proposal, and attempt to address resident concerns. Furthermore, the General Plan Amendment Process Guide[40] requires:

> "The results of that meeting shall be summarized and forwarded to the village planner in whose village the case is located. No hearings shall be scheduled without submittal of the following information:
>
> - Date, time, and location of the meeting
> - Number of participants
> - Issues that arose during the meeting
> - Plan to resolve the issues, if possible"

It is unclear whether this requirement has been met. Furthermore, if such a meeting has occurred, it is important to determine whether the meeting occurred prior or subsequent to the major resubmittal in December 2021. This is critical. Fundamental to the planning process are ample, advance public notice allowing time for meaningful review, engagement and participation.

For reasons stated above, the bundling of these four cases (rezoning applications, request to amend the General Plan, and Planned Unit Development) is improper and prohibited by the City of Phoenix's own policy. Progression of these cases must stop on this basis alone.

Public Review Opportunities Have Been Insufficient

The City of Phoenix Staff Report for Verdin PUD was not finalized until March 9, 2022, and was not posted on the Planned Unit Development Case List until just before the North Gateway Village Planning Committee voting meeting on March 10, 2022.[41] Similarly, the City of Phoenix Staff Analysis for the General Plan Amendment was not finalized until March 9, 2022.[42] Bafflingly, it is posted on the General Plan Amendment

[39] *See* FN 35.

[40] *See* FN 34.

[41] *See* Staff Report Z-62-18-2 – Verdin PUD dated March 9, 2022.

[42] *See* Staff Analysis GPA-DSTV-1-18-2 dated March 9, 2022.

Case List under the year "2018" and not under "2022", making it highly unlikely that an interested citizen would easily be able to locate and review it (if they even knew it was there). The City of Phoenix Staff Report for the Zoning Ordinance Text Amendment was also not finalized until March 9, 2022.[43] Also bafflingly, it is posted on the Rezoning & Text Amendment Case List under the year "2018" and not under "2022." This stymies the good-faith efforts of even the most persistent interested citizen, and certainly stifles public participation.

Additionally, revisions to the Verdin PUD Narrative have repeatedly been resubmitted by developer Taylor Morrison over the past three months. The most recent resubmission was on March 3, 2022, a few short days before the North Gateway Village Planning Committee voting meeting on March 10, 2022.[44] No notification of this updated draft (or the specific changes it contains) was received in advance of the March 10th meeting.

No notification or alert was ever received that these reports or updates were even available, leaving no time for any meaningful public review (or even awareness of their existence) prior to the first Village voting meeting. This is made more egregious by the fact that there are significant public concerns with this development, which have been repeatedly raised throughout the years. In fact, public concern about this project has been expressed since the project was first proposed as "MacEwen 480" in 2018.[45] As the City is likely aware, the organization known as Save Our Sonoran Preserve was formed by residents in response to these very threats from this project and SOS has fiercely advocated for protection of the Preserve and DMOD Overlay ever since.

Although the Public Meeting materials included allotted time for "Public Comments", this opportunity is not meaningful, when the public is not given sufficient time to review the relevant documents in advance of key voting meetings. Proper time for public participation and notice are required components of the public process for all of these cases. As you know, A.R.S. § 9-461.06(C) directs municipalities to provide for "effective, early and continuous public participation" with respect to General Plan amendment processes.

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[43] *See* Staff Report – Zoning Ordinance Text Amendment Z-TA-5-18-2 dated March 9, 2022.

[44] *See* Verdin PUD Narrative.

[45] *See* "1,420 homes may line 9,671 acres of preserved north Phoenix desert" (AZCentral, January 12, 2022); *see* "Hikers upset home builder may redevelop part of North Phoenix desert" (AZFamily, February 28, 2022); *see* "Preserve at odds with high density housing" (Sonoran News, May 15, 2019); *see* "Outdoor enthusiasts blast plan for 1,400 homes near Phoenix Sonoran Preserve" (AZCentral, May 14, 2019).

Disclosing key materials on the same day as scheduled decision-making meetings does not allow for meaningful public review and participation, and unfortunately, whether or not intended, diminishes its importance. We sincerely hope that this will no longer be the case moving forward.

III. CONCLUSION

The robust protections developed and codified in the Desert Maintenance Overlay District have stood unaltered for the past 21 years. Erosion of these protections, if allowed once, may not stop. Simply put, the Desert Maintenance Overlay District must be preserved intact and not modified.

What we are asking for here is not radical. PMPC does not oppose a reasonable development on the McEwen Ranch LLC property consistent with current development standards and zoning requirements. Phoenix has already spoken with the approval of the DMOD Overlay, which reflects the years of hard work put into development of the DMOD Overlay by so many dedicated citizens and professionals.

Anything short of preserving the DMOD Overlay as-is will seriously degrade fragile desert ecosystems in the area, sever connections between the Preserves, and set a dangerous precedence where developers can easily bypass important protections for our unique landscapes across Phoenix.

Yours Truly,

Patrick McMullen

Dr. Patrick McMullen, PhD, President
Phoenix Mountain Preservation Council, Inc.
Email: pmpcaz@gmail.com

CC: Director, Phoenix City Planning & Development

Phoenix City Planning & Development Department (zoning@phoenix.gov)

North Gateway Village Planning Committee

Desert View Village Planning Committee

Executive Board, Phoenix Mountain Preservation Council, Inc.

REFERENCE: Z-62-18-2 Verdin PUD

TO: Phoenix Planning and Zoning Commission

I am a 30+ year resident of Phoenix and actively involved in the preservation and wise management of our Mountain Preserves. I wish to compliment the work of the Planning and Zoning Department staff in facilitating a robust public process that spanned the years of Covid-19 restrictions.

I want to publically acknowledge and thank the Phoenix Mountains Preservation Council and the Save Our Sonoran Desert coalition for their steadfast attention to this zoning case. Particularly the purpose of the Desert Character Overlay Zone in protecting the Cave Creek Wash, an important native desert asset for wildlife and Sonoran desert plants. Without their persistent voices the opportunity to meet with the developers and have a productive conversation may never have happened.

I submitted earlier comments prior to the Village Planning Committee meetings as follows:

STIP #1: Public trail access easements, as approved by the City of Phoenix Parks and Recreation Department, shall be provided for the Mesquite Wash Corridor Trail, and the Community Paseo Paths that provide a connection to future trail connections to the Sonoran Preserve as identified on the Verdin Pedestrian Circulation plan dated June 3, 2019 included within the Verdin PUD, to ensure permanent public access through the Verdin community to the Sonoran Preserve. The public access shall be designed in a way to restrict unauthorized motor vehicle access, as approved by Parks. The specific location, design and timing of construction of the public trail connections shall be coordinated with and approved by the Parks and Recreation Department.

STIP #2: A minimum 25 foot open space tract shall be provided along the eastern boundary of the Verdin property to provide a transition to the Cave Creek Wash corridor. The open space tract shall be considered a Certified Area Type “B” – Natural Revegetated Area with plant material from the Approved Plant List: Green List.

I am pleased to see these recommendations added to the stipulations of this PUD. I do want to stress the importance of making sure public access designations are part of zoning approvals. Verbal commitments are often lost over time as land ownership and management changes through the decades. I also hope that Phoenix Planning and Zoning will view this PUD as the example for the inevitable development of surrounding State Trust Lands that are not included in the Desert Character Overlay and have adjacency to the Phoenix Sonoran Preserve and Cave Buttes Recreation Area.

Yours in Conservation,

Vashti “Tice” Supplee
918 W. Roosevelt Street
Phoenix, AZ 85007
Vsupplee25@gmail.com
602-380-3722

Racelle Escolar

From: Eric Idalski <eidalski@gmail.com>
Sent: Saturday, April 30, 2022 2:15 PM
To: PDD Planning Commission
Cc: saveoursonoranpreserve@gmail.com
Subject: Sonoran Preserve concerns

Mr. Nico Howard,

I am writing to advise of my concern related to the proposed changes that would affect the Sonoran Preserve and surrounding communities.

I am an avid user of the Sonoran Preserve as well as a volunteer park steward. I feel that the increased traffic volume that would come on Sonoran Desert Drive is dangerous. Today I nearly witnessed a horrible accident as a young family was crossing the road and vehicle traveling at a high rate of speed nearly hit them. I cant imagine double or triple the traffic as this area already carries more traffic than is compatible with safe, enjoyable cycling and hiking. I also live just south of the road and the additional road noise that will come with this is disturbing for current residents such as myself as well as the impact of the noise in the preserve.

In addition, I am concerned with the overall impact on wildlife. We have already seen a loss of habitat for wildlife such as owls and dessert tortoise that I see on occasion in between the north and south preserves. I will unfortunately be traveling for business the week of the next hearing but hope that my concerns are heard.

Please help maintain the area and protect the preserve that so many have grown to love and enjoy and avoid detracting from the tranquility treasured by trail users and visitors.

Kind Regards,

Eric Idalski
480-363-8735

Racelle Escolar

From: Joyce A Lefler <just4joy7@gmail.com>
Sent: Saturday, April 30, 2022 3:05 PM
To: PDD Planning Commission
Cc: saveoursonoranpreserve@gmail.com; Joyce A lefler
Subject: Save Our Sonoran Preserve

Please do NOT allow any more encroachment of houses or traffic or businesses in or near our Sonoran Preserve!
My husband and I are retired and years ago we sunk everything we have into our house near the preserve BECAUSE of the quiet, peace, and hiking & biking trails of the preserve. This became our little piece of heaven while still being in the big city. Please do not destroy this by allowing the preserve to be overbuilt. We enjoy the owls, bobcats, coyotes and javelinas who live here. More traffic, more people and more houses will destroy their ability to live here, also.
Please do NOT allow our preserve to be slowly destroyed.
Joyce A Lefler

Joyce A Lefler, BSN, RTS, RNC-OB (retired),
author of ***From Miracle to Murder: Justice for Adam***
http://bit.ly/MiracletoMurder [bit.ly]

Racelle Escolar

From: Sue Pierce <sue@gofusebox.com>
Sent: Monday, May 2, 2022 1:58 PM
To: PDD Planning Commission
Cc: Sue Pierce
Subject: Verdun Development Along Sonoran Desert Drive

Dear Planning Commissioners,

Please accept my comments in opposition to the Verdun request to remove the Desert Character Overlay along Sonoran Desert Drive.

I am a citizen of Phoenix, AZ and a resident who lives in a community along Dove Valley Road (Desert Enclave). The rapid growth in the 85085-zip code (and others in Phoenix) is a mixed blessing. We appreciate the job growth, hundreds of new apartments and housing units, new retail stores, restaurants, commercial/industrial development, and growth in tax revenues for the City and State. All important.

However, the growth comes with problems, too, that to date, no one has addressed adequately. Here are concerns we have voiced for the last two years and that I want you to be aware of:

- Roads not built to handle the increased traffic with no specific timeline for mitigation. The extra turning lanes Verdun is proposing, and a possible traffic signal are simply Band-Aids - not solutions. This creates serious safety issues for those living in the area and using the Preserve.
- Desert Enclave residents not able to exit their development onto Dove Valley Road during morning and afternoon rush hour. This will become worse with dense housing along Sonoran Desert Drive.
- Biking lanes created along Sonoran Desert Drive no longer safe to use as trucks, trailers and cars travel at 60 - 80 miles/hour along the road.
- Trash and debris are thrown along the roadway, including discarded metal, containers, etc. as traffic increases. And yes, several of us walk the road to pick up what we can. However, there is just too much for us to handle.
- Increased traffic creates noise pollution that makes hiking trails at Apache Wash Trailhead less of a respite from the busyness of the city. I hike with my noise cancelling headset on to block some of it. Hiking the trails such as Ridgeback rarely am I able to get away from the site of houses or away from the noise of the already overly busy road.
- There are so many more concerns: water access(our HOA was told to reduce water use by 20%), wildlife refuge issues, flooding along the washes and the fact that the City of Phoenix invested millions into the creation of a beautiful preserve and roadway with paved trails and beautiful bridges. And now what will come of that investment.

Please keep the Desert Character Overlay in place. Allow wise growth in the area near Apache Wash Trailhead. Protect the Preserve as a wonderful urban haven for everyone to use as their escape from the city to the desert.

Thank you,

Sue

Sue Pierce

Racelle Escolar

From: Sonoran Preserve <saveoursonoranpreserve@gmail.com>
Sent: Tuesday, May 3, 2022 11:58 AM
To: Racelle Escolar; PDD Planning Commission
Subject: Save Our Sonoran Preserve Official Statement on Verdin Rezone
Attachments: Planning Commission Comments Attachment.pdf

Dear Chair Howard & Members of the Phoenix City Planning Commission,

The following comments are submitted on behalf of Save Our Sonoran Preserve [supportpubliclands.com] and the nearly 1,000 nearby residents who have signed our petition at: https://www.surveymonkey.com/r/sonorapreserve [surveymonkey.com]. These comments pertain to Items #5 to #8, on the May 5th Planning Commission agenda: https://www.phoenix.gov/cityclerksite/PublicMeetings/220505008.pdf.

If Agenda Items #5-#8 are approved, then the intensity of development on 155 acres of the Desert Character Overly District could be doubled or tripled.

The site adjoins Sonoran Desert Drive. Attached to this message are:

- An aerial showing the location of the nearly 1,000 area residents who have signed our petition thus far,
- A copy of the petition, and
- The reasons provided for 95% of petition signers for why they are deeply troubled by the applicant's request to deviate from the requirements of the Desert Character Overly District.

As you will see from the reasons provided by our petition signers, (*which is included in 47 of the 49 pages of the attachment to this message) those who bike, run or walk along Sonoran Desert Drive feel that the volume of high-speed traffic already makes the two roadside bike lanes uncomfortable and in some respects unsafe. Indeed, the bike lane design guidance documents published by the Federal Highway Administration (FHWA), the National Association of City Transportation Officials (NACTO), and others indicate that the current Sonoran Desert Drive bike lanes, which are separated from travel lanes by a painted line, is insufficient when traffic volume exceeds 7,000 – 10,000 vehicles/day and at speeds in excess of 35 mph.

According to the applicant's (MacEwen 480) traffic study [app.box.com], Sonoran Desert Drive was carrying 8,300 vehicles/day as of 2019. The MacEwen 480 report indicated the project would add another 13,000 vehicles per day to Sonoran Desert Drive. In other words, this one project would increase Sonoran Desert Drive traffic volume to more than 21,000 vehicles/day, which is far in excess of the upper limit for a bike lane separated from traffic by just a painted line.

The 45 mph speed limit along Sonoran Desert Drive makes the adjoining bike lanes far more dangerous than a more appropriate facility. Most bike facility guidance documents call for bike lanes physically separated from travel lanes when speeds exceed 35 mph. And the 85th percentile speed on Sonoran Desert Drive is likely 55 mph.

Of equal concern is the impact of increased Sonoran Desert Drive traffic noise on the Sonoran Desert Preserve sound scape. While traffic noise can presently be heard along many of the trails ramifying the Preserve, the increased traffic volume on Sonoran Desert Drive will increase the level of noise and the distance it intrudes into the Preserve. Acoustic models indicate that each doubling of traffic volume also doubles traffic noise. By causing traffic volume to go from the current 8,300 vehicles/day to more than 20,000 vehicles per day, the changes embodied in Agenda Items #5 - #8, will more than double the impact of traffic noise on the tranquility of Preserve trails.

It is for these reasons that we ask the Planning Commission to keep the Desert Character Overlay District as is and recommend denial for Agenda Items #5 - #8.

Following is a sampling of the reasons provided by those who signed the Save Our Sonoran Preserve petition:

- I use the Sonoran preserve almost daily to get a brief reprieve from the overcrowding of Phoenix. The ability to briefly enjoy the desert views without seeing endless developments and choking smog of cars is why we decided to live in this area.

- Currently traffic on Dove Valley / Sonoran Desert Drive is heavy during busy hours. With the addition of Verdin adding 1200 homes could increase traffic by 3 times and with 2 new housing developments currently being built west of us and the new semiconductor plant being built could increase traffic by 6 times as where it is today. Plus taking over more of the desert landscape that was originally approved is just being greedy. I am all for progress and increasing tax base but there must be limits to preserve the beauty of our area.

- The beauty of the desert is disappearing fast! We drive Sonoran desert drive 2-3 times a week west bound around sunset. So many people simply stop to take pictures because of the beauty. There is a brief opportunity to do this because soon houses come into view and obstruct the natural vistas. Homes being built today are huge two story monstrosities, cramming these large homes together will destroy this beautiful landscape.

- As a native Arizonan I am saddened to see so much of the natural beauty of our desert being scourged. Driving anywhere in the valley and nearby areas you are assaulted by the lack of natural beauty. We need to halt urban scrawl and save the desert for our grandchildren.

- The Phoenix Sonoran Preserve is one of the finest uses of tax payer dollars. The ability to hike and mountain bike on miles and miles of trails is one of my favorite parts of living in North Phoenix. We are already inundated with apartment complexes and home developments with plenty of inventory. Plus, there is plenty of land available for developers to build on that won't wreck one of the best things that the City of Phoenix has done in the past couple decades.

- The Sonoran Preserve and the Sonoran Desert Drive represent the last of pristine desert in the City of Phoenix. Anyone who has visited the Preserve and the Drive will see beautiful views, wildlife, and people using the bike lanes and hiking trails. To allow a massive development to destroy the character overlay will ruin the peaceful drive and endanger the ecosystem. I also fear that the additional traffic will no doubt create dangerous conditions for cyclists that regularly train on Sonoran Desert Drive. We live here to appreciate the desert. But the desert is disappearing in Phoenix. The Sonoran Preserve is a wonderful area of Phoenix and a great place to escape to from the hustle and bustle of other areas. To grant the rezoning request of a home builder will send the message that the City of Phoenix cares more about development and not about the constituents who appreciate the desert and all that it offers.

- Adding additional homes when there is no road infrastructure will add so much traffic. I drive SDD and there are times when there are more than 25 cars backed up at the intersection of Cave Creek Rd. Also I am concerned about closing up the wash between SDD because animals need to be able to traverse the entire wash. I am not against the original number of homes but to increase it to what TM is asking is a lot more homes. The Sonoran Preserve is very beautiful and I enjoy biking there but it is hard to cross the street with the current amount of traffic on Dove Valley Rd and the Verdin Project will triple the amount of traffic.

- I walk and bike at the preserve at least a couple of times a week. It's beautiful, and quiet. Driving through to Cave Creek Road is actually relaxing, I drive that way when I want to stay away from the crowds on the freeways (17 & 101). It's a beautiful drive, it's what living in Az is about, wide open and beautiful to look at. Don't ruin it with more houses and traffic congestion.

- We need to do everything we can to protect the Sonoran Desert Preserve. There shouldn't be lots of homes there. We've already taken so much of the natural habitat and developed it. We need to leave large chunks alone so that those animals that live in the desert have a place. I love having the wilderness nearby and untouched. Increasing the number of homes near the preserve is asking for trouble and displacing so many of the desert animals. I bought out here to be close to nature not to bring the downtown traffic here.

- Our schools are already over capacity and adding yet another high density housing development will adversely impact the school infrastructure as well as the safety to bikers in Sonoran Boulevard/Dove Valley. Allowing larger lots and this home sizes will attract more affluent residents and this increase the tax revenues for this region.

- I oppose the Verdin site changing the current Desert Character Overlay District plan. We are already seeing traffic that is dangerous to our cyclists and pedestrians. Adding additional homes without concern for the traffic it will bring will greatly make this road even more dangerous.

- The Desert Character Overlay District was put in place to allow for growth but with measures and safeguards needed. Ignoring and allowing growth beyond that allowed by the Desert Overlay District in the Sonoran Preserve area is wrong and will lessen the uniqueness and beauty that we currently have, while also adding traffic and reducing safety for those that currently enjoy cycling, walking, hiking, etc. along Sonoran and the preserves. Please do not allow Verdin development to move forward with their plans to exponentially grow this area and add more homes To the Sonoran Preserve. Thank you.

Lastly, maintaining the Desert Character Overlay does not halt this project, it will only allow for smart development near one of Phoenix's beloved Preserves (a sensitive site) as well as give a sense of resilience to our zoning laws that our elected officials approved. If there is one zoning law to uphold and one location to protect, it's definitely this one.

Respectfully,

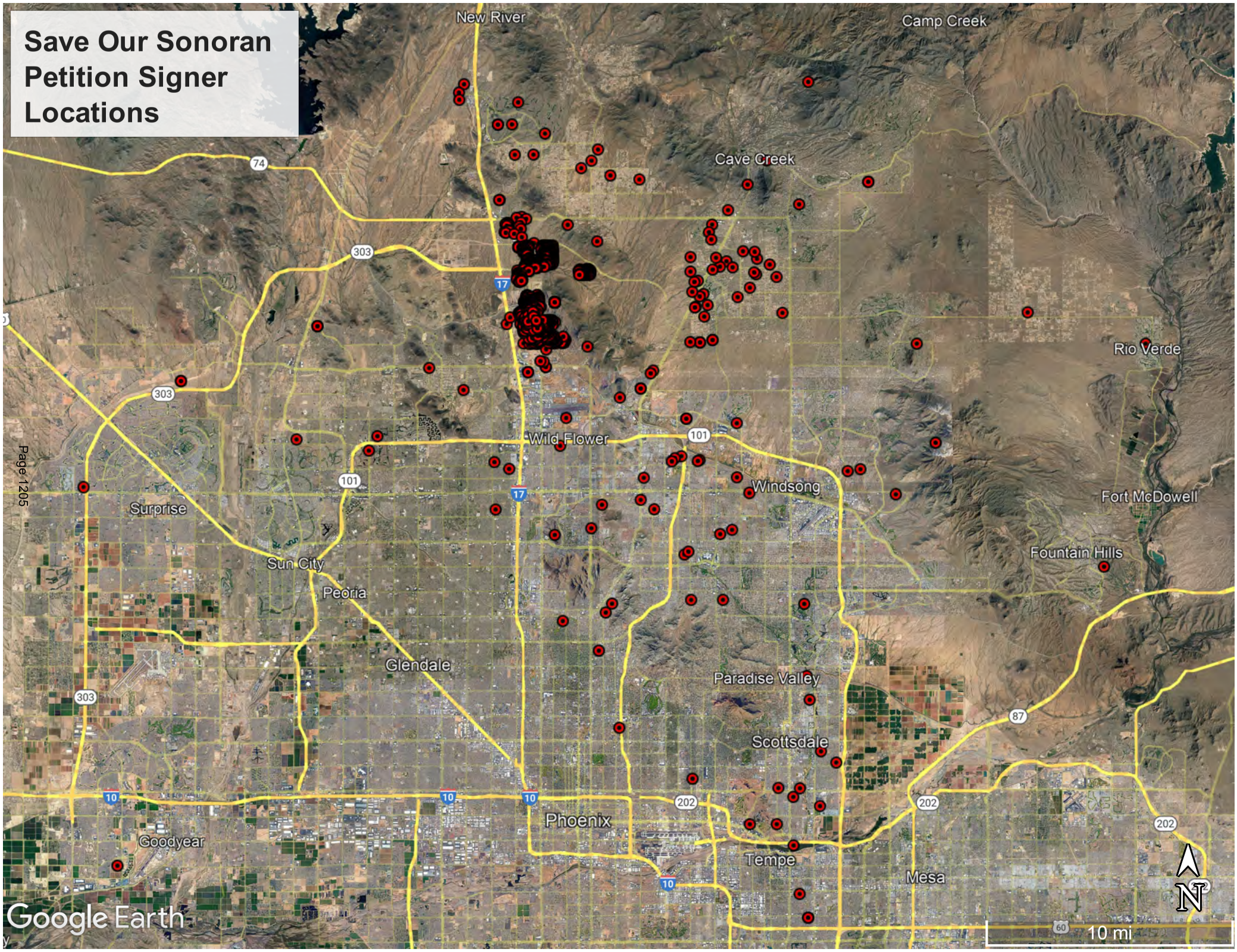
Gary Kirkilas, Chair

Save Our Sonoran Preserve

(708) 369-4566

saveoursonoranpreserve@gmail.com
[google.com]

*See Attachment


Save Our Sonoran Petition Signer Locations
New River
Camp Creek
Cave Creek
Rio Verde
Wild Flower
Windsong
Fort McDowell
Fountain Hills
Surprise
Sun City
Peoria
Glendale
Paradise Valley
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Save Our Sonoran Preserve

Help us safeguard the Sonoran Preserve and keep Sonoran Desert Drive great for hiking, biking or just a pleasant drive by preventing over development and a five-fold increase in traffic. **Please sign this petition just once**

1. I urge Councilman Jim Waring and other Phoenix City Council members to reject the request to discard the Desert Character Overlay District safeguards for the Verdin project and other development along Sonora Desert Drive.

Name	
Address	
City/Town	
State/Province	-- select state --
ZIP/Postal Code	
Email Address	
Phone Number	

2. Please share the reasons why the Sonoran Preserve and Sonora Desert Drive are important to you. This explanation is vital to showing elected officials that you are truly concerned and not signing this petition just because someone asked.

Reasons Provided By Phoenix Residents for Why They Signed the Save Our Sonoran Preserve Petition at: https://www.surveymonkey.com/r/sonorapreserve

I use the Sonoran preserve almost daily to get a brief reprieve from the overcrowding of Phoenix. The ability to briefly enjoy the desert views without seeing endless developments and choking smog of cars is why we decided to live in this area.
Currently traffic on Dove Valley / Sonoran Desert Drive is heavy during busy hours. With the addition of Verdin adding 1200 homes could increase traffic by 3 times and with 2 new housing developments currently being built west of us and the new semiconductor plant being built could increase traffic by 6 times as where it is today. Plus taking over more of the desert landscape that was originally approved is just being greedy. I am all for progress and increasing tax base but there must be limits to preserve the beauty of our area.
The beauty of the desert is disappearing fast! We drive Sonoran desert drive 2-3 times a week west bound around sunset. So many people simple stop to take pictures because of the beauty. There is a brief opportunity to do this because soon houses come into view and obstruct the natural vistas. Home being built today are huge two story monstrosities, craning this large home together will destroy this beautiful landscape.
As a native Arizonan I am saddened to see so much of the natural beauty of our desert being scourged. Driving anywhere in the valley and nearby areas you are assaulted by the lack of natural beauty. We need to halt urban scrawl and save the desert for our grandchildren.
The Phoenix Sonoran Preserve is one of the finest uses of tax payer dollars. The ability to hike and mountain bike on miles and miles of trails is one of my favorite parts of living in North Phoenix. We are already inundated with apartment complexes and home developments with plenty of inventory. Plus, there is plenty of land available for developers to build on that won't wreck one of the best things that the City of Phoenix has done in the past couple decades.
The Sonoran Preserve and the Sonoran Desert Drive represent the last of pristine desert in the city of Phoenix. Anyone who has visited the Preserve and the Drive will see beautiful views, wildlife, and people using the bike lanes and hiking trails. To allow a massive development destroy the character overlay will ruin the peaceful drive and endanger the ecosystem. I also fear that the additional traffic will no doubt create dangerous conditions for cyclists that regularly train on Sonoran Desert Drive. We live here to appreciate the desert. But the desert is disappearing in Phoenix. The Sonoran Preserve is a wonderful area of Phoenix and a great place to escape to from the hustle and bustle of other areas. To grant the rezoning request of a home builder will send the message that the City of Phoenix cares more about development and not about the constituents who
Adding additional homes when there is no road infrastructure will add so much traffic. I drive SDD and there are times when there are more than 25 cars backed up at the intersection of Cave Creek Rd. Also I am concerned about closing up the wash between SDD because animals need to be able to traverse the entire wash. I am not against the original number of homes but to increase it to what TM is asking is a lot more homes. The Sonoran Preserve is very beautiful and I enjoy biking there but it is hard to cross the street with the current amount of traffic on Dove Valley Rd and the Verdin Project will triple the amount of traffic.
I walk and bike at the preserve at least a couple of times a week. It's beautiful, and quiet. Driving through to cave creek rd is actually relaxing, I drive that way when I want to stay away from the crowds on the freeways (17 & 101). It's a beautiful drive, it's what living in Az is about, wide open and beautiful to look at. Don't ruin it with more houses and traffic congestion.

We need to do everything we can to protect the Sonoran Desert Preserve. There shouldn't be lots of homes there. We've already taken so much of the natural habitat and developed it. We need to leave large chunks alone so that those animals that live in the desert have a place. I love having the wilderness nearby and untouched. Increasing the number of homes near the preserve is asking for trouble and displacing so many of the desert animals. I bought out here to be close to nature not to bring the downtown traffic here.
Our schools are already over capacity and adding yet another high density housing development will adversely impact the school infrastructure as well as the safety to bikers in Sonoran Boulevard/Dove Valley. Allowing larger lots and this home sizes will attract more affluent residents and this increase the tax revenues for this
I oppose the Verdin site changing the current Desert Character Overlay District plan. We are already seeing traffic that is dangerous to our cyclists and pedestrians. Adding additional homes without concern for the traffic it will bring will greatly make this road even more dangerous.
The Desert Character Overlay District was put in place to allow for growth but with measures and safeguards needed. Ignoring and allowing growth beyond that allowed by the Desert Overlay District in the Sonoran Preserve area is wrong and will lesson the uniqueness and beauty that we currently have, while also adding traffic and reducing safety for those that currently enjoy cycling, walking, hiking, etc. along Sonoran and the preserves. Please do not allow Verdin development to move forward with their plans to exponentially grow this area and add more homes To the Sonoran Preserve. Thank you.
The unique space is one of the main reasons we built our home in the Gateway region. It has only been open for a few years and needs to remain a "Preserve" and not stress or encroach on the desert any more than already has happened.
as a third generation native zoney, I have seen too much of our beautiful desert turned over to developers. We must preserve the very asset that draws so many to move to our wonderful state- find a better balance between growth and preservation. I recently moved to a home in Sonoran Foothills to enjoy this beautiful area. Please do not allow the greed of developers overbuild our desert.
Too much traffic and too many users making heavy environmental impact. The preserve is there for a reason. any change to Desert Character Overlay will open the door to the entire area being filled in with high density housing. Forever destroying the natural landscape of the area. Please vote NO.
There is already so much danger to bicyclists. Also, just as important, keeping the desert beautiful and allowing wildlife to thrive in the Sonoran Preserve.
I've hiked the Apache Trail and adjacent areas through the years while visiting my family in Phoenix. I recently bought a house in the area and I'm saddened and alarmed that the Phoenix City Council would entertain the doubling or tripling the number of housing units on the Verdin site. There is a reason why the Desert Character Overlay District is in existence. I strongly urge the Council to reject the Verdin development company's proposal to double or triple the number of housing units for the Verdin site.
With the amount of traffic on Sonoran/Dove Valley today, when we pull out of Sonoran Gate Community, it is taking a chance on your life when needing to turn left. Why would anyone approve more home building to get more traffic? Also cars - and trucks - are speeding between 55-70 miles an hour on this stretch. You should have traffic lights at all intersections for turning traffic. Also, Let's Save Our Desert Views - that's why we built a
Traffic is already overloaded on dove valley road and commitments were made to develop the Sonoran desert drive. Nothing has happen. Trying to exit my desert enclave neighbor is struggle now, adding more traffic is negligent. I also moved to the area for the serenity of the preserves and natural habits, all developers in the area must comply with the desert character overlay.

My wife Barbara and I have lived in Sonoran Foothills for nearly nine years. The appeal of this location was and still is the Sonoran Preserve, a true gift to the residents of Phoenix. Many years ago the overlay district created a plan for growth balanced with the fragile ecosystem of the preserve. Neglecting this balance jeopardizes the character which makes this place so special as well as places the preserve at risk. I respectfully request the Phoenix City Council comply with the overlay and hold Verdin to the established guidelines. After all, one of the reasons this area appeals to them is they recognize the beauty and appeal of this location to future
There's very few places in Arizona where it's not jam packed with houses and people. As an outdoorsman it's a very special place as every weekend I go there to ride a bike, hike, among other things. With the recent houses built, it went from a Mecca for outdoor enthusiasts to just a nice place. I used to be able to ride and run without seeing anyone for miles. Now Everytime I almost get hit by a car traveling to fast and then riding in the bike lane. Phoenix in general is one of the worst cities for bike fatalities and this literally is the one spot that we can count on for not getting hit. If this goes up than we really will have no place to call home. Please reconsider
This area is greatly used for hiking, biking, trail running, and outdoor recreational activities. We do not want over development to ruin the natural aesthetics, significantly increase noise, or pollution that would degrade the value of the true remaining wilderness in the Sonoran Desert Preserve. Please seek to enforce and uphold the Desert Character Overlay District toward the Verdin project and other subsequent proposals.
Traffic is my main issue. As a Sonoran bike route it is becoming more and more dangerous for bikers. School traffic on main roads and through neighborhoods also has become more dangerous. Wilderness can never be recaptured once homes are built so we have a once in a lifetime duty to save land for conservation and wildlife. Thanks for listening
We need to preserve the landscape before there is nothing left of the valley except city streets. The entire eco system changes affecting animal habitats, raising temperatures, and Killing plant life. Phoenix is slowly killing an entire section of it's appeal by building further north into natural landscape.
I hike thru the preserve almost everyday. It is a beautiful and peaceful area amid the city. Losing this area to Korea housing would be awful. There is so much development everywhere so these special areas are becoming all the more important to spare or not over develop. Once it is gone it can not be replaced. Please don't let this wonderful area be ruined by more over development!
Maintain desert preserve, congestion, quality of life, safer place to enjoy desert with exercise.
Love the beauty that this area brings to all.
We need to start limiting the amount of residential builds in the Sonoran Preserve area before this majestic natural place is no more. Preserve the habitat and recreational area this land offers local residents and tourists. The area is already congested and poses safety concerns for bicyclists, hikers and drivers due to the increased motor traffic activity. Adding more congestion would further escalate the risk and concern associated.
Additional development will ruin the Sonoran Reserve's pristine nature. Please preserve this vital area for our Desert's wildlife for generations to come to enjoy .
The development that is already out there detracts from the natural environment immensely. Additional development will only make this worse. Build elsewhere...just not here please!!!!!!!!!!!!!!!!!!!!!!!!!!!
The Sonoran Preserve was the deciding factor for my wife and I to move to this area. We had hoped that Preserve would stay as it is a Natural desert landscape that was protected for all to enjoy. We enjoy the numerous hiking trails, walking areas that are safe and the pavilions that we use to gather with friends . We knew that there would be issues when we seen new developments popping up and took away the Natural surroundings. This has to stop . Did I mention the wildlife that we all see and enjoy? These developments are all about one thing - greed. Please let this continue to be the Sonoran Preserve!

I am a local resident that loves riding and hiking the Sonoran Preserve. We already have so much traffic in the road ways around the preserve. I am tired of having to live in a beautiful desert that just keeps slowly disappearing because of development. Animals are being pushed out and more traffic noise and people does not help. The schools are already maxed out. How many more homes will come after this development is approved? Please keep the desert the desert.
Wildlife protection and natural beauty
It's our beautiful land! Save the land from unnecessary buildings.
Want to keep area lower traffic
Safeguarding the Sonoran Desert Preserve values we treasure
It is not needed for the tax base, it will overwhelm the infrastructure in place, it will eventually lead to the destruction of the desert through the continued use of ATVs and other off road recreational vehicles as well as lead to increased congestion and, yes, increased crime.
It's vital to keep the preserve natural and untouched for the use of hiking and supporting outdoor activities. Without the regulations in place there would be no preserve to use and admire. The animals in the preserve would be greatly affected by a larger population crowding them.
It is important to preserve the natural desert landscape and prevent overbuild that will destroy habitats.
Ignoring the desert character overlay district would be a HUGE mistake. Overdevelopment will ruin the desert and will change the habitat in and around that area and big developers don't care about that so it's our job to care for them.
We need more open space and already have enough homes!
No more building and take away from our desert landscape. Stop already.
Concerned for the environment, the pollution in our area is to much. The desert is also disappearing because of over population
Sonoran desert is such a beautiful drive. Everyone should be able to experience it. Sonoran desert drive is not meant for a high volumes of traffic and our beautiful Sonoran desert would be ruined with the addition of housing developments along Sonoran Desert Drive.
I'm concerned about all the animals in the area. As well as if you continue to build what about the schools and the traffic. It no longer will be a peaceful environment. And the more expensive homes you build people really can't afford them but end up in bankruptcy and then they'll be empty
We need open space for our and our children's mental health to provide a place of refuge and exercise areas that remove us from the daily drone of cars, machines and our phones.
The volume of traffic is already out of control on Sonoran Desert Drive. Please keep the Sonoran Preserve as it
Protect wildlife that has already been driven out of surrounding areas. Keep the intention of a preserve.
As the builders destroy the land for more houses the animal life get pushed away and in to smaller areas of open land. Or get caught in or on people's property. Unacceptable to just ignore the standards for there
That is a protected place that we need to take care as part of our lungs we need good air, we have so many houses, why we need to destroy the habitat of a lot of animals.
Overdeveloping is irresponsible when there's no plan for increased traffic and water supply!
Preserve recreation area that is part of and enjoyed by our community. Prevent gross over development which will destroy the desert community which we call home
This land is important to keep more open than crowded!
Keep our desert traffic and congestion to a minimum; we still enjoy a lot of wildlife.
Keeping the beauty of the desert in tact, especially with the hiking/biking that is done there. Also very concerned about traffic and congestion.
Taking away the sceneries wildlife and open park trails to enjoy. Once you start building gets crowded needing more wider roads taking away from the above

It is vitally important that the Sonoran desert preserve is kept safe from over population of the surrounding areas! The overbuilding of the area will degrade the beautiful that we and future generations need in our lives to create the balance of city living. It's critical! Over building followed by extremely high traffic increases will destroy the preservation of it's natural beauty. I ask that the members of the Phoenix City Counsel hear our concerns and uphold the Desert Character Overlay District as it was intended.
Destroying the desert, views and too much traffic on Dove Valley/Sonoran PkwyN which also funnels to Jomax where many school-aged child ride bikes and walk.
I have lived in this area for 11 years and have been walking those trails for just as long. It is an amazing preserve that I treasure walking every single day. The scenery is beautiful and the wildlife thrives in the area. Losing any portion of this place would be a disgrace to this gorgeous piece of land that should be protected for the people of our area. Please reconsider this, i am beyond disappointed to hear that this is even a thought. Please save our
Beautiful desert scenery and nearby desert recreation like hiking and biking.
I am concerned because my backyard will face the six lane road. As it is the two lane road(dove valley and Sonoran dessert drive) is driven like a freeway and most people do not go the speed limit. I could just imagine what the six lane would be like behind us. When we purchased this home we were not made aware of the plans the city had for this area. Very disappointed. Also Verdin having 1400 hundred homes would really make the traffic crazier than it already is right now.. like I said very disappointing!!
Traffic will increase dramatically! Hiking and cycling will no longer be enjoyable and r safe.
The growth of the area needs to slow down. The area cannot handle the traffic nor can the police keep up with enforcing traffic safety. There are too many irresponsible drivers who think Senora Desert Dr is a nascar track. Adding more drivers will be an irresponsible choice of local government and making our roads less safe for recreational use. A white line for a bike lane does nothing when cars/trucks are going 60 mph.
Way too much traffic
Desire to maintain the nature preserve and to limit traffic and related safety hazards.
The desert is being over built and animals have few places left to inhabit. The views of mountains and the skyline are increasingly blocked by taller and taller buildings and dwellings
I moved to this area to enjoy the desert and the wildlife associated with the environment. Developers have one objective - money. We must preserve what is left of this beautiful landscape
Beautiful drive and prime hiking area
Northern Phoenix is already getting overrun by new developments. Would be nice to keep some lands in their natural state so we can enjoy the beauty it brings
It's a beautiful corridor and vital habitat for desert wildlife, along with a natural desert wash.
I live right next to it and want to see it preserved.
I love this natural area. It is very important that the building be kept down as we are losing our natural areas to concrete and overdevelopment. AZ does not have enough water for all of these homes/buildings. Traffic is horrendous already. Please don't do this.
Original 2006 owner who has seen this area grow and change. I'm very concerned about the population over expansion in this area. I live right off Dove Valley which has already become unsafe due to traffic volume and lack of proper traffic signals (some of which are on the way). However, I don't believe Dove Valley was ever intended to hold the kind of volume it will experience if growth is not governed. I for one wholeheartedly support the enforcement of the Desert Character Overlay District. Thank you
I grew up in cave creek which is right on the other side and I know the value to this desert landscape and the peace it brings to others. It's natures playground let it be
Preserving the natural beauty of the area is important to current residents. They use this area for healthy recreation. It also should be saved fir environmental reasons. Don't add to the sprawl that is already part of may areas in Phoenix .
I live in the neighborhood and don't want them to change our desert look it's very important

The Desert Character Overlay District should be adhered to.
My family and I enjoy biking and hiking in that area, which is part of the reason we live where we do. We believe the City of Phoenix made a informed and important decision to maintain the wilderness, beauty and safety of that area for a reason and would hate to see that decision overturned.
This is a beautiful scenic preserve that has already experienced housing growth, wild fires caused by humans, and an increase in traffic. We have lived in this area for 15 years and specifically love that it used to be quiet and just outside of the city. No thank you to further developments! Preserve the land, wildlife, and natural growth!
This is a great recreation area for biking and hiking and too high of density development will be detrimental to these uses.
Our wildlife is being displaced and soon will not have a place to live. People want them killed as they are afraid of them! We will live in a denser area and it will soon feel like NY City! We must find a balance for all.
The main reason we bought our home in this location was because of how beautiful the desert is and very peaceful. Almost feels like we're out of town in our very own neighborhood. Also, there is already an infrastructure challenge with the lack of grocery stores, restaurants, gas stations etc. Adding 1200 more homes would have a major impact on everything around us and create serious traffic issues to go anywhere, even on
I and my family moved to this area to enjoy the preserve. While we understand there is growth in the area, it was done under the rules and regulations set forth. I would ask that all builders comply.
Too many housing developments going up, water, waste and increased traffic issues.
Leaving the preserve alone will allow animals to preserve their homes. This drive is one of the most beautiful drives in the valley and really displays all of what is natural Arizona. Also, traffic is bad enough as it is. Adding thousands of houses would further crowd what is currently a quiet, serene pet of the valley. Let's keep a small piece of desert instead.
I have lived in the norterra area since 2006. I have seen the development boom since I arrived. This last little bit of land seems to be the only thing left in the area. It's necessary to preserve for wildlife and for us. We are nurtured by nature. The drive is beautiful and we utilize hiking and biking trails often.
I absolutely love the beauty of the desert and the opportunity we have to get out in the preserve to hike, run and bike. I am an avid trail runner and hiker and would be devastated if we lose that ability just to make way for more houses.
The speed at which the traffic flows is about 20 over the speed limit and it is a matter of time before a biker is killed. This is happening currently and with more traffic /homes it will be worse. We don't have the school space to support more homes. We moved up north to get away from traffic and now the desert is at risk of being destroyed by more builds.
After retirement, I moved here from the city specifically to enjoy the Sonora Preserve. To lose the beauty of The Preserve would be nothing short Of a crime.
I love to hike, bike, and walk the foothills. Open space is why we bought up here.
I live off of Sonoran Desert Drive now. There is no infrastructure in place at this time to support additional development. There has already been an influx of both commercial and residential in this area within the last year. Until the city, county and state does much more work to improve our roads, water, and law enforcement existing issues; there should be no further development at this time.
I am very concerned with the amount of traffic and safety in my community with the amount of people that could potentially be here. We are a quiet and safe neighborhood and I'd like to keep it this way.
Traffic is already too heavy and congested. Our streets are becoming dangerous.
It is important that we preserve our land to make it available to enjoy the outside life without the traffic.
This area is beautiful and it would be a shame for it to be overdeveloped.
It's a preserve for a reason. That's why we chose to live here. Thank you.
The number of people hiking is increasing but even if is not, the streets are narrow and it is dangerous to drive.

The Sonoran Preserve is a magnificent specimen of the desert. The desert plants and wildlife within this area are a dream come true for hikers and bicyclists. With the increase of people moving into the area, traffic has grown exponentially. If we build more homes in this area, we need to put measures in place to protect this valuable asset to our state, as well as provide safety for the people who visit it throughout the year.
I'm mountain bike in the Sonoran preserve 3 to 4 times per week and feel it is vitally important to keep some space set aside with minimal traffic and housing.
I have many reasons for you to consider preserving the Sonoran Preserve and Sonora Desert Drive. Homes and traffic directly impact the fragile desert. Urban heat, pollution, and human destruction directly destroy the desert plants. The Sonoran Preserve was set aside for the specific reason of preserving an area for people to enjoy the beauty of the desert. Adding homes along the Sonoran Preserve and Sonoran Desert Drive will increase traffic. Solutions to traffic congestion is to add and or expand lanes which will take up desert land. Lastly and more importantly, Arizona is in a major drought. More homes means less water. There are plenty of homes and apartments being built in Phoenix without taking from the Sonoran Preserve and Sonora Desert
The preserve is a sanctuary and feel that this increased volume of homes would create a dangerous high traffic in an area that is a recreational haven for cyclist, hikers and runners. The impact of these homes will also have a negative affect on the the wildlife and natural dessert of the area.
We chose to move to Sonoran Foothills to be close to the desert landscape and away from the dense population of the city. We understood that the city had protected the areas surrounding the preserve by requiring certain standards and limiting the number of homes that can be built. The requirements that were in place while the Sonoran foothills community was being built, maintain the overall integrity of the surrounding desert. There is a mix of apartment homes, patio homes and homes with lots. All were required to follow strict landscaping guidelines to match the desert. Why aren't these standards being upheld for any future development? It is evident that greed is now winning. The home builders goal is to build as many houses as will be allowed as this is most profitable for them. They are NOT concerned with the impact this will have on traffic, current residents or the desert. Also, it appears the city is trying to solve the housing shortage by putting in a disproportionate number of high density dwellings from I-17 to Cave Creek.
Me and my family and friends are all avid trail runners with great respect for our wildlife and natural ecosystems. I don't dispute the need for housing but the Desert Character Overlay District put the standards in place for exactly this reason - to prevent developers from overdevelopment that would ruin the NATURAL ecosystem. I applaud them for some of the measures they propose in planning but that will never make up for any zoning change and quite frankly is hypocritical. Please make sure Verdin complies with the current standard
I frequent the Sonoran Preserve 2-3 times a week and my husband road bikes 4-5 times a week in the bike lanes. We enjoy being able to go enjoy the desert without having to see home after home. We are also in a drought and putting more homes up does not help address the issue. Please think about keeping more open spaces for everyone to enjoy who already lives here it is getting crowded enough.
My family and I are avid cyclists, and for the past five years we have seen an increase of cars and speed. I myself had a couple of car and motorcycle incidents due to the amount of traffic and their speed. I'm worried that with the increase of housing it's only going to make our rides more dangerous, as drivers don't respect speed limits. Please keep the overlay as it was intended. Don't put money over our safety. Thank you
There has been way to much building in the Sonoran Preserve area! This is destroying the beauty of the desert. I have lived in Phoenix area for 49 years and this once beautiful desert is being destroyed by over developing. Some of the most recent developments off the I-17 and Dexalita destroy some of the mountain to put more homes in the area. When this happens we are not being good stuarts of the land. We need to find away to live

I have lived at this address for 20 years and have watched the area grow. My wife and I have hiked and biked in the Sonoran Preserve area hundreds of times, and now we have introduced our children to a love of nature through seeing Olive the owl on Hawk's Nest Trail and wildflower blooms biking along the Apache Wash trail. In the middle of a growing city, this Preserve is an oasis that allows residents from near and far to relax and escape the pace of city life. It magically transports visitors to a place that feels quiet and free. Please help us preserve this for us and future visitors!
Phoenix is growing at a very rapid rate. If something is not done now to save lands, there will be no desert areas left and all wildlife here will perish. We must preserve this unique Sonoran Preserve.
I've lived in this area for the last 3+ years and a major reason we moved here is because of the desert setting and because it didn't feel as crowded as other parts of the Valley. Sad to see our beautiful preserve turned into crappy track homes.
I'm mainly just concerned with the increased amount of traffic new housing developments will create.
I hike from Apache Wash frequently as well as the trails in Sonoran Preserve South and don't want to see the desert character of these areas impacted. Please hold Taylor Morrison to these rules. They were put in place for a reason. Don't allow them to disregard them.
The amount of traffic we already have on dove valley is excessive. We do not need to add more.
I am signing this petition as I care deeply about keeping the Sonoran preserve sacred. It is important to preserve the existing ecosystems. Additionally, This area is already dangerous with increasing traffic.
I love cycling here and I don't want that to change.
It is nature at its finest. The desert is dwindling especially in this area with all of the commercial building and housing going up. The hot air balloons are even running out of space to take off from and land on. Dove Valley Road / Sonoran Desert Drive has become a speedway and dumping ground. It is a shame that people have such disregard for such a beautiful area and putting up more housing will only make it worse. Years ago we were told that no homes would be built off of that road. I know because I used to live in Carefree Crossings and attended many meetings about it. Listen to the people for a change and leave this area alone. It was built for people to enjoy it, not destroy it.
I want to preserve the desert. We have a water shortage not enough water now for the people that live here. Not enough schools why aren't the building responsible for building schools for the children?
We do not want this new development because we love the natural desert we chose to live near. In addition, we do need the excessive amount of traffic that such a development would cause.
The original proposal to conserve the ecosystem while allowing for reasonable growth is threatened. The proposed increase will increase vehicle traffic, noise, pollution, and make biking along this area unsafe.
The beauty and tranquility of the Sonoran Preserve is vital to the character of this community's identity.
With so much growth in Arizona & Phoenix in particular, it is vital to retain the open spaces for all residents to use and enjoy - there was great foresight when determining preserves and buffered lands around them. The roads - current and even proposed new ones - won't be able to safely support the sudden surge of vehicles and will most definitely increase the traffic volume and many drivers, bikers and pedestrians will experience a greater risk of accidents. Please listen to the residents in the area that will be most impacted. Thank you.
We don't have the infrastructure to support any additional growth. I wish we could halt the issuance of any further building permits in the state until we can guarantee the people of AZ that we will have adequate water and energy resources to match projected growth rates. We can NOT have growth outpace supply.
Our house backs up to the desert. We bought that house because it backs up to the desert, I want to to keep our view and our slower simple lifestyle there and not turn its into a big city feel.
I don't want to see traffic increase. I would like to see the desert stay peaceful and empty.
Want beauty while biking

I have cycled on this road for close to a decade. It's been one of the only "safe" roads. In addition, the preserve is quiet and beautiful and has remained a short distance from home. As traffic gets worse we are losing that quiet, beautiful Arizona gem.
We specifically moved to this area b/c of the preserve and the peacefulness that it brings to our lives and neighborhood. District guidelines are in place for a reason and should not be adjusted for a greedy developer.
I enjoy cycling on the road. It is a safe, fast, and serene place to ride my bike. The crisp early morning air, sunrise, and hot air balloons, are a real treat.
Keep the beauty of the desert and keep traffic minimal on Sonoran Desert Drive as there are no crossroads to take as an alternate route if traffic is heavy on Sonoran Desert Drive.
This area is vital for wildlife and preserving the bike trails be able to trail ride in the unspoiled desert we don't need anymore traffic thru here it would completely ruin the whole area
My household enjoys both biking and hiking along the Sonoran Desert Drive several times a week. One of the main reasons I moved out of the Kierland area was to escape the traffic/congestion. Please don't turn my beautiful Sonoran Preserve into a traffic nightmare. Uphold the safeguards that make this preserve a treasure. Thank you, Councilman Waring.
We back up to Dove Valley.....the traffic has already increased exponentially over the past few years and people use this road as a freeway....safety for our kids and everyone in our community is a huge concern.
My family and I use these trials for recreation purposes. We are also concerned as a community for the traffic as well as how it will effect the wildlife.
Please do not overcrowd our area and stress our resources. Sonoran Desert Drive is beautiful and offers wonderful opportunity to be outside and healthy. Please preserve this area.
We moved here for the natural beauty of this area and the outdoor freedom to run, bike and hike. In addition we wanted to get away from all the congestion and crazy traffic. I am concerned for pedestrian safety and not being able to enjoy the wilderness in peace. Not to mention all the traffic added to Sonoran Desert Drive which is no longer relaxing and becomes stressful on a daily basis.
Congestion. Rezoning opens doors to more rezoning. Will cost the county money to widen roads. And I like less people around.
We need less development and more room to safely enjoy nature with trails and outdoor activities. Dove Valley Rd is already a speed zone and super trafficked, more development is a detriment to our beautiful Sonoran Preserve. Please reject this proposal.
This is my neighborhood..I live here. I hike these beautiful trails five times a week. There are plenty of acres of desert in other areas. People come from all over the valley to hike and bike here.This land has been set aside for this and should not be taken away.
Sonoran Desert Drive is a safe haven for athletes and cyclists. It's the one road in the Phoenix area in which cyclists and feel safe in the road without the fear of being hit by cars.
We use the parkway weekly for our bike training, along with thousands of other riders. This parkway has forever been a haven for riders looking to escape the dangerous city streets of Arizona, and bringing more traffic or reducing our ability to use the parkway could result in a major increase in vehicle-bike related accidents which unequivocally result in harm to the cyclist - often fatally. The proposed development could spell disaster for the cycling community in Arizona.
There is already a staggering amount of traffic between the preserves and additional housing per acre only harms these sacred areas. We are growing at a staggering rate and sacrificing our beautiful lands and existing safe guards isn't the right approach to addressing this growth. The land and homes will sell and the only reason to increase hones per acre is to increase their profits.

I urge you not to ignore the Desert Character Overly District and over develop one of the few remaining preserves in city limits so a developer can make more money. Please consider your constituents way of life and safety over profits for a corporation. Thank you for your consideration.
I run on those trails weekly at Apache wash trailhead, I bike Sonoran Parkway road safely multiple times weekly. If traffic/construction/and wildlife are destroyed it would be incredibly heartbreaking.
I specifically bought a home in this area in part because of the Sonoran Desert Preserve and the numerous hiking trails available. The traffic has increased substantially in the past several years. The closure of I 17 in either direction already turns our neighborhood into a parking lot at times. Sincerely, Terry
I live in this area, I use the hiking trails and bike paths along Sonoran drive on a weekly basis, I love looking out into the Desert everytime and taking in its natural beauty it has to offer, Roof tops would hinder this…. If the county/city ever needs additional funding they can have Police officers patrol Sonoran Desert drive and would run out of paper giving traffic tickets, its already a race track with the driving practices on this road,,,,, more congestion will make it worst and a lot more dangerous than itvis now, I quit riding my bike in the bike lane on that road, I ride on the bike path to the north of the road for that reason…
Preserve land is sacred and should maintained as suck to keep the value to it's community members.
This development will ruin the last open space area around the Sonoran Preserve. There are plenty of other housing developments in the north Phoenix area closer to I-17 that will assist those moving to the valley. This development is not necessary. There are also major water, traffic and fire concerns with this new development.
1. Concerned about wildlife being displaced and natural habitats being significantly reduced 2. High occupancy buildings coupled with houses will bring more traffic and pollution and impact the infrastructure 3. Impact on city resources such as water especially scary as water levels are so low 4 impact to education facilities - schools are over crowded
We truly need to preserve our Sonoran Desert and we need to maintain the original reason this area has been preserved. We are rapidly losing our Sonoran Desert and our recreation areas, not to mention our wildlife are losing their homes. We can't be nothing but concrete. We should take pride in living in a beautiful part of town. Please Preserve!!
We cannot keep moving the wild habitat out of their homes! Moving into this community we were told this reserve was here to stay so we would never have to worry about build going up on it - clearly, that has changed. Do not let greed destroy our quality of life.
The preserve and drive are my little bit of sanctuary to and from work. I enjoy the beautiful flowers and desert landscape daily, not to mention the gorgeous sunsets and sunrises I see every day. Please keep this part of Arizona as it is.
We are loosing the beauty that was one of the huge reasons for moving where we live. All you are you doing is bringing more infrastructure. I understand that growth needs to take place but I think that it should be done in a much better way. Putting up a bunch of houses on top of each other is not the solution. I see greed takes the upper hand over more intelligent decisions. Thank you
One of the reasons I moved to this area was because of the Preserve and being told it would not be developed. How incredibly sad we're even needing to have this discussion. Please do the right thing and save the Sonoran
This preserve is important for the community and wildlife!
This beautiful desert area needs to maintain its character and uniqueness. It's the reason why many people live in the area. Stop!!
Sara Rovarino
Keep as much preserves and mountains natural
I want to keep the area accessable for recreation.

We moved to our current home to enjoy the benefits of having access to the Sonoran Preserve. The Desert Character Overlay District was created to preserve the integrity of this precious commodity, if it is ignored, the beauty and recreational benefits of the preserve will be significantly reduced.
We need to preserve our natural habitat.Increased construction around the area already put too much load on traffic and school system.We have no new building of schools and we are worried where all these will get
We need to save our desert preserve and wildlife. There are plenty if other placex in the area and in Phoenix where it is more appropriate and less disruptive to build.
Save wildlife and the desert
There are plenty of other places to build, these this beautiful piece of land beautiful. Keep the traffic down for those of us who use this area for biking. Oh yes, and where are you getting all the water to support all of this new construction?!?
Please follow the Desert Character Overlay District plan. Keep traffic low and undeveloped land so we can enjoy the preserve.
There has already been enough building along Dove Valley/Sonoran Desert Drive. Please leave the preserve so that we can continue to enjoy its beauty.
I live around the corner in Sonoran Foothills community and one of the reasons we moved here was to be able to bike on Dove Valley and Sonoran Desert, as we train for Triathlons year round. Every car you add to these roads makes this more dangerous for us. I have almost been hit twice by cars coming out of Sonoran Gate community. The proposed development of over 1400 homes will destroy this very special area.
Like to go hiking there and see the natural views.
The Sonoran Preserve is important to me because of the beauty if the area and the animals that call it home. Sonoran Desert Drive needs to remain a less busy road so it is safe for the bicyclists that use it for exercise and the people that walk the path along the road and preserve.
Myself and so many of my neighbors and friends hike this area on a regular basis! There is a nest that an owl comes back to every year! There are beautiful fees of the amazing area in which so many of us call home! Please don’t destroy an area we love and cherish
To be able to get out of the city and experience the peacefulness and beauty of the Sonoran desert so easily is what makes this area unique. Once it is gone it is gone.
We love biking on the path along the reserve with our 2 girls, crossing Sonoran Desert is already a bit nerve wracking with current traffic, I can't imagine how much this would increase given the added homes. This is such a beautiful stretch of road and adding these homes would greatly impact the noise, traffic and beauty of this area. Not to mention the surrounding grocery stores, roadways and restaurants are already stretched so thin because the number of homes has increased greatly without the other resources to support it!
The increase in traffic volume that will result from additional development in this area is not sustainable or in keeping with the objectives of the preserve.
Doubling or tripling the number of housing units is not sustainable and concerning that it will impact the surroundings negatively
Increased traffic, depleted water, and loss of vital desert preserve. In addition, approval here increases the likelihood that thousands of additional homes will be added throughout the preserve in years to come.
There is enough congestion and traffic as it is. Not to mention, our beautiful desert is continually being built in.
I am extremely concerned about over building at the expense of the natural desert. Loss of natural settings/habitat, increased traffic, speeding, congestion, crime, burglary, all the issues that come with high
My concern is for public safety first and foremost. In addition to the widening of the Sonoran roadway and the disregard for the serenity of the desert. Finally I feel the City is growing too fast with little regard for Public Safety and infrastructure growth.

I've lived in this area for many years and treasure the Sonoran Desert Preserve beyond measure. As an avid hiker and lover of the unique beauty, plant life and wildlife of the Sonoran Desert, I feel privileged to be able to enjoy this natural area as part of my "everyday." I'm also aware and incredibly proud of the hard work and careful thought that went into preserving this land in the first place. It was a job so very well done, and I would be incredibly disappointed and dispirited to see those efforts and safeguards dismantled in any way.
The beauty of the desert & also a place for the animals to live. We gave already taken enough of their home.
Enjoy bicycling through the preserve. The road is too narrow for the traffic already using the parkway.
My wife and I have a true love for the desert surroundings and this is what brought us to Sonoran Gate Community. In order to keep the beauty of the desert, it must be limited to homeowners. We hike, mtn bike, and road cycle throughout this area and with the more chance of new development comes the increase in traffic. My wife was hit by a car while riding on the road because a driver was speeding and not paying attention. With little to no law enforcement on Dove Valley Rd. Sonoran Desert Drive, it's expected for drivers to obey the speed limit but that is not the case, we live here and we see it every day and we are concerned about more development on a large scale to come into play. If your serious about appreciating the natural preserves then we challenge you to show it and not let the love of money ditract you from what your heart is telling you. I hope you please take a deeper look before you decide. Thank you
So many animals will get displaced from there natural habitats.
Preserving our beautiful desert and its wildlife is crucial. This is what makes this area so special and why many of us chose to live here. This project will significantly add to the traffic and pollution and negatively effect this natural environment.
Safe and beautiful area to hike and bike.
Please preserve this pristine piece of Sonoran Desert for the native flora and fauna and for our future
To preserve the natural desert. Traffic is already excessive. This area is amazing for bike rides, hiking & exercise. Let’s keep it that way.
Beautiful, wildlife, reduced traffic :)
I moved to the area after serving in the military for 25 years because of its natural beauty and proximity to the preserve. The building in this area has skyrocketed in recent years. Future development of the preserve will only deplete the area of its scenery and overpopulation of an already strained region of north Phoenix.
It is one of the most beautiful areas of the valley. Please dont spoil it.
It is important to save the Preserve and Drive because developers and their need for more and more money is literally killing the desert and taking away all things that are indigenous to this perfect State I have lived in my whole life, born and raised. I have worked up in this area for 20 plus years and it has been so sad to see the loss of the desert. The Sonora Desert Drive is something so special and one of the few places left in the Valley that makes you feel like you are really in the desert without thousands of pieces of property. Please do not take away the beauty of these areas!!!
The Sonoran preserve is just that, “A preserve”. It was specifically zoned to prevent this kind of development, or any development for that matter. We use this area almost on a daily basis for hiking, biking and driving on the parkway. If these projects are developed and built I will seriously consider leaving this area and moving to a quieter place. These builders should look for other areas not designated as preserves to build their housing.
The natural desert is one of the most unique places and somehow we have to realize it is something we cannot afford to destroy. I understand the need for homes and such, but please leave this area be. Please!
We need to keep as much nature untouched and beautiful.
The preserve was set aside for a reason. And the reason was not to then go back and develops it a few years later. Leave the preserve a preserve. There is plenty of other land to develope.
As a cyclist, I truly enjoy being able to ride on Sonoran Parkway and enjoy the beauty of the desert. Over developing this area would destroy our landscape. I truly hope that our city will choose not to over develop and keep the natural beauty intact

My family and I enjoy walking, hiking, and driving by the preserve and the planned Verdin development on a daily basis. It is a highlight of our day and one of the only areas in Phoenix that people can enjoy the natural beauty of the desert, because it maintains the desert character overlay. It would be very disheartening if this beautiful surrounding area loses its desert character. I trust that members of the Phoenix city council will reject the request to maintain the desert character overlay. Thank you.
It's imperative to preserve and protect the wildlife and their natural habitat. This area is already exploding with growth & traffic.
Please stop encouraging overgrowth. We do not have sufficient resources for the population growth. Let the desert live. There should not be such things as zoning changes that crowd people and houses into areas to allow developers to make money and walk away.
My husband and I moved into the area specifically for the trails and wilderness of the Sonoran Preserve. We hike the trails at least twice a week with our dogs. Please do not allow more encroachment just for the sake of making more money! I am a retired registered nurse and served the indigent populations and can't afford to move again. Please stop this!
We live in the Sonoran Gate community. I'm also a cyclist. We moved here to escape congestion and enjoy the outdoors. All of that is threatened with this current building frenzy. Why would we abandon the express purpose of these Preserves, so carefully planned and uniquely executed?! And where are we finding a sustainable water supply for this unbridled development? This is madness.
Destroying desert habitat, overpopulating an area not intended to. Negative effects on property value.
This area can not support anymore homes. We don't have the commercial needed. Also, we need to preserve the desert. That is a popular scenic drive and hiking area.
Protect the Sonoran preserve
It is a beautiful drive and I am sad to see they have done any development along this stretch of road. I thought this was a preserve but it doesn't seem like it lately with all of the signs I have seen go up lately.
Preserve the natural beauty of the AZ desert.
People already speed like crazy on this road and I'm afraid accidents will go up
I ride in the Preserve and along the Drive four or five times a week.
We are already experiencing high volume traffic and with the micro chip company, the traffic will be unbearable. I believe in growth but we need to preserve what's left with our AZ desert.
Conservation will protect the wildlife. Driving them out of their natural habitat could put some animals at risk of extinction. There are other desert areas/land that could be built on. Preserving will help reduce our footprint and help reduce traffic and pollution.
Please adhere to the Desert Character Overlay District safeguards. We need space to walk, bike, play and enjoy the natural beauty of the desert.
Keeping natural habitats for the animals that belong here. We are on their land and need to be cognizant of that. Also, future generations need to be able to enjoy nature as it is meant to be.
Upon moving to my home in Sonoran Commons I was told all this state land would stay undeveloped. That was a key factor in purchasing my home because I love the drive, but most importantly Hiking and biking. It was very disappointing when the Taylor Morrison community built where I was told no homes would be and increasing more homes and traffic would be disappointing not to mention destroy the sonoran desert further. Please do not allow this to happen!
Maintain the natural open space in this areas Traffic congestion issues
My family hikes and bikes in this area and there is already too much traffic and disruption in this area. The traffic on Cave Creek Rd. and Sonoran Desert Drive is very congested and getting worse. Housing needs to be more controlled in this area to avoid infrastructure problems and environmental impacts.
Leave the desert un touched
We need to preserve it for the wildlife that lives in it and keep the beauty of the desert environment in tact.

We bought a home in this area in 2009 with the idea that the Sonoran Preserve would remain a Preserve. We and many of our neighbors enjoy using the walking, hiking and biking trails because of its serenity. Please don't let the lure of developers'money start chipping away at it. The city invested a lot to create the trails and the Apache Wash trailhead. Let's preserve the Preserve.
The traffic needs to stay low for cyclist and hiker safety. The noise pollution would be overbearing. I hike there year round and the traffic is already too much. The light pollution and noise would bring harm to wildlife and the flora of the area. Keep the surrounding area cool by adding no more concrete and asphalt. Please do not eliminate the protections placed to keep our Sonoran Preserve, preserved. If you allow people to encroach on the preserve further, you'd no longer be able to call it a "preserve." Perhaps the Sonoran Development, or the Former Sonoran Preserve, or the Sonoran Encroachment. Not good. I've lived here 12 years and the preserve gets more and more use by people who want to enjoy it. If you roll back these protections even an inch, people will just keep pushing and keep pushing, until all of those inches add up to no more preserve. Stand strong. I hope you get a lot of responses. Please do not mess with the preserve.
We selected this area to live, in part, based on the feeling of being closer to nature. The Sonoran Preserve played a big part in that feeling. The loss of any Preserve open space or the increase in traffic thru the Preserve will diminish that feeling. Please require all developers to comply with existing develop restrictions and do not "lessen" those restrictions. - Thank you...
Our family enjoys the scenic drive down Sonoran Desert Drive. I'm saddened to hear they already have plans to develop some of that land. The dessert landscape and easy access to trails from Fireside are unique to living in Norterra and I would hate to see that change. It's already becoming over crowded up here and traffic is effected. Please consider preserving our beautiful desert landscape.
Concerned about traffic on current roadway & effects on wildlife habitats. As well as construction dirt, debris & trash.
Maintain the beauty and areas to hike.
We live in the area and do not need to have more houses built, apartments, etc. The traffic is becoming unbearable, and to abolish the desert is a terrible thing for the wildlife and beauty of the desert. I enjoy hiking
Natural beauty
I moved up in this area to get away from the city, crowds and traffic, enjoy the outdoors to hike and cycle.
It's such a beautiful, natural area. No more development!
To keep our desert preserves for walking and hiking viewing the beautiful scenery NOT more houses. I moved up here because of the secluded area and the ability to walk to trails and trailhead. Traffic has gotten so bad on Dove valley road. Bikers (I) ride this road all the time and won't be able to during construction and after as traffic will make it too dangerous. I personally don't even feel my neighborhood should not have been built here.
I use the preserve for hiking. Get out into nature but close by the house.
Great hiking and exploring area.
Beautiful desert and shouldn't be changed for housing
As a frequent hiker it is important to regulate traffic and protect our beautiful Sonoran desert ecosystem.
Primary reason we moved to this area from Houston is to avoid the glut of development and related traffic that we had in Texas. Please let us retain the environment we fell in love with back in 2010.
My children and I enjoy riding bikes on the preserve and enjoy the open desert environment.
For the animals. We can't continue to build on their land. They are constantly being pushed out. This earth cannot sustain all the building
I am signing this because we would not have moved to this area had we known it was even possible for a developer to unilaterally request a community density plan, carefully and deliberately produced and agreed upon, be thrown out so a company can increase profit. I question the ethics of a company that would even propose it. I question the ethics of a local government that would even entertain it.
I moved to this house 10 years ago to move out of the "city" and be near desert-stop building so much up here!

There has been enough development in this area. Stop crowding out the wildlife.
It is important to keep open lands for the wildlife in the area. Building way too much in the area.
Please don't let greedy developers have their way!
The Sonoran Preserve is truly the most incredible place to hike, bike, and just enjoy the beautiful desert. Just driving through brings my family so much peace. For it to be surrounded by dense development and traffic would steal the joy it brings from to the whole community, as well as visitors who are lucky enough to see some of our most spectacular views.
This desert area is beautiful and with more and more houses being built, this will reduce the amount of natural preserve we have to enjoy. I love to hike in this area.
Keep the beauty and peacefulness of this special area. Protect wilderness and cyclists. Cut down on traffic. It is a rare beauty we cannot afford to lose.
The Sonoran Preserve and surrounding area are why we moved to the North Valley 7 years ago. The natural beauty and outdoor activities make it our special home. We need to manage and control growth so it will not negatively impact our surroundings with excessive traffic. Thank-you.
Enjoying the desert environment is something we need to protect so that we can continue to share it with
We moved to this area because of the beauty of the preserve and the desert areas around us. The area is already congested with traffic and adding more subdivisions will just clog our streets, increase pollution, displace animals and ruin the desert. Please do not let that happen.
Safe cycling route
Being able to walk , enjoying the beautiful landscape the LORD make.
The development will increase the footprint traffic and damage to these natural areas and habits. We must look forward to responsible growth in unity with our surroundings and not just perceived revenues.
Beautiful hiking area and bike riding.
It's going to change the complete landscape of our community. I do not want an excessive amount of traffic.
We have lived in Sonoran foothills for 13 years. We have always loved how quiet it is up here and love the beauty of the desert. Please do not build more homes and ruin all the great things we have up here!
The Sonoran preserve and Sonoran desert drive are such beautiful parts of AZ. If it is too crowded with traffic and development it will be taking away from all the cyclists and great hiking trails.
I often go hiking in the preserve for the peacefulness, seeing wildlife, and being surrounded by nature. I bike ride along Sonoran desert drive and feel safe due to very little traffic. I will be devastated if homes get built on our beautiful preserve. Animals will suffer, people will suffer, and preserve plant life will be killed. This should not happen. Preserve means preserve!
This is an essential open nature recreation space who live and visit the area. Protecting spaces like this helps make this area of PHX metro special, sane, and attractive to so many who use it. It's therapeutic.
It's getting too crowded and we need to preserve this beautiful area. It was a purchasing amenity for us that this preserve would always be left alone. Completely unfair being sold under these terms and then little by little all the beauty surrounding us is rezoned and built upon.
No wanting any more home delvelopers tearing up the preserves. With the additional Verizon zone site there will be to many dangerous EMF's in the community
I live very close to the Sonoran Preserve. My family and I love living near the preserve because we get to enjoy beautiful hiking and biking trails right in our back yard. The trails are clean, well maintained and much less crowded than other trails in Phoenix, such as Camelback Mountain and Piestewa Peak. The Sonoran Preserve is the reason we moved the North Valley. And we moved here based on the growth parameters identified by the Desert Character Overlay District, which were instilled to safeguard the Preserve. Please don't alter the growth density plans, it's not good for the viability of the Preserve and it's not fair to the residents who moved to the area based on the development measures in place.

I believe it is vital to preserve the Sonoran desert lands. The more we build the more we push wild life out of their habitats and into neighborhoods where they inevitably will get injured or killed. If we keep building on these lands we won't be the Sonoran desert anymore, we will just have to explain to our grandkids what the Sonoran desert once looked like.
I very much enjoy the drive through there. Traffic has already increased too much as it is.
We need to protect our beautiful desert. There are many other areas to build on so we can all appreciate the scenery. After all this is why we live here.
We moved to this area to enjoy the beautiful desert landscape that it offers unlike many other Phoenix areas. To destroy this beauty that offers hiking, biking, and general nature opportunities so close to home would be devastating for my family, not to mention the traffic that it would bring. Our neighborhood is already being robbed of its quiet and peace from the houses already built on this road and it's use as a through street. People speed through at 50+ miles per hour to the point that it is difficult for me to turn left out of my gate. I can't imagine the impact on this traffic should more homes be allowed through the preserve. Let's keep this beauty to enjoy. Things like this are disappearing from the Phoenix area. We must save this.
The safety of low development it brings to being active is a great outlet in AZ.
An agreement was made to limit the number of homes for the area, why now is it ok to go back on that. Will bring more traffic and ruin to area from overpopulation.
I live in the area and my family and I walk, bike, and hike in the preserve daily. I also see all the animals who live in and rely on the preserve.
It is my training ground. I spend countless hours a week there riding in the bike lane, running on designated sidewalks & trails. It is regarded, by local athletes, as a safe stretch of road to cycle on due to the generous bike lane and limited traffic entering/exiting Sonoran Desert Dr.
This is one of the most beautiful areas in the valley. The trails, bike lanes, and running paths are utilized by a large number of triathletes. Not to mention the large number of mountain bikers. Keeping this area of land free of traffic will ensure the wildlife can thrive.
Taylor Morrison is a horrible company, they're not truthful and when the job is done your stuck with a shitty house. I regret ever purchasing a home from them in this area. They're is a lot of wildlife and having the desert overlay taken off the this absurd amount of homes is going to cause destruction of the wildlife and their homes. If we keep building on all this desert there will not be any left for our children and their children to enjoy. Please
It is a spectacular preserve and should kept that way. This area can't handle the traffic now let alone of more developments are added.
This road is a cyclists haven, and a beautiful part of the North Phoenix desert. Let's keep it that way.
I am concerned about the volume of cars, traffic and safety. There have already been fatal accidents for motorists and bicyclists on that road/area. I am concerned about ruining the integrity of the beautiful Sonoran Preserve. PLEASE don't let this happen!!
No need for more development eating up our desert.
To preserve the beauty and nature of the Sonoran Desert
When does this stop? We have a responsibility to our next generation of children to save our desert for them to enjoy. Take the building elsewhere. PRESERVE what is left of our precious desert
Marcella Mccormack
The Sonoran Preserve is a beautiful area that lends this neighborhood a great amount of character and appeal. Over-development would greatly detract from this, leaving it just another sprawl.
I want it to remain natural. Don't want more noise, development coming to the area.
Cycling and hiking in the area
We need to preserve our natural preserve, too many houses, too many cars.
The amount of traffic increase will greatly harm the ecosystem as well as increased foot traffic in this unique

It's important to keep the preserve as it was originally planned for the future. There is a concern for water during a drought in Arizona and the Anthem water table is low. That road is very congested with traffic and it's only two lanes.
Save the preserve
I've lived in the preserve area since I was very little. We need to keep the desert a desert, our native animals are continually being forced to co habitate with humans and it's not going welk. Continue to give them their space so that we can all live together without hostile interaction
We moved up here to be away from the crowds and we love the desert landscape And the air quality is better for our son who has asthma
Save the desert!
We moved here 3 years ago. We knew we wanted this home when we were driving around the home and drove down sonoran desert drive. We loved that the desert was so close to us, that we were going to live to close to a preserve that our kids could learn about the Arizona and the desert right out their back door.
I use this area for cycling and running. Additional congestion will make it unsafe for these activities. We are losing more and more areas where it is safe for recreation. The preserve provides safe space for recreation and adds value in its current state to the residents of the Phoenix metro area.
Our desert is beautiful. There won't be much of it left if it keeps getting built on.
We live in a largely unspoiled Area of the city. We chose this location for its natural beauty and remoteness from the busy-ness of the city. We enjoy the outdoor activities it has to offer without the noise and pollution we see elsewhere. Please help preserve this area for future generations to enjoy.
The Sonoran Desert Preserve is a beautiful area full of wildlife and desert vegetation. We must preserve and protect portions of our desert to keep balance in our environment.
My family and I love to hike this area, especially to feel like we're away from city life and enjoying the natural outdoors. That is one of the reasons why we chose to live in this area was because of the preserve.
I urge City Council to require Taylor Morrison to comply with Desert Character Overlay safeguards. We moved to this area because of the close proximity to hiking and biking and close to nature. This is necessary for people's physical and mental well being.
Preserve landscape, Mountain View's, prevent traffic
I prefer to keep the Somoran Preseve "wild" for all to enjoy. Please stop taking beautiful desert away from the residents that moved here to be near it.
Please do not ignore the Desert Character Overlay District. As it already stands, the volume of traffic on Sonoran Desert Drive is quite high and negatively impacting the surrounding preserve with increased pollution, roadkill and noise. Increasing the number of homes built as well as the traffic flow will greatly diminish this beautiful and precious land that was so wisely set aside for protection. Please preserve the Sonoran Desert Preserve values. Once it is gone it cannot be replaced.
I purchased my house on the southern boundary of Sonoran Gate with the intent of enjoying the serenity of the desert in my backyard. This expansion will teplace my view with a 6 lane high traffic road. The Scenic Dove Valley road will also become increasingly busy affecting outdoor activities such as biking.
I really enjoy living near this natural area and enjoy the hiking and biking opportunities that are available.
It was designed to be protected. It is that simple. There is already too many cars going through that preserve.
My family and I hike at this preserve every week. I take friends to it, have had Girl Scout events, and even volunteer to clean up the trails. It is one of the most gorgeous gems in Phoenix. In addition to that, numerous animals call it their home. It is not ok to take that away from the people of Phoenix.

While the continued expansion of homes and building into this area is inevitable and needed, the maintenance of the Desert Character Overlay is important to keep the beauty and feel of this area. The residents who live here moved here for a reason, and we appreciate the forethought that went into the Desert Character Overlay originally. Please do not abandon this. It would be one thing if the builder were building reasonably priced homes to assist with the affordable housing shortage, but they are not. This request is purely for the financial advantage of the builder and the detriment of our community.
The Sonoran preserve area is vital to providing a habitats for all the wonderful creatures and wildlife in the area. It also provides for great walking trails for people to enjoy and get exercise while exploring all that Arizona has
We love the natural area of Sonoran Preserve! Adding more homes is going to take away the beauty of this land. We cannot allow new developments to destroy our desert.
I hike and bike there regularly. Maintaining “green space” in the area is important for Phoenix’s overall well-being/balance.
The infrastructure is not setup for a development of this size and the tax payers shouldn’t bear the cost to
I live in the vicinity of the preserve. I moved here to be close to nature and removed from the hustle of town. I have enjoyed having wild animals pass through my backyard, but since all of the building along Sonoran Desert Drive/Dove Valley began, wildlife sightings near my home have decreased dramatically. We are edging the native species out of their rightful territory. Please do not butcher the desert any further.
All of the building is already over done. It's taking away any part of the beauty left in the area. My family does alot of biking and hiking in that area and it doesn't need to be ruined with more structures. Leave AZ alone and stop overtaking anything left. The traffic is insane. Why do we need more of it in the area?! That drive is one of the last drives left near by that is ALMOST untouched.
There are plenty of areas to do future developments we shouldn’t marginalize the beauty of the Sonoran
I enjoy taking hikes with my family and dog. It is so wonderful to get out of the city and neighborhood to experience nature. We also enjoy taking our bikes along the Sonoran Desert Drive to safely ride without traffic and congestion. I do not want to lose this ability to development. There are so many other areas available for development without jeopardizing the beauty that is preserved in this area.
The area should be preserved for enjoying the natural surroundings.
I’ve lived in the north valley for almost 10 years. I’ve seen the desert in northern Phoenix disappear and the buyers of this land, though proclaim, they will do right by the desert, they have not. I’m a current owner of a Taylor Morrison home and I can tell you they made multiple shortcuts and did not take care of the land. I respect that Phoenix is growing but a lot of the glamour of living here is the beautiful desert not that far from “town”. I would love to not have to travel further north to bloody basin or 7 springs to merely enjoy the desert. Please reconsider allowing these desert destroying companies to continue killing phoenix’s charm. - james
I visit the Sonoran Preserve frequently and enjoy the solitude the preserve has to offer more traffic in the area would ruin the natural beauty of this area. Thank you for considering this petition. Curtis Johnson
Hiking and the overall access to the outdoors
It's a beautiful, natural preserve. It's a generous drive and the hiking and biking trails amid the serene desert are therapeutic.
The Sonoran Desert is home to many species. It's important for their survival that their habitat isn't cut up by roads and other development.
I love the purity of this area. Excessive homes will ruin the beauty.
Walking along the Sonora preserve desert in a safe manner is very important for my kids
Traffic on the preserve road is already quite busy during rush hour. Adding more homes will increase the danger of the road and damage the beautiful desert.
We need to preserve the hiking and biking trails as well as the bike lane on Desert Sonoran Drive to keep it safe for pedestrians and cyclist.

It’s one of the few roads where cyclists and triathletes have a place to ride together without intersections. It’s great for the community. I use this road almost every weekend
This beautiful area directly impacts myself, my family and friends, my community, safety, economics, our home value. There will be a great increase of noise to our peaceful lands. Lights will pollute our cherished dark skies. SO many negatives, would take me pages to list each one! My fam, friends and I travel roads immediate and near the proposed area, the negative impact will be immense! Loss of life and property is unavoidable with such grow! The immediate detrimental impact on the scenic beauty of the area, wildlife habitats and migrating patterns will be detrimental. The scenic beauty of the area will be lost FOREVER!!!! PLEASE do NOT let the almighty dollar destroy this area! There are so many other, much less impacted areas of land they can build on!
This proposed change in zoning will allow new development that will infringe on our recreational area. Zoning is there for a reason. Please do not change it.
To preserve the beauty and conservation of the area, as well as safety for cyclist and hikers.
I’d be like to see less traffic and houses. This a beautiful area, and treasure our Sonoran preserve.
We moved here from Chicago to near a more spacious beautiful desert area. We've watched the traffic increase three fold which takes away from safety and the beauty of the land. We moved her to be near the natural preserves, hike, bike and enjoy nature. In the almost 6 years we've been here we rarely see the wild life we've come to love no longer around. Traffic on North Valley is dangerous at times.
The Desert Character Overlay was put in place to preserve open spaces and promote responsible development. Develeopers should not be allowed to bypass rules and guidelines. Please maintain the integrity of Overlay safeguards for the sake of the future of our community.
I am concern about the beauty of the Desert Landscape and more concerned about the increase in traffic that will be on Dove Valley/Sororan Desert Drives. Besides Verdin there is also the new semiconductor plant going up west of us that will increase traffic. There is also 2 other new housing developments going up on Dove Valley and also Sonoran Desert Dr west of Paloma Pkwy. This will also increase traffic tremendously on Dove Valley/Sonoran Desert Drives. Please be concerned that traffic could increase 10 times the current rate and that your plan to expand lanes is already insufficient.
It is a beautiful place to take a hike through and be surrounded by natural desert landscape
This is a designated Desert Sonoran Preserve. The established trails are used by thousands and the preserve hosts habitat for Arizona wildlife including javelina, bobcat, coyote, raccoon, ground squirrel and many more. There are a variety of bird and reptile species Gila Monster, great horned owl, roadrunner, gambles quail, Inca dove, Cardinals, spotted whip tail and chuckwalla lizards to mention a few. This area of Phoenix cannot be expanded into a legislated preserve. Too many apartments in the area has already increased crime, drugs and traffic congestion. Any additional housing and apartment development requests in the north Phoenix area must be denied. Respectfully, Bill Shackelford. Voting Resident
Since living in Phoenix this has been a place where I can get away to escape the noise of the city. Please don’t take that away from us. For a lot of people, having a place to get away to is vital to every day life.
I love all the preserved open desert. If there are rules and guidelines already established for a certain amount of homes built, we need to stay within that, and stop over building whenever a builder wants to cram more homes

The Sonoran Preserve provides plenty of beautiful hiking trails and scenic views. Allowing further development in the area would destroy that natural beauty, and for what? More man-made structures? More roads? Phoenix has grown plenty already. The city needs to focus on improvements to areas that have already been developed rather than expanding out more and more. Expansion leads to more traffic, more population, more congestion and pollution. I for one do not wish to see this grown continue unabated. It would become too crowded to enjoy any more, and it would just end up looking like every other overly populated and crowded section of the city. Please leave the Sonoran Preserve as it is. Honor the protections that have been set in place rather than trying to cheat or work around them. Dirty business practices that do not care about such protections, or about preserving the environment, do not foster good will among the people. It just looks like you want to make a
I moved here to get away from the high volume of homes and traffic in Gilbert and to enjoy the beautiful surrounding desert trails and nature paths north and south of Sonoran Desert / Dove Valley.
Our beautiful Sonoran desert is truly a gem in Arizona. Please don't let the developers for the sake of a greedy dollar ruin our state for our children and grandchildren. If we don't stop the sprawl now, who and when will it
We are losing the beauty and integrity of the area that makes the Phoenix valley iconic.
I have been hiking at the Sonoran Preserve for years with my son and my dogs. We love the beauty and the feeling of being in the wilderness just a couple of miles from our house in Valley Vista. I know our area is experiencing tremendous growth right now but I feel the area on the preserve needs to continue to be
It's rare coming from Vegas to have such a natural landscape. It's so beautiful to have natural landscape and to have the desert wildlife around our home. There's plenty of other places they can build and they're building now. Save the preserve and the wildlife. They can build somewhere else that isn't here.
People need places to live but so do animals. The Southwest has beautiful deserts and what makes this place
The desert beauty of this area is its most treasured asset
The beauty of the Sonoran Preserve will be replaced with urban area???? During the hike or bike ride are we supposed to admire the houses???
Safe exercise and increased traffic would really diminish the roads safety
We must preserve the natural beauty of Arizona. The generations to come deserve to see the natural beauty that we have today. It is also home to many of Gods creatures and sustains their lives.
Proposed area would block the migration of wildlife through the preserve which is likely its originally intended purpose. Also, there is not enough water already….
I want to protect the many plants, trails and wildlife. Please don't destroy this fragile ecosys.
Acres and Acres of land are taken from the wild life. Traffic is horrible.
Seriously? There is so much development going on right now with the chip pant being built, and all of the high density housing going in around it, we don't need to get any more crowded. Don't ruin what's left of our desert beauty. These places are where some of us go to enjoy some peace and quiet and escape the population. DON'T TAKE THAT FROM US. DON'T RUIN IT!!
Over reaching of dwelling concentration will overwhelm the streets, schools and amenities. Full compliance to the Desert Charter Overlay District safeguards should be fully adhered to.
I do not want the desert destroyed any more than it already has been, it needs to be preserved. I hike daily along the trails from Apache Wash to Paloma Pkwy, the scenic views are being compromised by building, the noise of the traffic is ruining the peace of the outside and nearing running me off the road as I try to cross to the trails. It's insane the number of cars already and Copperleaf development isn't even populated yet. No more homes to destroy the serenity and beauty of this area.
I participate in running and hiking in the area and treasure the natural beauty of the desert landscape.
I chose this area because of the preserve and hiking trails. We love the motorcycle rides through the area on our way up to Cave Creek. I already think they are building too much and it's going to overpopulate and ruin the very reason we chose to live in this area.

Preserving the open space, flora, and fauna native to the area
I frequently recreate in the area - it is frequented by a lot of people. Both on the road with limited traffic and on the trails. It would be detrimental to the foundation of the Phoenix Preserves to take away land dedicated to open space and letting developers tear it apart. Developers can get land further out on the outskirts of town to develop - not areas already dedicated as open space for all to recreate now and future generations.
The city of Phoenix is running out of desert space because of so many large communities. Taking away the beautiful desert or desert character overlay to add more concrete and asphalt among houses is deeply concerning for Phoenicians, tourists, and the wildlife in the area.
It is a beautiful community! I love seeing people rude their bikes, walk, hike, ride atvs so close by but with more housing it becomes impossible to enjoy the preserve. Save the last piece of Arizona the beautiful desert and wild life in Phoenix!
It changes the whole landscape of our community. Every available space is being built and we are losing the beauty of our area.
Two reasons: to preserve the beauty of the preserve and the hone of the animals living there. Second, is the traffic. We are already experiencing new heavy traffic with our growth up here and adding this will increase it greatly. I moved up this way because of the lifestyle it afforded without so much traffic. Along with the traffic comes more accidents, which we are already experiencing, more congestion, etc.
This will affect the local fauna and flora and compromise what is supposed to be a protected ecossystem.
To preserve the beautiful views of the desert and maintain wildlife and landscape.
I live less then a mile away and it's a beautiful area that should remain the way it is. We hike, bike, and drive to grandparents house on this beautiful road/preserve. Please let it stay beautiful and let us continue to make memories here.
Hiking biking wildlife and beauty .....reason why most of us live up here.
This is an important area to keep Phoenix as special as it is. In addition, the growing drought crisis makes the option of further building less eco friendly.
The Sonoran desert preserve is admired for its standing beauty. Arizona is Home to tons of desert land scenery that makes our cave creek town so special. Please preserve this land and build soemewhere else
I live on the South-West edge of the Sonoran Preserve. I am an avid outdoors person that loves the wild flora and fauna and am concerned about destroying the natural beauty of the preserve as well as the natural habitat of wild life. I believe that we need to prevent this oasis for recreation and wild life refuge to be altered.
It is important to have open space for recreation and for the planet. We love mountain biking in the preserve. High density housing is going to adversely impact what is left of the Valley's open spaces.
We want to preserve the natural beauty and opportunities we have now to bike, hike and pleasant walking with families and friends while enjoying the beauty of our Sonoran Desert. So please don't grant permission to build more housing communities.
This area is one of the only places in the Phoenix metro area that offers a safe place for mountain bikes and cyclists to ride. The low traffic and large bike lanes are not found anywhere else in the valley. It is a staple for many recreational athletes and outdoor enthusiasts in the area and should be kept that way!

I am a third generation Phoenician and have lived in North Phoenix most of my life. I have watched the growth of the valley over the years and am not opposed to progress but it needs to be done thoughtfully and responsibly. This proposal to increase the number of homes along the Sonoran Desert drive is reckless and irresponsible. The developers of the Verdin project are not thinking about the residents of the area or the future generations that will use the preserve but are rather motivated by the lure of maximizing their profits. I am strongly opposed to discarding the charter and hope that as our representatives you will do the right thing for the citizens of this area. Seriously take into consideration what's best for not only the residents but also the wildlife and the desert itself. This decision will not only impact our quality of life but the quality of life for those that will come long after we're gone. A sea of homes and pushing more and more people into an untouched area of desert is not good for the future of our community.
Beauty of the natural desert provides peace & tranquility in this world of unrest. Don't destroy the zen
We have so few Desert Lands left for generations to appreciate
we moved up here 12 years ago because it was beautiful with hiking trails and not overly congested with housing/shopping/traffic etc. please leave our sonoran preserve alone and stop building in it. if people want congestion they can move into the city areas thank you.
The open space is becoming g increasingly scarce, reducing not only the lands for recreation but also the
My family and I value the Sonoran Preserve and open desert. We've lived next to and used the Sonoran Preserve for over 15 years. We mountain bike, run, hike, and enjoy nature on these trails multiple times per week. The surrounding open desert is an integral element contributing to the peace of the Preserve. We were dismayed at the building of the neighborhood off Dove Valley Rd between the two sections of the Preserve a few years ago. Please do not crowd the area surrounding and within the beautiful Preserve!
This area is important to preserve. I regularly use this area for recreation and it is an important reason why I choose to live in the north valley as opposed to other areas in Phoenix. I DO NOT WANT THE NORTH VALLEY TO TURN INTO CHANDLER OR GILBERT!!!!
My family and I love hiking in the Sonoran Preserve. It's how we spend our weekends. We would hate to lose anymore of the land, the atmosphere, the animals. Please save the land. Thank you
Preserve natura
We all know how beautiful the Sonoran Preserve is. Most of us in this area live here to live close to the city, but still enjoy the beauty of the desert. As a phoenix native, I've seen our desert areas shrink…. Not only do humans have less area to enjoy, the animals have less and less of an area to call home. This is not okay. We need to preserve this area. While we understand that land is at a premium right now, there are other areas to develop.
I do not want the massive increase in traffic it is already horrible in this area. We do not need more housing there are plenty already being built.
We moved up to this area because of the beauty of the Sonoran Preserve. Please keep our beautiful land the way it is.
The area will not be able to handle the congestion of the cars that will need access to the area. Also there aren't many peaceful areas to drive through anymore, especially when you have had a stressful day. With all of the other building happening we can't afford to have another development take our land.
I am a resident in the local area and I'm very concerned about excessive traffic and congestion. We have laws on the books to protect to preserve I don't think we need to circumvent them now just to build more high density
The natural area surrounding Sonoran Foothills is a treasure. Doubling or tripling the number of housing units is detrimental to the beautiful nature and wildlife.
We moved from the city specifically to enjoy the natural preserve and wildlife of this area. Also, we were assured no building would take place along the Sonoran Preserve corridor. Our family loves to bike ride in the peaceful desert preserve and request that it remains a preserve for our wildlife and for all to enjoy in it's natural
To keep the nature as treasure and beautiful view

We need to maintain the beauty of the valley. Areas need to be protected and respected so all can enjoy.
We are concerned about the traffic, congestion and noise that this increased housing will cause
GREED at its finest asking to ignore the Desert Character Overlay District... PLEASE DO NOT ALLOW THIS!!!! Seriously...one more development along the route is no good. Too much traffic now for those who frequent the area.
One of the main reasons we bought our house here in 2018 was because of it's location in relation to the Preserve. Already traffic has become a nightmare with the recent developments and removing the Preserve will only exacerbate an already horrible problem. Also, to quote the great Joanie Mitchell, "you don't know what you've got til it's gone." Losing the Preserve would cause irreparable damage to the environment and the
We must preserve the Sonoran Desert for not only environmental reasons but for future generations to enjoy its natural beauty. When I first came here in 2019 and lived near Cave Creek I would always drive out there and take in the quiet beauty and the stunning sunsets. We need to protect keep this preserved and natural.
Jennifer Walter
Uniquely beautiful desert must be protected. Overly dense housing not consistent with that preservation.
This would allow too much development and over populate the area.
I moved to this location in 2019 to be away from congestion of traffic and buildings. I am already concerned about the traffic on Sonoran Parkway/Dove Valley. I love the open desert and trails and lack of buildings. This area needs these open spaces to remain as building and development is moving closer to the preserve on all sides. Help save some precious desert/animals/freedom and peaceful nightblack skies!
Urban sprawl is harmful. Preserving natural pandas capes should be priority for the city.
This place is an amazing getaway for families to go walk, cycle and hike. It's nice to go over there without all of the traffic that goes through there. It is such a beautiful scenery that should not be taken away.
To prevent additional congestion and traffic and to preserve the beauty of the Sonoran Preserve.
We need to keep our natural surroundings for the overall health of our environment.
Will Ruin the wildlife and nature surrounding the preserve in addition to increasing the already challenging traffic issues on Sonoran desert drive
This road has given me a safe place to learn to ride my bike, and to run. It's been vital in my mental health, creating open spaces like this is so key to us, as we saw during the pandemic. Please preserve it!
Cycling and trail running
The sonoran preserve is a beautiful place that is essential to maintaining the ecological balance for wildlife and vegetation. The developers and owners knew the rules of the overlay district when they decided to develop, and should be required to follow it. Not doing so benefits only them, and puts the damages on all other citizens.
Protecting preserve areas within an urban community is important and contributes to a healthy quality of life. Respectful development along the perimeter of a preserve protects the integrity of the native area. I want the desert overlay left in place as it is the legal vehicle created with intention to accomplish this. We need to be forward thinking as we approve developments especially when they border preserve areas that were acquired and built with significant personal and financial resources!
There is no need for additional housing in our area specifically so near a protected preserve. There is not enough water so support the additional homes and businesses that come with a development such as this.
The Sonoran Desert Preserve is so beautiful and serves MANY purposes. That's why we moved here, and we don't want to lose it ! We MUST keep development at a reasonable amount.
We need to preserve the area and keep the traffic in North Valley from getting even more dangerous.
Traffic congestion, pedestrian and bicycle safety. Preserving this area from development, as envisioned by the Desert Character Overlay District.

Becasue we hike the trails regularly and the feeling of being lost in nature so close to home is special. It should be protected and I hope my daughter can enjoy it the same way one day.
Volume of traffic will be too extreme and hiking, cycling and just walking will be negatively impacted.
ASU has spent millons in studies, to this DAY, of the wildlife is THIS IMMEDIATE area. The area between these two washes are a habitat for species that exist NO where else. Contact ASU if you don't believe me, they have a professor that performs studies out there...they have for many years! In addition, the access roads proposed are between two bridges that are TOO low. There needs to be a NEW study performed on how the destruction of the plains will affect run off and increased volume in the washes! Otherwise, one heavy monsoon might wash the people and homes away.
I enjoy hiking and biking in the area. Houses and cars really ruin the beauty of it.
The Desert Character is an important part of Phoenix that needs to be kept preserved and available for all Phoenicians and other AZ residents to enjoy the natural scene this Sonoran Desert can provide outside of the busy metropolis of the Phoenix metroplex and other surrounding cities.
We love our desert and the fascinating wild life! Lets all work together to conserve our beautiful desert!
The builder should be held to the character overlay that is in place to ensure the neighborhood fits into the desert landscape.
As a resident living at Fireside, I have seen javelinas (up to a dozen at a time) and other wild animals come up to our home looking for food and emptying garbage at night. By tearing down more natural and wild habitat for additional homes will only increase the existing problems for the animals in the dessert when more of their natural habitat is torn down. Stop tearing in to the natural surrounding preserve.
We've disrupted enough of the environment.
To much growth for what this area was set up to be.
I do not wish to see this beautiful desert landscape overcome with more traffic and houses.
The open desert landscape is what makes Arizona unique and beautiful. We need to preserve the beauty.
Its a beauty such a pleasure driving thru and seeing the cactus scenery. Already disturbed by the housing that has already been built
1- more traffic 2-displacing wildlife and plants.
Without a road plan for major increase in traffic and the current drought in AZ, I oppose developments like
We love the beauty of the Sonoran Preserve. Please protect what is left and save the beauty of the dessert.
The Desert Charter Overlay District is in place to protect the Preserve. We are simply asking to maintain adherence to it. Other than profit, there is no valid reason to break the Charter. If housing shortage is an argument, then investors should absolutely look to revitalize and invest in existing residential spaces.
The Arizona desert is a truly beauty that nothing else compares to. Large Cati with blooming flowers, mountain ranges from every aspect, and wildlife that is crucial for our ecosystem; there’s are just a few reasons that make Arizona great. WE ARE KILLING OUR SONORAN PRESERVE WITH NEW CONSTRUCTION AND HOME DEVELOPMENTS. We do not want more homes, we want to save our preserve!!!! I want my everyone to be able to drive down Sonoran desert dr and experience the breathtaking views that I get to see everyday I drive to and from work. This is truly a special place and we need to keep it that way. Taylor Morrison can go find another place to destroy if they want to make a quick buck. But I don’t want to see it here
I like living in the city with a place to go(the preserve) where you feel like the city is so far away. I hike, mountain bike and enjoy seeing the wildlife as well as nature in general.
Ekosystem Preservation of natural wild life
Actions need to be taken to preserve the natural landscapes of Arizona. The degradation of lands is reaching a tipping point. The area does not have the infrastructure, business, school capacity nor natural resources to support this development. Corporate greed is advancing the rapid expansion of the Sonoran desert and we are on the cusp of a major water shortages in the region. Enough, have some foresight for future generations for

I think the peace and quiet and a safe place for the Sonoran wildlife to roam freely is vital. We cannot keep pushing these animals out of there natural habitats. Traffic on Sonoran desert drive has already increased and to increase it more is simply careless as families riding bikes will be at an increased risk
It's wrong to ignore our Desert Character Overlay District! We bought our home here because of these protections, and we love our desert! Thank you!
Sonoran Desert Drive is a road I ride almost every single day. Having a safe road to ride on is essential to what I do for a living. There are limited roads in Phoenix that have as much open space as this one, and it allows for a safe area to bike and run (on roads or trails). Being a dad, this is extra important because all too often there are unsafe interactions with cars on various other roads. Sonoran Desert Drive and it's surrounding area is a key place to experience the outdoors in a safe environment.
We moved up to the area because there was space and open land. We don't want to live where people are on top of each other and traffic is out of hand. Don't ruin our beautiful space.
We need to preserve the natural beauty and wildlife that call the desert home.
This city is growing so fast & we need to preserve some of the beautiful desert landscape. If we keep building more houses, we will have nothing left. We don't need more houses!!
We are overbuilding this area. Traffic, water supply, pollution are all contributing factors to limit growth. In addition, the limited wildlife will be severely impacted
The Preserve was the reason we moved here 14years ago. The city should not be able to re-zone and stick with the original plan to leave it for hiking biking etc. There is plenty of land on the west side of I-17. Way too much growth, traffic, and Desert lost to developers. with NO regard for the quiet life we enjoy In north Phoenix.
The preserve gives us hiking trails and allows everyone to enjoy the beauty of the Arizona desert and wildlife. It would also dramatically decrease property values for the people voting for you to remain in office.
Living in the development of Sonoran Desert I am concerned with future development and keeping the natural environment. We need to ensure that proper development is planned to avoid over growth and increased
This project has the ability to set precedence for any other development. The fact the developer is asking to refine for more houses and remove the desert overlay is a slippery slope to having high density homes stacked on what is one of the mist beautiful areas of desert. It is too dense, goes against city plans meant to protect the desert character of north Phoenix and will bring an influx of traffic to the area. Please look at giving up some land somewhere else that is not across from a beautiful nature preserve.
Love the beauty of the area. So peaceful to drive along and see the plants and trees, which would be lost forever with more housing. Please save this beautiful area for our children and all those who come after them.
I drive this road regularly and it's already getting over populated with traffic with the current development. More housing and construction will take away the natural beauty of the Sonoran desert preserve and will also increase unwanted traffic.
The preserve to me is a natural area for hiking and biking. There is already a lot of traffic on Sonoran Desert Drive making this dangerous to road cyclists.
I spend a lot of time in this area due to the beauty and the ability to get away from "the city". I really love this area and it's one of the rare spots we have close to Phoenix.
The Sonoran preserve is a refuge for city dwelling people to escape into nature. It also, and most importantly, is a sanctuary to native plants and animals. It's a critical part of the Phoenix ecosystem.
Destroying the beauty, and traffic concerns.
Once the natural land is gone we loose the gorgeous desert that many people move here for. Pollution has gotten much worse in the past few years. More home mean more traffic and even worse pollution. The water table is getting lower and more homes mean more water usage. We don't have water for them!

The Sonoran Preserve along Sonoran Desert Drive allows us close appreciation of the scenic desert and its thriving ecosystem. Other parts of the valley are better equipped for growth and infill. We need to embrace density where the city is more prepared to support it. This patchwork sprawl into the outer reaches of the desert chops up the expanse of habitat unnecessarily. If it continues, we can only look forward to small patches of desert brush between homes as opposed to miles of our unique desert that we can all enjoy.
We value the beauty of the preserve and feel strongly it should be maintained.
The Sonoran Preserve is beautiful. Any development should avoid damaging this precious ecosystem. In addition, traffic on Dove Valley Road and Sonoran Desert Drive is already heavy and the 45 MPH speed limit is mostly ignored by drivers. I worry that this roadway will not be able to handle the additional traffic from new
Traffic, keep the beautiful desert, water resources
I have lived in this area for over 16 years and am a native Arizonan. The City has done a wonderful job on Sonoran Desert Drive, in terms of incorporating areas to recreate and enjoy the unbelievable desert scenery within the Sonoran Preserve. I have hiked the area and marvel at the beauty. Increasing the planned housing units by multiples of two or three will significantly detract from the area's beauty and tranquility and add an unsustainable amount of traffic and introduce ecological damage to the area. There is a reason so much land was designated as a preserve all those years ago. It should stay that way.
I believe there are multiple reasons for keeping our views for all to enjoy - to preserve the desert and the animals - so we can enjoy the solace in this wonderful area by walking, biking, driving or just plain relaxing in the outdoors. Also driving on this Sonoran stretch of road currently needs more restrictions - such as traffic lights at all intersections for turning. Much speeding - need to have more monitoring of speed requirements. Adding more housing is just going to add to a lose of the desert preserve and impossible street/road conditions. When we built our home here, we were told that there were restrictions to keep our desert preserved.
I love being able to enjoy the beautiful preserve without all the traffic. The preserve is what makes city living do-
Pavement is forever and we're losing our natural habitats
I live near this area and use it all of the time. Love it! The area is getting congested already and it's starting to ruin this special area/space we have available to us to enjoy nature.
I am signing this petition for multiple reasons - we do not have the proper roadways to support additional housing units and want to preserve the beauty of the region
We need to preserve the beauty of our natural habitats. There are already plenty of places that are zoned for building. Please do not let greed ruin our neighborhood.
The Sonoran Preserve is absolutely beautiful and filled with flora and fauna unique to the area. Sonoran Preserve should remain natural for the benefit of the critters who live there.
Would like this preserved with desert lands as much as possible
I walk the puppies in this area and would be a shame if the sanctuary of this Area was ruining forever. Many people enjoy the beauty
Preserve the desert hiking areas.
It is very important to retain our natural desert and the Sonoran Preserve.
Preserving the Desert Character Overlay District is essential for sustaining the quality of life in & near the Sonoran Desert Preseve.
I am very concerned about the additional traffic volume that will be a result of large Verdin community. I am a triathlete who uses Sonoran Desert Dr. daily for training and with the increased traffic I fear for my safety. In addition, we moved to this area (85085) for the beauty of the desert. Abandoning the Desert Character Overlay District will eliminate the protections that were placed to ensure conservation of the ecosystems in the area while still allowing for some development. The large number of homes the Verdin development company proposes to squeeze into this area will detract from the wilderness and beauty of the Preserve. Yet, another area of concern would be the overcrowding of schools in the Deer Valley School district.

The Donoran a preserve is a peaceful area used by many people for hiking, mountain biking and horseback riding. Adding more houses will increase the number of people using the trails as well as create more traffic in
To adhere to our natural landscape and preserve the area and its wildlife.
The Sonoran Preserve is important to me to have beautiful open desert to see wild life, teach our children how to respect desert nature and it's in my backyard. With more cars on the road I fear reckless driving and fires from through in things out the window.
I live on Dove Valley and the traffic is already horrendous. We also love driving "the back way" when we're headed to Scottsdale for the scenic route. We would hate to see that go and hate for it to be filled with more homes than are currently allowed (none would be the perfect amount in my opinion). The schools are already far too filled for the existing amount of homes and the roads were not built for the amount of traffic that currently passes through on a daily basis. There are so many reasons to not allow more homes!! We moved up here to be away from the millions that live in metro and we'd like to keep it that way.
Beauty, Congestion, MTB trails
Please save the desert preserve, this is very important! Thank you
The desert in the Sonoran Desert Preserve is already quite overused by hikers, bikers and equestrian riders. By increasing the population adjacent to this preserve, not only will it lose its true wilderness experience, but it will have increased urban pressures placed upon it, threatening its very existence. Additionally, as I live just meters from Dove Valley Trail and witness the already heavy traffic along this corridor that connects to Sonoran Desert Drive, any increased volumes in traffic would effectively make it very difficult to exit my community onto Dove Valley Road where no traffic lights exist.
I moved to North Phoenix because of the untouched natural beauty of the desert that hadn't been devastated by "progress". Humans need areas of Nature to decompress and renew their spirit, crushed by the rigors of life. Unfortunately, we lost an area of the Preserve, including the wildlife, to an enclave of large houses. It's unfortunate that money trumps all. I elect people who rise above lure of the almighty dollar to do what is right for the Earth and her people. Please honor the intention of The Preserve.
This is so important to protect the natural beauty, wildlife, ecosystems, and quiet quality of life that draws people to the area and the state in general. Please act to prevent the potentially irreparable damage discarding these safeguards could cause!
I have lived in this area for 17 yrs. and we are raising our daughters here. My family enjoys the trails and hiking. I am also a teacher at on of the neighborhood K-8 schools. Our school is busting at the seams even before all the new construction being completed. You can't keep overloading the schools and roads to crisis points.
To preserve the preserve!
I mountain bike this area at least twice a week and do not want to see the area changed. It is already crowded on the weekends
Living by the beautiful Sonoran Mountain Preserve area and Sonoran Desert Drive, allows people to interact positively with nature and the environment. This is necessary for people's physical and mental well being, which we all rediscovered during the pandemic when it was one of the few things people were allowed to do. The Mountain Preserve allows people to connect with nature and enjoy the peaceful outdoor environment. The people in the area love the open spaces and serenity that the Sonoran Desert Mountan Preserve provides. They walk, bike or hike in the neighborhood everyday. If these developers are allowed to over develop this beautiful area it will be a detriment to the already established neighborhoods by increased population through clustered housing, traffic, safety, noise levels, over crowded schools, and a host of other issues. This mountain preserve is vital to the well being and safety of people who chose to live for here for a better quality of life. Please don't allow these developers to destroy the Mountain Preserve. Thank you
Bike safety Road overly congested
Natalie Karis
Traffic is already heavy and dangerous for my wife who bikes and myself walking

Safe road for training and being outside.
When we moved to Arizona nearly 7 years ago, we chose the Sonoran Foothills neighborhood because of the surroundings. We did not want to live in an overdeveloped area in more developed parts of the valley. We enjoy our trails and open desert and do not want them further disrupted by overriding existing protections.
We need to build green and stop destroying conservation areas. We are at a crossroads and our choices should be with the thought of future generations in mind. The next generation already has a lot of cleanup to address ASAP to avoid climate collapse.
I am an avid hiker. I enjoy being able to see nature, plants and animals. We are already taking so much natural habitat from desert life. Overcrowding the preserve area increases pollution by humans and their machines. Furthermore, light and noise pollution create additional issues. Please conserve our preserve.
We need to preserve the preserves; that's why they're called preserves.
I'm an avid road cyclist and cherish this well-paved, lightly-trafficked road with a bike lane.
This is a great place to hike and enjoy the beautiful desert landscape. The city planners and council are ruining the desert plus there is no thought of water shortage when these zoning changes are made.
My favorite thing to do is head out to the preserve with my husband. It is absolutely breathtaking. Until we noticed the houses being built. And now you want to do more!!! No, building more houses doesn't add to the environment it only takes away the beauty and safety of our desert wildlife and plants. At some point we won't be able to call this area a preserve, we will be calling it a mini mall. Noise, air, and light pollution are what's in store for us if building continues to expand. When will it stop, when there is no desert remaining? It's very sad and I hope this idea will be reconsidered immediately.
Urban sprawl is unnecessarily destroying the last of our pristine Sonoran Desert and taking away the homes and food sources of so many of our unique birds, plants and animals found only here in the world. The roads and increased traffic to these massive developments are also harming our wildlife. Please stop urban sprawl and stop these densely-zoned mass developments that are not consciously designed to assimilate into the desert environment, but rather harm wildlife, replace natural habitat and increase global warming. It's essential that the preserve remains what it was intended to be—development-free and protected for future generations to
I hike there regularly. Open spaces are important and our beautiful desert is becoming too full of dense housing
I ride my bike up and down the parkway with countless other cyclists 3-4 times per week.
As local residents, my family loves to hike at the Apache wash trailhead and the trails behind Sonoran foothills/Fireside. My family's Christmas pictures have been taken in the surrounding desert for years. All the surrounding neighbors have the desert overlay, which is more important than ever with the water shortage in Phoenix. If you plant the appropriate trees, cactus etc., NO WATER IRRIGATION is needed. Our trees were watered deep for the first two years, then turned off. 15 years after NO WATER, beautiful and thriving. You have my address, drive on by. PLEASE keep the beautiful desert overlay our Sonoran Preserve deserves.
I enjoy hiking at various times of the year on the trails in the Sonoran Preserve. I've seen an owls nest, lots of birds, turtles, and cactus of all kinds in all stages of bloom. There is presently no noise pollution and the area is pristine. I want it to remain as such for future generations to come, not just in my lifetime.
Preserve- should be just that preserve. Preserve the natural Sonoran desert as much as possible. This development would not only take away so much of our desert beauty but also the wildlife habitats & wildlife would be greatly affected.
Beautiful desert! Everything doesn't need to be destroyed and built up

Not only do I enjoy the scenic view along Sonoran Desert Drive, but I strongly believe our future to continue to live in Phoenix depends on limiting new developments the number one reason being our limited water supply. We are already in water crisis. How can we continue to develop and build and be able to meet our water needs. This is scary for already established residents. How will my home value be impacted if there is no water? My second concern for this development is how it will impact my home value. With increase in traffic, and development of additional major roads right by my house obstructing views and increasing noise levels, my home value will most likely be negatively impacted. My house backs up to the beautiful desert and as homes continue to be built in the desert, our view continues to diminish. Lastly, so many animals that live in the Sonoran desert will be displaced. With so many developments currently taking place in this area, the animals have no where to go. We are destroying our habitats, which will further contribute to climate change, continuing droughts, increasing fires making this location less desirable to live.
The beautiful hiking biking and walking trails!! What they are proposing is way too many homes for in the middle of the preserve!!
I am concerned about the increase in traffic on Sonoran Desert Drive and Dove Valley roads. I would like to see this portion of the desert remain protected.
I use the area weekly running and hiking. It is a beautiful diverse area with wildlife and plant life. Also concerning is water shortages. The area needs to be preserved.
I live near this area and enjoy hiking the mountain preserve. I also enjoy diving through Sonoran dessert drive to see the beautiful landscape our state has to offer without having to drive so far away. Please don't take this
I love in the north valley and frequent the Sonoran preserve. Limiting building saves the aethetics of the preserve and limits traffic.
I enjoy the beautiful views of the desert every time I drive on Sonoran Desert Drive. I do not want this land to be taken away from animal species and used to build even more houses.
I use our hiking and biking trails daily and the added housing has added massive amounts of traffic and it's extremely dangerous for pedestrians and bikers not to mention the natural beauty and quiet of our desert is being destroyed. There are way too many apartment complexes and houses being built up here. Its getting way too crowded and congested and the litter is also getting out of control. Thank you for organizing this petition!
1. There has been poor oversight with planning roadways to keep up with the existing development in the Sonoran area. 2. Sonoran Desert Drive is supposed to be a scenic drive and is utilized by many cyclists and has a gorgeous walking path. The increase win traffic will be a further danger to cyclists and pedestrians. 3. Many of us have to keep moving further and further out of the city to get away from all the Phoenix traffic and live in a peaceful community. The existing planning with the "water project" has been a nightmare with construction and took 8 months to complete. We already have problems with adequate water in our area and other areas of Phoenix area under water restrictions. Where is all the water going to come from to support all of these houses. 5. Schools are already overcrowded and there is already a problem with staffing for school buses and teachers. How are we going to support an increase of additional kids and families when we cannot support the ones already living here adequately?
Too much housing buildout, need to slow down a little
This stretch of road is the safest and most beautiful stretches of uninterrupted roads for cycling in the valley. Please save it
I am for protecting as much land as possible and conserving water.
Keep the desert the desert and keeping it natural where I bike and hike
I will not vote for an elected official that allows this to happen
We need to preserve the beauty of the desert.
We have enough housing in our area. Please keep the land open so that families can continue to enjoy our Sonoran Preserve.

I have children and grandchildren, outside the gates, it's TOTALLY UNSAFE TO RIDE BICKES, TRAFFIC IS ABSOLUTELY 💯 INSANE WHATTTT IF IT WERE YOUR NEIGHBOR HOOD? Thank you
We moved here to be next to open desert and away from valley traffic. Increasing to the proposed developmentm will eliminate both of these coveted features!
Quality of Life will be destroyed! Let us start with habitat destruction. Then let's discuss the water shortage. September 2021, it was reported that the Bureau of Reclamation has declared a water shortage on the Colorado River, which means that Arizona, along with Nevada and Mexico, will get less water than normal by 2022. If we continue to destroy our desert with unnecessary development for the sake of the almighty dollar then we might as well lift all restrictions. When will it end? When is enough growth enough? Maricopa County was the number one county in the nation for growth in the past year. This needs to stop! We are destroying our human habitat by allowing these developers to bully their way into these areas. Now let's discuss safety? Look at our Police Dept or lack thereof. We can't sustain this ridiculous growth. Please do what you can to help preserve our beautiful Sonoran Preserve!
This is a safe place to bike and hike. The balloons are beautiful to watch there. Let’s keep the open space
Already getting too crowded in the area. And the desert preserve is in jeopardy.
I use the area all the time for hike, bike and great out doors
Standards are acceptable as they are set. I have many safety concerns through that Corridor. This is purely profit over planned and locals paying the price.
I know that growth in our area needs to happen but it shouldn’t be so much that it take away from the Preserve and the reasons we moved here.
I live in Sonoran Gate. I hike Apache Trail.
We enjoy hiking, biking, and taking beautiful nature photos! Please don’t pollute our beautiful desert with more needless building!
The beauty and sanctity of Sonoran preserve and the surrounding area is vital to our wildlife and maintaining there habitats is crucial to these animals that are being continually uprooted by builders and developers greed. Traffic is already increasing on Sonoran dessert drive and frankly adding more homes will make it more dangerous for people trying to enjoy the beauty nature is already providing us. We cannot keep destroying Arizona’s natural beauty just to pad the pockets of a few and bring in more people to an already overpopulated area, where policing these areas is challenging already for our stretched to the limit police force. Stop building and start enjoying the beauty that our Sonoran preserve is providing us.
We have so many current issues with water, traffic, maintaining the Desert habitat and nature. Each night we have dozens of javelinas emptying garbage cans and in the yards in the surrounding neighborhoods. When more dense housing takes place the displacement of animals and wildlife will cause more problems for existing Phoenix residents. Thank you for not adding more units. It’s irresponsible.
Sonora Desert Drive is a highlight of living in the area, and provides a safe place to walk and bike near the preserve. For those of us who live along the road, this is a matter of peace and safety, but for our wildlife, this is a matter of survival. Allowing the Verdin development company to increase the number of planned housing units would increase noise and traffic, endangering cyclists in the bicycle lane and make it unnecessarily dangerous for the wildlife of the Sonoran Desert Preserve to cross the road.
The drive through the preserve is truly a beautiful drive. With more houses comes more traffic which will take away from the beauty and wildlife of the preserve. It is called a preserve for a reason.
The beauty of this Preserve area should be PRESERVED. There is a reason why the DCOD exists.

The natural landscape of the Sonoran Desert must be preserved so that all may enjoy its true beauty and the rewards of living in the desert. It takes courage and decisive action to prioritize the natural land over development yet it is a gift you provide to countless generations. Protecting the preserve is action toward a meaningful legacy. Please honor the desert preserve and say no to more development in this rare and special area of Phoenix. With hope and gratitude, Krystal Mazzola Wood
We moved here for the a handful of reasons, one of them was the beauty of the state. But that seems to keep getting chipped away, literally.
We only get one chance to maintain the character of our community. Once altered, there is no going back.
What comes after houses? Walmart, McDonald's, Circle K. Build on the west side of I-17!
I bought the house for privacy and quietness. The sound from the cars already are a issue, the amount of roadkill is brutal and water shortages have began. Taylor morrison has so many issues with the houses in Sonoran gate , they are not prepared for this project. Pollution and traffic is just not right in this area. Why wouldn't they build on the area on cave creek road. It's open, houses have no issues. This seems the state is taking money to push this project through. Who's paying for the roads and why would you put a road up by the state hiking trails. This ruins the landscape !
I live in the area. I don't want to see any further development in the Sonoran desert preserve area. I ride my bike through there and drive through there frequently. I have already noticed how dangerous it is for bicyclist and that road is becoming extremely congested. Adding a new development will only make matters worse.
We are loosing preserve land left and right. We need to keep the preserve the way it is. Plus not to mention all the traffic and extra water for all these new builds.
My main hiking spot, beautiful views, would think u are out in the wilderness
Less people in the area
Resource impact and cyclist safety
Keeping the integrity of the preserve intact while allowing current hiking, biking, and traffic levels to remain the
Keep the desert!!! One of the reasons why I love where I live is the Sonoran preserve!!!!
Deserts are fragile environments/ecosystems and overcrowded land use will create problems that will take generations to correct. Native species need to have their environment protected.
This is a safe route for cyclists as it has little traffic. More and more cyclists are getting hit by motorists all across Arizona and this is one of the only place cyclists feel safe. It's also one of the only roads in Phoenix where you can see the beauty of the desert.
I spend a great deal of time hiking and biking there. The north valley is quickly being developed and it would be nice to at least have this area remain what it was intended to be…a preserve. Thank you
This area is already over populated..the increase in housing will put a tremendous strain on our wildlife and surrounding areas
The additional housing adds too much traffic for safely using the bike lanes and takes away the hiking and biking trails that all surrounding neighborhoods use currently. Move housing to the west side of the I-17 where commercial land is being used and not recreationally used like the Sonoran Preserve. The fact that the area is already called a preserve is reason enough not to build on it.
The scenery is beautiful along Sonoran Desert Drive and to see sections of it being developed for housing projects will take away from the beauty that we have all come to love about this area.
We use the preserve for hiking and horseback riding. Heavy traffic volume can create a hazard for horses, even at a distance.
Need to preserve the Sonoran desert. Too many greedy developers that don't care since they probably don't live here.

We need to stop doing things for the sake of the bottom line. We have destroyed enough of our natural environment for the sake of exploitation, and disregarding something that has been set in place creates a precedent for this to continue arbitrarily. People move their families to areas like this because of the environment around them. If we wanted to live in the middle of the city, we would live in the middle of the city. Allowing this to continue will greatly reduce and diminish the purpose & meaning of preserved & protected land, as well as the ability by which we are able to enjoy it in it's natural form - mitigating the full purpose
We have been enjoying the Sonoran Preserve and Sonoran Desert Drive for many years. We go hiking as a family and with my daughter's school all the time. The drive is so peaceful and beautiful. We were so disappointed when some houses were built there and now more are planned. I urge you to stop this from happening and keep the serenity of this special preserve. Thank you.
As a resident of a nearby community I am concerned that the traffic that will be generated by the proposed Verdin community will present many safety concerns. The Preserve provides a tranquil environment that will most likely change dramatically in character if this densely populated community is built. I don't mind some building along the route but only if it is not populated as densely as some of the surrounding developments.
Traffic along Sonoran Desert Drive and Dove Valley is already becoming a major problem. Increased traffic will make for a dangerous situation for cyclists riding in the bike lanes. Also, the increased density of homes directly against the road will affect the desert nature of the area.
I Treasure living where there's hiking, biking and a beautiful drive that gives you serenity. We are slowly losing North Valley preserves that are affordable to live around. I understand development is going to happen but we need to restrict and preserve what we all move to the desert for. The beautiful Desert landscaping and creatures that inhabit it are slowly being stripped away. An example of our desert being stripped away look at the Legacy Park that was supposed to have been built and now all is left is an empty shell and eyesore to the community. It has displaced options for the hot air balloons to land. Desert safeguards are put in place for a reason why are we taking this away??
Please preserve the natural beauty of the Sonoran Desert. It is irreplaceable!! The proposed excessive development will permanently destroy the beauty of this desert!!
It's a gorgeous area that exemplifies the desert…and it's close to the valley. Developing this area is a sad mistake that we should learn that open spaces need preserved
Traffic and it will ruin the beauty of the area. This is corporate greed
We need to limit desert impact & traffic in the area as it's already getting congested.
We moved to this area specifically to enjoy the natural beauty of the desert Hiking, biking, and walking is an important part of the north valley lifestyle Please do not allow developers to ruin it with dense urban housing
Beautiful area! No need to add more housing to the natural landscape. Money isn't everything.
This land is our closest access to nature. It is where I hike. It is where I take my children to visit the great horned owl nest. This land is theirs—not to be traded in a land swap where a few people get rich at the expense of our nature preserve.
I live in the Sonoran desert preserve. Since 2007
I would like to preserve what we have in our area and community!!
The Preserve is meant to be just that——preserved. Excess traffic, construction and increased carbon footprint will endanger the flora and fauna of our beautiful desert. Please protect it!
We need to preserve the open spaces that attract so many to the area for recreation. There is a lot of building of high occupancy units and housing underway. Schools are already at capacity, new services are being built on Jomax to ease the influx, road infrastructure needs to be in consideration to.
Keep the beauty of the Sonoran Preserve desert beautiful with no construction expansion- there's plenty of other areas to build houses, etc.

I ride and run at the Sonoran Preserve/Sonoran Desert Drive almost weekly. I've even stopped on my way home before to run. This area is extremely beautiful and has the best bikes lanes I've seen. I feel safe there and don't mind driving the 30-40min to get there because of how safe I feel riding on the roads there. If you take that away from me/us where can we go to feel safe riding? Or running? Or mountain biking? Or hiking? The beauty alone makes you feel far from the city. If you build you take away that beauty. You need to look at it from a different point of view. Do you know who is out there? The ASU triathlon team trains out there. Other groups do time trials up there. Take the time to go and experience it and see why we go. I can go up there by myself, feel very safe yet not be by myself. I can't say that about other areas. Don't take this from me!
Desert preservation. Water conservation
As a native of AZ, north Phoenix particularly, I've seen the increase in population boom over the last 20 years. The traffic, noise, crowds are destroying the natural beauty and peacefulness of N Phx. Also… the water! Where will all the water come from to sustain such a population? We don't want to end up like Anthem!!
Arizona is growing too rapidly for its own good. The demand for water is only going to increase with these unnecessary expansions. Destroying the natural habitats of the wildlife that surrounds is also harmful to the already damaged ecosystem. There is no necessity to continue to tear up the desert to accommodate an exodus of out of state buyers. They can find a more sustainable environment to live, Arizona is already overly populated and adding excessive traffic flow to an underdeveloped part of the city is asinine. Keep Arizona wild.
I prefer an environment that is a balance between housing and open land
The Sonoran Preserve is beautiful Natural landscape that keeps the heat down vs concrete, provides opportunities for walking, hiking, biking ect. Many of the residents in this area including myself moved up here due to these walking and hiking trails. Also, the traffic on Sonoran Desert drive is already bad and adding more homes will only make it worse. Please listen to the residents and save the Sonoran Preserve.
Preserving open spaces is becoming more and more important as they are being lost at a alarming rate. Increasing housing density is damaging with increased traffic, pollution and water usage.
There is no landscape in the United States like our beautiful Arizona deserts. It is critical that they be protected as well as the wildlife in them!
I've lived on the north side of town my entire life and thr natural desert is why I continue to live away from the noisy city. The Sonoran preserve has protection in place to conserve the natural environment and this development is threatening that protection for the sake of the American dollar. We live up here for the wide open space, peace and quiet, uninterrupted views and opportunity to enjoy nature. The traffic that's started to grow is threatening this with speeders flying by at 70+MPH, endangering bikers, walkers and nature. Please do now allow for more development than this preserve can handle and do not threaten the natural ecosystem by
Destroying the beauty and traffic concerns.
I ride my bike religiously on Sonoran Drive and bike safety for our cyclist should be a main concern and priority.
Our family enjoys the wildlife and open beauty that the preserve provides very much.
Natural beauty along with reduced noise, traffic and night lights.
Would cause an overpopulated area that is meant to be preserved for nature. Would ruin hiking and biking do to the amount of traffic and would become dangerous. Would effect the views and the ability for people enjoy the scenery. Would also effect the wildlife pushing the coyotes and javelinas into residential areas. Which they belong in the desert.
The Sonoran Preserve area requires a much more thoughtful approach to any new development considerations in order to preserve its character and value to all Phoenicians.
it's a natural treasure that is special and needs to be protected.
I want to keep it as is so that we all can enjoy the area and keep the daily traffic down.

As a former 12 year resident of the Desert Canyon subdivision (32nd / Beardsley) I have supported the efforts of SOS-P since the rezoning signs went up. I find it deeply ironic and fundamentally offensive that the first ask of the developer is to set aside law and planning already in place that ensures what they only pretend to espouse (“ environmental commitment to raising the bar for protecting and preserving the desert environment”).
The drive along Sonoran Desert Drive is very relaxing and calming. I enjoy hiking and I would like it to remain a desert oasis to enjoy.
Environmental protection of natural areas/habitats, reduce water demand, reduce pollution and traffic congestion in this area.
We have 2 parks there, we need to connect these parks. People live here for the openness of the land. We need more open spaces, not more house's.
We moved to this area because of the preserve, and while we support growth, the aspects of the preserve that can be protected, should be. It is our responsibility to growth responsively!
It is vital to preserve true nature of Sonoran Preserve and it’s wilderness. We can not abandon Desert Charter Overlay District.Too many housing will vastly destroy this natural habitat.
We moved here to not be so close to continued urbanization. We utilize the preserves regularly for hiking, biking, and running.
Concerned about traffic increase and noise. We built our home in 2009 in Fireside at Norterra and have already seen significant increase in road noise and accidents
I bought 20 years in area specifically for the landscape and to be outside the city. We have so many accidents and fatalities due the EXCESSIVE TRAFFIC. We can’t handle the i flux of cars students business. Phoenix not supporting all the builds! What makes this area so desired is the preserve!!!
This zoning would be uncharacteristic of the Sonoran preserve and city park surrounding the site.
ABSOLUTELY NOT FOR DOUBLE or TRIPLING HOUSING UNITS for the safety of joggers and bikers, increased pollution, decreased wildlife, increased noise, and decreased overall beauty of this amazing area we all cherish and wish to continue to cherish.
We need to have open space to enjoy hikes, trails, horizon visibility. We do not want the Preserve to turn into a asphalt map.
I often bike on Sonoran Parkway, hike or run from Apache Trailhead. Having this section of town remain undeveloped allows us an option close to home where we can escape our hectic lives from living in the big city ant truly enjoy nature's unaltered beauty.
Multiple reasons. Increase of homes will cause 1.) Traffic Congestion 2) increase in air pollution and unhealthy ozone levels 3) we need hiking and biking trails for physical and mental health. More and more people are participating in outdoor activities since the pandemic. 4) Phx (and most of AZ has a severe water shortage and the outlook for improvement in future is dismal)
Too much housing buildout, let's slow it down
I love where I live and the traffic is manageable. The mountains and hiking trails are beautiful and right now there’s congestion when I hike with bicyclists and hikers. More people would make hiking and the outdoors troublesome for parking and just hiking the trails.
The traffic currently traveling on Sonora Desert Dr is already at a dangerous amount. Not specifically due to frequency or number of users, but due primarily to their speed on the roadway. The current speed limit is 45mph, but traffic regularly travels in excess of 60mph. This in combination with the vulnerable users of the road and the addition of a significant amount of vehicles is a disaster in the making for the roadway as it is now.
I would hate to see our beautiful desert drive spoiled by more houses. The Taylor Morrison subdivision was bad enough. The road WAS a quiet area, great for hiking and biking, away from all the congestion. An oasis in the desert. I live near there and it was such a peaceful drive, but now there is a lot more traffic on it and no one does the speed limit. Building more houses will turn that beautiful drive into another freeway! Please don’t let

I don’t want the desert destroyed to more homes. There are plenty of housing developments already going up around us near I-17 and the 303. Leave the beautiful preserve out of it please
Preserving more of the natural landscape is important. The Apache wash recreation area is a beautiful way to experience nature and enjoy the area. More homes bring more cars and traffic and noise pollution, disturbing the natural habitat. There are so few places left to enjoy nature and leave it beautiful. We don’t need more homes there.
The Sonoran preserve is a natural heritage that should not be jeopardized in our beautiful state. Preserving our natural resources is vital in maintaining our environment as well as maintaining tourism . It is a shame that our government is allowing this to Happen.
I want to continue enjoying walking and biking along the Sonora Desert preserve in a pleasant and safe way.
Concerns over traffic congestion, safety, encroachment on the desert and wildlife.
To destroy nature in order to build more homes is wrong. We are speaking for all the animals that currently call the Sonoran Preserve home.
When we moved from Wisconsin we specifically picked the Sonoran Desert Preserve area because it was so beautiful and peaceful. Please do not ruin it by putting up homes there. It is a protected preserve for a reason -- to keep it natural.
I hike the preserve almost every day, year round. Exponential increases in large commercial trucks and unforced city and state (ARS 28-955) traffic laws related to excessive noise ruin the wild experience of North Phoenix' best attraction. When the city pushed Dove Valley Road through the desert 10 years ago, I was a member of the Sonoran Citizens Improvement Association. At Phoenix City Council meetings I brought up the noise issue and stated that the city will never enforce the noise statutes on the books, because the police were over worked and had more important issues ton deal with. An that was 10 years ago before the defend the police movement decimated law enforcement moral. 10 years ago, City Council told me not to worry, noise issues would be addressed. I knew it wasn't true a decade ago. And I have sadly been proven right. The city needs to finish the Sonoran Desert Drive extension off the 303 as per MAG and the city's (so far) empty promises from a decade ago. I have a long memory. And I vote. https://sonorancitizens.wordpress.com/
The entire N Phoenix area cannot accommodate this influx of new homes without increasing law enforcement and fixing the road grid. The city needs to be proactive, not reactive.
The preservation of the Desert Character Overlay District is essential to the area, as to limit growth problems such as increased traffic and desert destruction.
The Sonoran Preserve is a special and somewhat rare piece of Phoenix. It provides beautiful trails and vistas for all Phoenicians within the city limits. As the city continues to grow I believe we need to preserve these few natural spaces for all to enjoy.
We moved to Fireside Norterra area for the Sonoran Preserve- great trails, and the beauty of the preserve. North Phoenix is slowly being robbed of its great asset the Sonoran Preserve and overrun by apartment buildings, traffic congestion and no respect for the great natural beauty in the preserve.
I am concerned with the number of people packed into a small space. Not only would this increase traffic to an unmanageable level but will ruin the desert in this area.
We love walking, & biking sonoran desert drive. It's nice to be active in that pristine desert. Please keep the DCOD safeguards active
Desert overlay is in place to protect the area from over development. We use the preserve multiple times a week as a family and more cars and will make it ever more difficult to access the amenities from our
We live in this area for its natural beauty and we do not want to lose that.

The Sonoran preserve is a spot where I hike, bike and run 5-6 times per week. I truly enjoy the beautiful natural preserve this area has. The animals I see during my adventures is also priceless. I truly hope this petition makes a change !
Concerned about excessive housing & associated traffic density causing problems & congestion. Please do not override Desert character Overlay District guidelines
We love the beauty and tranquility of the desert.
I moved to this area because it's next to nature areas. Building in this area will encroach on the preserve.
I love hiking and biking the road and preserve. This is a great N Valley treasure!!
This area needs to be preserved as originally designed in order for the members of this community to enjoy a place to get away from all the over development.
We have already encroached & displaced our very important desert wildlife, my hope is to prevent further destruction of our desert ecosystem. I enjoy hiking, less pollution, nature and safety within our preserve. Please keep it that way.
We are in a huge water shortage all over the country and building in our preserves just takes more resources that we all need to survive!
Why destroy a beautiful, well loved, piece of land when we already have too many houses.
Too many homes encroach on water supply, room for our native animals, will need road expansion which takes awake from our desert, will increase risk to bikers and others who visit the area to enjoy the beauty.
It is important to me to keep our beautiful desert open and the way nature intended it to be. We are the desert southwest and everyone should be able to enjoy the beautiful scenery. It does not do anything or anyone any good to fill it with homes and commercial properties that would only increase traffic, smog, trash and unwanted things. Our desert animals need their home and do not need to be pushed out due to unwanted construction.
Preserving natural areas and wildlife
Please! We must protect our desert land. For the animals, the plantation, the beauty.
I moved here in 2007 to be near this great preserve and to live I. A quiet community. Adding this much housing developments will forever impact this natural environment
We need to keep as much of the natural habitat in this area as possible for the enjoyment of all residents and
I hike on the trails of the Sonoran Preserve many times a week, enjoying the beauty of the untouched desert. It would diminish the quality of the experience by adding more and more housing developments to the view.
Overcrowding is harmful to animals and to people. There are already too many car accidents due to the current road infrastructure doesn’t support the number of people in this area. Therefore, more growth in this area will lead to higher traffic volumes and increased car accidents. Thank you for this opportunity to voice my concern.
Greg Laursen
Tjhis is the last strip of Sonoran Desert left in Phoenix. I'm sorrythe preserve doesn't border Dove Valley. Whats done is gone do not make it worse by 3X the number of people
The Phoenix metro area is quickly consuming our natural wildlife. The Sonoran preserve and areas around the preserve are blessings to those near them. An escape from the overgrowth of population.
1) safety of those running, biking, and walking. 2). Nature is truly the reason we moved to this area and it is vital we protect the preserve from being overly developed and disturbing the wildlife in our area more than it already has been.
Ignoring the guidance set forth by the desert character overlay district would irreparable harm wildlife habitat and the wilderness essence of the preserve. Additionally, the increased traffic will add more congestion and safety issues to an already taxed road system, further reducing the usability for recreational activities.
I would like to preserve the wildlife. Also, the road was not built to accommodate that much traffic.
I love to hike the trails with my dog and my family. It is often the only exercise my aging parents get.

Living in Desert Vistas subdivision since it's existence 15yrs ago has been an absolute blessing and we expect to keep it that way. With that, we enjoy hiking, biking and walking frequently all year around. Over time the "preserve" area has seen a HUGE increase in vehicles, accidents, speeding, crime, pollution & noise to name just a few. Our understanding has always been that no further housing/development of any kind would continue past our subdivision into the Sonoran Preserve. That certainly did not happen. Sonoran Desert Drive is so busy NOW that adding additional housing will not only threaten people but the natural terrain and wildlife habitat. That's a resounding NO WAY!
As a resident here, we need to preserve our natural habitat. You need to think about building more schools before taking over the desert preserve and destroying the ecosystem just so you can make some builders happy through these deals. If we can't preserve our "Preserve", then what is even the point?
There are many other places to develop. None of those areas are as “Arizona Natural” as the Sonoran Desert area. Preserve this area for people to enjoy not trash with developments.
The Sonoran Desert Preseve is a beautiful desert area with amazing trails and gorgeous desert. This is an area full of wildlife. A space that wildlife calls home. So much development has already overrun nature and driven wildlife out to other areas. We need to the save what desert we can. I grew up in Cave Creek and the growth in the city as well as surrounding areas has created a space I no longer recognize. Please preserve the areas we can and preserve the quality of the area as well as the quality of life for the wildlife that we are already driving out.
Sonoran Desert Drive & surrounding preserve area can not accommodate traffic volume due to proposed Verdin development.
I firmly feel that natural areas have to be maintained and protected in order to maintain the beauty and balance of our communities. Doubling or tripling the traffic on the Sonora Parkway within the areas of the Preserve will most definitely create safety issues with cycling and walking for all folks wanting to enjoy the beauty of the
Councilman Waring, please continue to protect the Sonoran Preserve.
The reason we moved here was the beauty and tranquility of the desert. We were not aware of the proposed ‘city like’ community Verdin wishes to build.
Traffic is already becoming very busy along Sonoran Desert Drive. Many large trucks are using this now too. We were told this area was supposed to preserve the Sonoran Desert. Many people use the bike paths and hiking paths. I feel it would become more dangerous to use these paths with the increase of doubling or tripling traffic with the increased number of homes they are asking for. Keep the same number of homes it was originally
Keep some of Phoenix beautiful and preserving the desert beauty. The Phoenix police department can not handle the calls for service right now how will they handle more traffic.
Keeping the natural desert habitat is better for the environment.
I purchased my home in Sonoran Foothills in 2010 primarily because of the desert character overlay and how the neighborhood blends in with the natural surroundings. I moved to this area because of the desert character and would like it to stay that way as it expands.
I wish to preserve the Sonara Preserve as it is and prevent the reckless encroachment by developers to rob the community of this precious resource we all enjoy.
I don't want all of North Phoenix to become covered by housing and businesses, we need to preserve Arizona's beauty!
Because of the natural beauty and I don't want anymore traffic...it has gotten worse over the last few years.
As a 4th generation native Arizonan, I adore our beautiful desserts and believe we must take great care in unbridled expansion of urban growth. This project would place a huge strain on the perserve area, parkway, noise, and environmental elements.
The beauty of living in Phoenix is having the ability to have open spaces for not only the wildlife but also the citizens to use the land the way it was intended. There are plenty of other places to build and expand without overcrowding the desert areas.

I live in the Sonoran desert north of Phoenix, Don’t want it destroyed by continuing building. Leave it in it’s natural state, so we can enjoy the desert for generations please .
We purchased our home in this area largely because of the preserve. The opportunities it provides for hiking and biking with reduced traffic (which has increased since we moved) were also key factors.
I hike and trail run in the preserve at least five times a week since I live within walking distance to the Vista trailhead. It is a beautiful and relaxing and meditative time for me believe it should be left as is like, as I understand the story, the original owner wanted it to stay, which I agree with.
There are limited resources that we can all share and enjoy. The Desert Character Overlay District was established to allow for growth but also to protect our wonderful desert. We are responsible for the stewardship of this desert for future generations.
Need to preserve as much of our beautiful mountains as possible
If we keep building, there will be no desert to enjoy for us as humans, but even more crucially, we are displacing and endangering the species whose habitats were destroy. Give the planet a chance. Let’s not be the reason
I hike in the preserve almost daily, and would like to continue to enjoy the nature and the solitude. There are so many other areas to build along the I-17 corridor, so why cause more damage to the beautiful Arizona desert and the wildlife living there. I used to hike Thunderbird, but that's a couple foothills with development all around, whereas the Sonoran Preserve is just that - a preserve to protect wildlife and allow people to enjoy nature. Please don't allow any more development of the land!
I moved here because of the nature. I grew up in the country and this was as close to it as I could get. I love the nature and the quiet that we all paid premium dollar for as well
Me and my friends use that area to ride our bicycles and hike and just enjoy the desert and it would be dangerous with it a lot more traffic out that way and it will destroy the beautiful desert environment please do
I have lived in this area for twenty years and it is getting so crowded and overbuilt. We must preserve open outdoor space for people to enjoy the peace of the desert and recreation areas that are our Arizona treasures
we use it weekly for hiking and dog walking please please don't ruin this!
The Sonoran Preserve and Sonora Desert Drive must under all circumstances remain intake and undisturbed
There have been to many accidents and deaths.
Area should remain as it is. Area is also over populated with new homes and congestion with traffic.
I understand that growth is inevitable, but we need to be smart about it. There needs to be a balance of large homes, apartments, and smaller homes. There have been hundreds of apartment spaces built west of this area and the increase in traffic has been considerable in the past 5 years. I urge the council to consider keeping this balance on the north end of the city.
I drive that way home from work most days and also hike in that area.
I am an avid mountain and road cyclist in THIS area, especially! I also hike and run in the preserve. Safe to say I am absolutely for the preservation of the Sonoran Preserve. I live in an area very near where a housing development is under way and the amount of houses being built will be over double what was originally zoned. Please let those that run the show consider the longer (negative) lasting impacts of high-density development to what we have all found profoundly beautiful and desiring of this area; the Sonoran Desert!
This would forever destroy the natural landscape and open the door to even more urban sprawl. Please vote NO

Being surrounded by the Sonoran Desert Preserve is probably the biggest reason that we built the house that we live in now. It is just so beautiful to be able to drive home after a long day's work and enjoy God's creation at it's finest. It is truly breathtaking and spectacular. Many people flock to Apache Wash Trailhead recreational area to enjoy this beautiful natural setting through hiking and mountain biking. It would be a travesty to overpopulate this area and ruin the enjoyment of the preserve for generations to come. It just wouldn't be the same. Not to mention the destruction of the natural habitat of so many desert creatures that make the preserve their home. I witness this first hand while living in the Sonoran Gate Community. These animals do not deserve to be displaced and have their homes destroyed. The line has to be drawn somewhere in order to maintain a level of natural beauty in our urban areas. This seems like as good a time as any to make a conscious decision to halt the human encroachment on the habitat of all of God's innocent creatures and keep this little slice of
This area was set aside to preserve nature and all her beauty. yes the land is very valuable but so is central park in New York. Preserve means exactly that PRESERVE
We love going to the preserve as a family, and having another major development project will only bring more traffic, noise, and wildlife displacement. We need to do better and protect our wildlife and say no to money
Preserving the preserve - wildlife Traffic and then needed retail to support the development Overdevelopment of this area
Please leave the reserve as is, for the sake and beauty of our neighborhood and for the well-being of the
As a local real estate agent, I understand the need for more housing in the metro area. But there are many other locations that are not in the middle of a preserve. Outdoor recreation and the beauty of the Sonoran Desert are reasons why people relocate to the area or purchase vacation homes. Having the preserve remain a preserve and not another housing project is vital to our community.
I use the preserve at least 3 times a week for fitness. Mountain biking, hiking, and trail running. Wildlife encounters are always beautiful and their habitat must be preserved. The human population density in this area is already getting to be more than what it can sustain.
The Sonoran Preserve was one of the most important reasons we purchased a house in this area. To continually chip away at this wonderful area would be so detrimental to the wildlife that live there as well as the wonderful hiking trails that allow people to get out and experience nature at its finest. I am strongly against ruining anymore of the Preserve.
My family and I enjoy this land and don’t want to see this over crowded We use this nature and Beautiful preserve in north Phoenix area.
I see SOME development as good. Let others enjoy the beauty we have set aside in this area. Increasing the density of homes is merely corporate profit seeking. Original density plans were thoughtfully put in place to protect these areas.
Have you seen how beautiful this portion of metro- Phoenix is. We absolutely do not need more and more and more. We have enough people streaming into our state already, no need to encourage more.
As someone who regularly drives, hikes, and bikes this area, it’s important to me, my family, my community, and Phoenix at large to protect these kind of “open/brown/green spaces”. There are plenty of places around Phoenix for development - the Sonoran Preserve should not be one of them.
The beauty and quiet of the desert and the Mountain views are priceless. This is why I live in Arizona. The clean air and the wild life are amazing. The wilderness of the preserve needs to be maintained.
Use that area to bike the trails. Want to keep the space natural beauty not filled with homes.
I love the desert landscape, and enjoy hiking on my time off work. I see the amount of buildings that are being constructed and the traffic it is creating. Please do not destroy the little bit of desert that exists in this large city, the habitat of our beloved desert animals.

The reason why I'm signing this petition. We are over developing because we have all these people moving from other states . We are destroying our beautiful desert to please all these greedy business people to put more money in their pockets.
I enjoy the hiking and the views
Original safeguards put in place by longtime developers who created the Preserve and associated housing (Sunbelt Construction). They balanced the housing needs with need to create liveable areas that honored the fragile desert. This request for increased density is about money and is unnecessary for a profitable develoment effort. Everyone needs to get paid for their work, including developers, but respect for the fragile ecosystem and desired lifestyle in the north valley is also required. Profits are fine and were factored into the original deal.
Aaron Cushner
My friends and family and their pets walk there every day! Also it's called a PRESERVE!!! Preserve it!
It's a beautiful area to walk or hike or bike and it's the last area I know of that is close to me. Otherwise I'd have to drive over 40 minutes to find a preserve that is wild and natural
We need to keep the open land and what makes our area great.
I live directly adjacent to the open desert by the Sonoran Desert Preserve, just off Sonoran Desert Parkway. We regularly see wildlife, and hear coyotes on a nightly basis. This is a fragile and important ecosystem, and is a hallmark of the beauty of Arizona's natural desert landscape. If it disappears, it will destroy this magnificent aspect of what makes Arizona such a great place to live. For my family, the day the bulldozers show up to tear down the majestic Saguaro's to make room for concrete & asphalt, is the day we sell and move away.
This drive is very vital for bikers and the natural trails and parks the residents across the city come to enjoy. The new development across the dedicated Sonoran landscape is going to spoil everything and increase the safety concerns on the biking corridor. This corridor is used by Olympic gold medal winners , Tour de France
I have lived in Sonoran Foothills for 15 years. I do not want to see my beautiful natural desert destroyed. I like living in a quiet and not so busy area of town. I would be devastated if Sonoran desert drive turns into another freeway right next to my house. I specifically moved in this area to get away from the noise and traffic. The natural wildlife here will also be destroyed which part of the character of this area.
Concerned about too much growth and traffic. Moved up here in 2005 for the beautiful open Sonoran Desert. Absolutely do not want to see that all developed - we do not need anymore housing or apartments.
The growth in this area is already at an all time high. This small area of desert PRESERVE is why many of us moved to the area. The PRESERVE is used by hikers and bikers as a beautiful getaway that is in our backyard. Every other inch has already been developed by apartment complexes. Enough!! Leave our PRESERVE alone!!
It is a beautiful area that has many trails for hiking, biking, geo caching and just getting away from the hustle of the Valley. It is already limited in access and putting more homes will just congest that. It is also ruining the animals natural habitat to continually uproot them for a dollar.
I live next to this area and have seen how developments have led to negative effects to the desert. A substantial increase of houses will amplify this cause irreversible damage to the area.
I have been running and riding out in this preserve for nearly a decade. As I start to see more developing, it becomes less safe to be active out there.
Increased traffic would make the area around the preserve much more unsafe. We enjoy walking around the preserve with our children, as well as hiking on the trails. Please do not lift the restrictions on building in this beautiful area.
Everywhere near Sonoran preserve and desert drive constructions are happening, it's a very beautiful hike place to enjoy quality time with family and friends, as a neighborhood resident I would like to keep it beautiful and not have homes after homes getting built there… there are hardly any community park getting built in the area..
We need to preserve the beauty of the Sonoran Preserve.

This is a beautiful and vibrant part of our community. Don't destroy it by adding additional residential development. Once those houses get in there, they are going to be complaining and advocating for commercial development because they don't want to drive 20 minutes to shops and restaurants. Before we know it, all of the preserve will be gone. The hiking trails, the nature, and the area is pristine.
I live in Sonoran Gate. Moved here to be by my sons. One lives in Sonoran Gate also (6 houses away). We moved here for the beauty and serenity of the desert preserve. Our hope was to continue to grow our family and ensure our next generation will also have the opportunity to enjoy the beauty of this area. Hot air Balloons and bike riders every morning. It's a place of beauty, calmness and peace. Please do not destroy this gift. Thank
My family enjoys the protected preserve and allows us to partake in outdoor activities near home, safely with our tons of traffic. The noise and light pollution will affect the natural wildlife around. Most importantly the infrastructure can not support the proposed project.
I am concerned about the exponential traffic increase on the only road in and out of this area with only a single lane in each direction for a majority of total distance. I remember pre-Covid that the intersection at Cave Creek and Sonoran Desert Drive would back up a mile deep during morning rush hour, waiting for people to turn either left or right. What will happen when the traffic significantly increases? Plus there is only one way in and one way out of this area. It seems irresponsible to deliberately increase traffic this much without a major infrastructure change BEFORE the bulldozers come!
I love nature and wanna do my part to preserve the nature where I live. Please control the growth around the Sonoran Preserve.
This pristine desert area should not be developed, it needs to be PROTECTED.
I enjoy the tranquil drive along Sonoran drive and being able to bike along the road without too much traffic. The hiking is second to none. I would hate for it to turn into just another neighborhood with traffic and crime
I love hiking in the preserve. Anyone who intends on building anywhere close to it needs to follow the rules. Our desert is at risk. We need you to protect it by requiring the builder to do the right thing.
Development needs to factor in impact on water and other resources. Water in particular, is a finite resource! Quality of life is one of the overriding factors in why we chose to live here. The natural beauty of this area will be severely impacted by further development as will our quality of life. Please put Arizona first!
I love driving on the Sonora Desert Dr. and seeing our beautiful desert. I and my family members also enjoy hiking and biking on the trails.
Would love to keep this scenic drive the way it is. Scenic.
Traffic concerns and safety for cyclists along SDD.
The Sonoran Preserve is vital to our ecosystem. Without it, the natural biome will be destroyed and the quality of life for all living things (including the humans) will be degraded, possibly beyond repair. Environmental impact studies show that further encroachment and development will make the area unsustainable for a thriving community and eventually, totally unlivable.
The Sonoran Desert Drive is a beautiful natural area that needs to be preserved for future generations. There are plenty of other places to develop closer to the I-17
I moved here for the beauty around me offered by the preserve. over the past 5 years I have seen that beauty disappearing as more and more developments have sprung up without any regard to preservation. It's disgusting! Please do something about it and don't buy into the greed of the land developers.
This road is a quick north valley traffic bypass that remains somewhat traffic free for now. There is great hiking and desert views. For profit expansion in this area would destroy that.
We live in the area, have hiked these trails, our two boys attended nearby CCUSD Horseshoe Trails elementary school, and I'd say that in general we have a strong desire to act as good stewards of this land and therefore have a vested interest in maintaining the beauty of the Sonoran desert preserve and our balance with nature.
Its such a beautiful area it would just ruin the look.
Biological and cultural resources

We moved further out of town to enjoy the natural desert beauty and to be away from traffic congestion, expanding building does the opposite of that.
This is a wonderful area that provides so much to so many people in regards to beauty, quiet, exercise, nature. It would be a shame to lose all this secondary to over development.
I want to preserve our current area and I bike 6 days a week in what I already consider dangerous traffic to get to the preserve and ride the path!
The extra traffic flow will affect all the wild life amongst many other reasons.
We are homeowners in Tatum Highlands and use the beautiful Sonoran Desert Drive to get to one of our favorite hiking areas, Apache Wash Trail. It is vitally important both ecologically and aesthetically to maintain the Desert Overlay Plan to keep this remarkable Arizona treasure intact with low density, one story, blended into the environment, natural colors, and with great respect of the surrounding preserve. The developer's existing project just to the west on Sonoran Desert Drive is an example of the opposite of this- homes close together, no subtle and natural build character, no boundaries between homes, no blending with the Sonoran Desert landscape. Sticks out while on the drive or hiking the Preserve rather than disappearing/tastefully blending in. This is very concerning and must not be duplicated in any way. Please retain the existing Desert Overlay Plan to maintain the incredible Sonoran Preserve. Thank you Councilman Waring and all city council members. Respectfully submitted, Laurie Foster
Keeping some semblance of the desert lifestyle is why we moved here. Do not ignore the safeguards. Reduce the number of housing units. Why do you want to do business with a company which clearly does not respect nature, but only the economic bottom line -$
I travel Sonoran Desert Drive every day because I live right off of it. It is a beautiful drive, but also one that is very serene and peaceful. I am concerned that allowing the Verdin community to be built at the requested density it will cause a great impact and stress to the drive through the Preserve. Even if the road is expanded to more lanes, this road will become a dangerous route for the bikers and hikers in the area, not to mention the drivers. Please do not allow the density for this new community as requested!
Mark Dotterer
Keep population down to preserve the wildlife
Too much traffic already
My family lives in Sonoran Foothills. We chose this beautiful area because of the gorgeous desert preserve. We love our out of the way pocket and want to protect the gorgeous pristine desert from further development.
Arizona is destroying so much of the natural land that people moved here for. I don't want more traffic. It's awful as it is. Water is at emergency levels and more homes will only tax the water levels more.
Sonoran Desert drive is the only place I feel safe riding my bicycle in such a busy, congested area. I am full of anxiety from traffic until I make that turn onto SDD. It is integral to our vibrant cycling community which is so important to the Valley culture. What's more is the preserve allows for one of the only true unobstructed views of our beautiful AZ desert in the busy Valley area.
There is already too much traffic on Sonoran Desert Drive and a community as proposed with no other access will increase congestion making things less safe. In addition, it will jeopardize the tranquility of the nearby Phoenix Sonoran Preserve, especially the Apache Wash Trail.
It is a very peaceful place to hike. My family goes there frequently. The beauty of Sonoran Desert Dr is so beautiful it should not be disturbed.
I run and cycle on the parkway and traffic is already dangerous, especially near the passing zones. I also hike extensively and if many more houses are built, the views will become less spectacular than they are now. In addition, wildlife would be affected by overdevelopment
Beautiful natural area that provides some of the best riding, running, hiking, and viewing in the greater Phoenix area. It would be a tragedy to not preserve this wonderful natural area.

Wide open space without traffic & housing congestion, w/o water & schooling requirements is vital to this area of the Sonoran Preserve.
We are losing our open spaces at a rapid rate all in the name of money. We need to preserve these open spaces for our future children to enjoy and for the natural animals and plants that were here before us. The increased traffic and housing will deteriorate the quality of life for all (humans, animals and plants alike). The increased concrete/pavement will ultimately increase the heat retention which has a detrimental effect on water, wildlife and plant life. Do not ignore the Desert Character Overlay District.
This area is important to us as we hike and bike. Knowing that preserve will always be here made buying our home easy. We would like for all development to mind and take care of our desert spaces. There is a reason the Desert Character Overlay District was created. To ignore this would be a tragedy.
Too much growth and congestion. Lack of conservation to desert land and outdoor activities.
We moved up to this area to enjoy the beauty and tranquility of the area. Now it is being threatened. We moved up to this area to see our beautiful dessert in its natural habit, and now it's being threatened. We moved up here because it was a great dream come true, and now that dream is again being threatened by those wishing to make many dollars off the land and environment that belongs to us all. Please, please let's stop this travesty. Thanks for reading my input. We just so love it up here and hope for no more growth and
There are so many communities being built simply for the benefit and profit of the builders that little attention is given to the people who actually want to have both, a beautiful home in a beautiful well thought out community where the desert we live in is represented and not just the interest of the builders bottom line. Do the right thing for a change.
I go hiking there to appreciate the natural beauty of the Sonoran desert and the breathtaking views of the McDowell Mountains and Boulders of Carefree etc.One if the last pristine places to go up here in the N Valley .I do not want more housing subdivisions and apartment buildings obstructing the views along with more traffic congestion coming from the constant relentless overbuilding of housing presently occurring .Please save this beautiful,natural corridor which is used for hiking and biking along with the equestrian trails for horseback riding.Please allow local residents a sacred piece of land to cherish for us now as well as the generations to come ,we need somewhere to go that we can take pride in .The Natural beauty of our desert lands is what drew me to the area 42 years ago please Preserve it!!
It is a beautiful preserve that holds opportunity to connect with nature, and allow us all in the valley to have natural habitat for wildlife and flora and fauna that are so important to keeping the integrity of our great state.
Sonoran Desert Drive is a crucial recreational corridor for cyclists and other vulnerable road users. It is an increasingly rare thoroughfare that contains a bike lane, has little to moderate car traffic, has a low enough speed limit which increase cyclists safety, and is uninterrupted by many traffic lights and stop signs. These factors make it a beautiful place to recreate and provide a safe(r) place for cyclists to explore and enjoy the beauty of the Sonoran Desert. The Sonoran Preserve provides similarly valuable recreation space for hikers, mountain bikers, and other trail users. While further development of this area may provide financial benefits to the city in the short term, the loss of natural land and recreational space will far out weigh these benefits over a longer timeline. Further development will further increase the strain on water, further contribute to the urban heat island effect, and decrease the happiness and mental benefits associated with outdoor activity and being in natural landscapes. More low density, car oriented development is not the answer to the challenges that face
I hike and bike in the preserve and love listening and seeing all the blooms, wild animals and quietness the desert has to offer. Please quit the over building that is going on! Preserve our water resources!!
We need to preserve the natural beauty of Arizona and stop over development.
With all the apartments being built on the west end between Dove Valley & Sonoran Desert Drive, the traffic will become just like the city streets—noisy and congested. Verdin proposing additional homes will make it that much worse. In addition, we moved to this area because of the Sonoron Desert Preserve which is becoming non

the Desert Character Overlay District safeguards were put in place to keep this specific and unique area from overdevelopment and should not be overturned due to developer greed.
Vital ecosystems are threatened by too much expansion and development.
I support maintaining the desert overlay requirements for the Sonoran preserve. We need to maintain a healthy balance between nature and development and not allow these safeguards to be discarded for development of any current or future projects.
The natural beauty and desert landscape is home to so much wildlife and is also enjoyed year round by current adventure and outdoor advocates
The preserve needs to be left in tact. The uptick in traffic will be detrimental to people trying to enjoy biking/walking & enjoying nature. The shear numbers in volume in people in driving on Sonoran Parkway if this plan is approved is very alarming.
I live here and traffic is already getting too much! We moved here 10 years ago to be out in the desert!!! I hike on the trails at least twice a week! Please keep more desert!
Too much traffic. Dangerous to have additional traffic where lots of bikers use the bike path. Why not build on the other side of 17 instead of near the preserve. Help of wildlife not be pushed out even more.
Our desert is part of our lifestyle's. Many of us hike and enjoy our desert landscape. The area is not built for even 400+ homes, with an average of 2 vehicles per home. Our local school system doesn't support the vast amount of new developments going up currently. It's will also decrease night visibility of the sky in the evening for those who use telescopes. It will also increase area emissions, pollution visibility, and area temperature.
The Sonoran preserve is just that, a Preserve. It preserves many species of plants and wildlife that is indigenous to the area. It is vitally important that we preserve this area for our children and their children.
Living in the area I regularly hike and bike in the preserve with my family and do not want to see it get overrun with more housing developments. Additionally Dove Valley is already very congested, I want to preserve our desert, Phoenix in general has a water issue, and most importantly the schools in this area are already over
Abundance of traffic and congestion
Please preserve the beautiful desert.
It is imperative we save our Sonoran Desert. There is not a viable reason a developer should be able to double or triple the amount of homes and City Council should not allow it. The developer does not care about quality of life or preserving our precious desert, they only care about how much profit they can make. This is a time for our City Council to stand up for the best interest of the residents of Phoenix and not give in to the desire of a developer. The proposed development goes against the preservation of our desert, increase traffic, take away hiking, biking trails and general quality of life for the residents.
With all the planned development in the area, I have a major concern about the infrastructure, and even planned expansion, being able to support the additional housing in the preserve. Part of the appeal of our area is the desert beauty, so additionally, overturning district safeguards not only damages the natural environment, but risks all those that already live/work in this community.
Please do not increase the level of traffic on sonoran desert parkway. The additional cars will increase risk to current commuters and cyclists.
To preserve the desert for all to enjoy hiking, biking, and the beauty.
Preservation of our land is critical. While I accept development that has been approved, businesses need to consider the impact to the surrounding area and growth for the sake of growth is not an acceptable plan.
Concerned about traffic, School crowding, and preserving the desert. They need to keep the desert safe guards in place.

The Sonoran desert preserve is the one of last the undeveloped areas in Phoenix. The abundant wildlife and topography is one of the many reasons we love Arizona and want to save flit for generations to come. We access the preserve nearly daily for hiking and for enjoying the outdoors. We urge you to to preserve this natural area and reject the request to remove the desert overlay in the upcoming Verdin project.
The desert is slowly vanishing which breaks my heart. The Sonoran Preserve should be as it is titled “PRESERVE
Preserving our land for wildlife, beautification and the earth needs to be heard! Enough has been taken over by businesses and HOA builders. This needs to stop!
Too many houses are taking the little land left we have to see and enjoy the animals and desert habitat life. We need our nature, we need our desert life. Protect it!
We have overpopulated the North Phoenix area already with many dense residencies, namely apartment complexes and townhomes. I believe we need to slow down and consider expansion in a different direction so that we don't lose many of our beautiful mountain and nature parcels that we need to save. I feel this is being rushed and has not been thoroughly reviewed and vetted.
We moved here from Wisconsin almost 4 years ago. 100% the reason we selected to live up here in the North valley was because of the Sonoran preserve. We chose to not be inside the 101 on purpose.please don't allow the Sonoran desert drive and beautiful desert around it to be taken over with cars and traffic.
Sonoran Desert Drive is one of the few places in The Valley that is great for cycling. The grid nature of the PHX metro area has largely left road cycling and bike lanes as an afterthought, but SDD seems to be an oasis-like exception- truly a world class stretch of road that has already begun to change due to the development on the west side. It would be tragic if this preserve was to fill in any more than it already is- preserve some of what
We have a young family and love to hike which is why we moved to this area. If we don’t stop this, it will destroy the area and wildlife.
Too many people and too much traffic is bad for the environment and the people living in the area, like me. Traffic will likely significantly increase staying within the growth guidelines, so ignoring the guidelines and increasing the number of dwellings in the area beyond the guidelines will make traffic and life even worse.
I don’t want to see that beautiful desert area ruined with homes intruding. It was already upsetting to see that area being ruined by the developers greed for money. I say “NO” to the developers!!
I believe honoring the meaning of the preserve is of utmost importance.
I feel that they are over building in Phoenix. Have limited water supply. The traffic is already congested and difficult to around.
There would be too much traffic and it will ruin the beauty of this area of the desert. There are enough developments in the area and we need to keep these areas open.
It’s the only road up north not yet ruined by the constant construction (traffic, houses, etc) happening up North and still the only place where active people (cyclists, runners, etc) can ride/run safely and enjoy a piece of the desert without housing and buildings ruined the view
Amount of traffic it will bring on a street that is only 2 lanes. Also the reason the street is unique designed for the preservation of the beauty and for enjoyment for cyclists hikers and walking paths
My family hikes and mountain bikes several times per week on these trails. We truly appreciate this land and would not want its inhabitants to be disrupted any further than they already are.
The Sonoran Preserve is a promise to keep our beautiful desert pristine. Encroachment of more homes breaks that promise. The delicate balance of between humans and wildlife is already teetering in the wrong direction. Let’s save some beauty for future generations.
I am so tired of seeing buildings upon buildings being built in areas that are natural to Arizona. Let’s just stop this now. It’s getting out of control and species natural habitat needs to stay in place.
I have lived here for 10 years and watched the beauty of the desert being destroyed with development. The plants, animals and the majestic beauty of the desert is ruined by the continued development until there is no desert left. It is very sad.

Need Preserve, otherwise we will lose out on the beautiful scenery and have way to much congestion.
Please help us preserve this beautiful natural resource. So often “progress” (AKA Greed) ends up destroying one precious landscape after another… We greatly value our current way of life. Some of us have made a great many sacrifices in order to live here. Speaking as a disabled Veteran, I specifically sought out my current home, which at the moment affords peace, beauty, and a decided lack of city noise. Don’t let a massive influx of absent-minded tourists and irresponsible over-development destroy this paradise. Thank you - Dr. Eric Biscoglio
I chose to live in this community because I wanted to be closer to nature and enjoy the desert preserve.
We do not want the sonoran preserve to be destroyed just to build some additional homes. The traffic is already a major problem and there is not enough infrastructure and businesses around here to support all these homes.
It's a Beautiful area for our community. Hiding companies should stay within how the area is zoned
We need to protect these lands and stop paving over the natural beauty of this Preserve. There is a reason it is called a Preserve. Let’s preserve it and the abundant plants and wildlife that call it home!
It’s critically important to protect the preserve and maintain the natural beauty of the area. This is why so many of us moved here. It’s already not safe to leave the neighborhood with people speeding and limited visibility of the rolling road. Added traffic would make routine activities no longer enjoyable.
The valley is continually growing and cycling collisions, injuries, and fatalities seem to be increasing, or at least they are ongoing. I, and many others in the cycling community, feel more at danger than ever before. There are few places we can go and enjoy long, uninterrupted stretches of road, and still feel relatively safe. Sonoran Parkway is a frequent choice for us and we enjoy it year-round. Please preserve this area from development.
We chose this part of Phoenix when we moved from out of state because of the open desert and what that offered, little traffic, and less people in general. In just 4 short years we are seeing things change for the negative…reminding us of overdevelopment we experienced in the East San Francisco Bay Area. Overdevelopment that led to traffic issues and overcrowded schools, just to name a couple problems. We don’t want to see these same mistakes take place in our new home. And we don’t want to lose the beautiful open
I have lung issues from cycling alongside traffic for so many years and I was struck by a car ladt year while riding! Having a gem like this is so important! People can enjoy the desert without the noise, pollution, and safety issues that come with increased traffic. Please, let's keep a little bit of Arizona wild + scenic.
We live along the Sonoran Preserve. We bought here because it was a quiet peaceful area to raise kids and explore nature. Please don’t allow more homes to destroy this area of nature. It will ruin the bike trail and hiking trails and cause a lot more traffic in the area.
Ruin of preserve / increased traffic volume
I moved to this area because I love the open spaces.
I walk the desert everyday it is vital to keep it preserved . Arizona is in danger , water shortage , wildlife please keep preserve
We love to hike this beautiful area. Also the drive down Sonoran parkway is incredible. We must preserve this desert not only for human enjoyment but also the wildlife that call it home
The Sonoran Preserve needs to be saved, it provides recreation like walking, hiking and biking. Also, it keeps the heat down. Adding more homes will only create more traffic. One of the reasons we moved to this area is due to this Sonoran Preserve.
I want to protect the wilderness and essence of the preserve. I thought this land was protected from future housing development
This would cause pollution dust noise and would be harmful to our health
Climate change
We hike and drive through here for mental health. Please don’t fill more desert preserves with homes and commercial property.
I’m concerned that continued development will destroy the beauty of our Sonoran desert. It will bring increased pollution and traffic to the area.

I love exploring and hiking this area with my family.
I am a city of Phoenix park steward for the far north valley preserves including Apache Wash and Dixie Mountain. I patrol these trails for hiker safety several times of month. The beauty and open desert landscape of the Sonoran area is a prime reason why people move to this area or visit it to hike or bike. Please do not add higher density housing and destroy the open land we currently enjoy.
It’s nature. Beautiful parts of the valley have already been ruined by housing projects. This shouldn’t be another
This has been a place for bikers, hikers, walkers, to enjoy and be able to still see arizonas beauty. We do not need more development in every area. This road every weekend houses hundreds of athletes, outdoors people, and scenic drivers all alike. Coming up to this stretch of road to enjoy what they love to do be outside away from the city noise and traffic and be one with the Arizona desert. There is plenty of other great land to develop on but this road has history and will continue to be a place people want to feel safe and connect to nature on. Please don’t take that from Arizonans.

Racelle Escolar

From: Henschel Rich <rich_henschel@yahoo.com>
Sent: Tuesday, May 3, 2022 5:15 PM
To: PDD Planning Commission
Cc: saveoursonoranpreserve@gmail.com
Subject: Comments for May 5th Planning Meeting Agenda items 5 and 8

Hello. My name is Rich Henschel and I live in the Sonoran Gate subdivision off of 7th Street and Dove Valley Road. My concerns regarding the Taylor Morrison Verdin proposal are primarily centered around the roadway infrastructure that is currently in place and what is planned in the immediate future.

As you know there is only a single lane of traffic in each direction for a significant portion of the roadway between North Paloma Parkway and Cave Creek Road. You may not be aware of this, but just a couple years ago before Covid, the morning rush hour east-bound traffic would back up at least a mile at the intersection of Cave Creek Road and Sonoran Desert Drive with people needing to go either north or south on Cave Creek Road. Since many people have changed their work habits during Covid, this hasn't been a big problem the last year or two. However, more and more people are going back into work and there is already a new subdivision being built out by Pulte and Lennar homes at Dove Valley Road and North Paloma Parkway. This will certainly add additional eastbound traffic. Now with this Verdin proposal the traffic will increase significantly with 1200 - 1400 new homes.

The second concern I have relates to the fact there there is only one roadway which services my subdivision as well as the new proposed Verdin subdivision. You may not be aware of this but a few years ago there was a fire in the Sonoran desert and Sonoran Desert Drive was closed just west of Cave Creek Road for 2 - 3 weeks. The only way to get to my home from Cave Creek Road was to drive north to Carefree highway, west until 27th Avenue, south until Dove Valley Road and then come in from the west. This was a significant detour and added at least 15 minutes to my travel time. What if this happened again? How would this affect Police and Fire response times? What if a house was on fire or someone was having a heart attack? That additional 15 minutes could be the difference between life and death.

I realize there is a proposal to expand the roadway with 2 lanes of traffic in each direction with a median in the middle. However, I have no confirmation from the City of Phoenix on when that will actually become a reality. I've simply heard that traffic patterns will be reviewed and actions will be taken at the appropriate time. Unfortunately that doesn't give me a lot of confidence. Frankly I think we already have an exposure and to begin building such a huge subdivision before addressing this exposure is irresponsible.

Please understand that I am not against land development in general. My father was a land developer and I understand the importance of offering various housing alternatives, especially in this current housing shortage. But I urge the city planners to reject this development proposal until these roadway infrastructure exposures can be closely studied and properly addressed.

Thank you.

Rich

Racelle Escolar

From: C Severance <tutudoc1@gmail.com>
Sent: Tuesday, May 3, 2022 10:20 PM
To: PDD Planning Commission
Subject: Desert overlay and Taylor Morris

Good evening.
I am writing to you as a concerned citizen of the Sonoran Foothills neighborhood. I am 100% opposed to the shrinking of the desert overlay for the convenience of home builders like Taylor Morris. The builders' primary concern is for increased revenue, which comes at the expense of our beautiful desert and the animals that call it home. Please protect our wildlife. Please protect our beautiful landscape. Please protect our preserve.
Thank you.
Christine Severance

Racelle Escolar

From: Mead Summer, REALTOR, CRS <mead@superiorazhomes.com>
Sent: Thursday, May 5, 2022 11:08 AM
To: PDD Planning Commission
Subject: Case #Z-6-22-2 and GPA-DSTV-1-22-2
Attachments: planning commission.docx

Dear Racelle and Planning Commission members:

Attached is my letter in opposition to Case #Z-6-22-2 and GPA-DSTV-22-2 in their current form. To be clear, I am not against construction of new homes entirely. However, the presentation made on behalf of DR Horton failed to disclose numerous issues, and the chairman of the Desert View Village Planning Commission showed obvious bias toward the builder and against concerned citizens.

Please share this letter with the members of the Planning Commission, I am willing to make time to meet with any Planning Commission members in person or by phone or computer if they would like to discuss the merits and concerns about this project.

Sincerely,
Mead Summer, REALTOR, CRS, AHWD
Vice President, Pinnacle at Desert Peak Homeowners Association

Associate Broker, West USA Realty
Certified Residential Specialist (CRS)
Maricopa County Real Estate Special Commissioner
Member, Arizona REALTORS Professional Standards Committee
Licensed Real Estate Continuing Education (CE) instructor
Phone: 480/747-7255
Email: mead@superiorAZhomes.com
Web: www.superiorAZhomes.com [superiorazhomes.com]

City of Phoenix Planning Commission
pdd.planningcomm@phoenix.gov

Dear Commission Members:

In light of the misinformation provided by DR Horton representatives and the clear bias shown by the chairman of the Desert View Village Planning Committee (DVVPC), I wish to bring to light numerous issues regarding DR Horton's rezoning application for an area of over 400 acres west of Cave Creek Road and south of Jomax Road (case #GPA-DSTV-1-22-2 and companion case Z-6-22-2).

As a resident of Desert View since 2007, a sitting HOA board member and a Realtor who does substantial business within the Desert View area, I fully understand the need for more housing. However, DR Horton presented numerous fallacies in its presentation. Some seemingly received only lip service from the planning committee, others were ignored altogether. Even when residents raised the issues, the chairman of the committee disputed residents' claims and, in one case, ridiculed an older resident because the resident inadvertently referred to Pinnacle High School as "Pinnacle Peak High School."

The Stone Butte East development proposed by DR Horton is slated to consist of 1,145 single-family homes, a 260-unit apartment community consisting of two- and three-story buildings, and a 140-unit community of single-family casitas that are planned as rental units. The issues that I take with the proposed plans primarily concern the traffic that the proposed 1,500+ homes would bring, as well as the height of the apartment community.

The traffic issue that must be considered related to the level of traffic on Cave Creek Road. Cave Creek Road has five lanes between the 101 and Jomax Road -- two northbound lanes and three southbound lanes. During the DR Horton presentation, the DR Horton representative claimed that the builder's traffic study showed that "75 percent of the traffic produced by this community will be going south." This comment went unexplained by DR Horton and unquestioned by DVVPC members, but concerned residents picked up what board members apparently missed.

To be more specific than the DR Horton representative, the traffic study showed, likely accurately, that most of the people who would live in this community would be more likely to travel south toward the 101 rather than north toward Cave Creek proper. What seems obvious, but what no committee member ever noted, was that all the people who would go south in the morning on the way to work would later travel north from the 101 to the new community on their way home. The two northbound lanes of Cave Creek Road north of the 101 already are overburdened; northbound traffic waiting for the traffic light at Deer Valley Road already extends halfway to Rose Garden Lane during rush hour. The addition of 1500 new homes without widening northbound Cave Creek Road to three lanes would turn this area into a daily crucible for northbound drivers, and DR Horton made clear that widening northbound Cave creek Road would not be the responsibility of the builder.

My other concern is the height of the apartments. In 2017/2018, DR Horton approached the City about building a three-story apartment community at the intersection of Cave Creek and Pinnacle Peak roads. At the time, I and other concerned residents pointed out, first to the DVVPC and then to the Phoenix Planning Commission, that all residential communities along and near the Cave Creek Road corridor north of the 101 were no more than two stories. We argued that a three-story community would change the character of the surrounding community – which (somewhat ironically) also was built by DR Horton. Although the DVPCC ignored residents' concerns, the Planning Commission voted to limit the apartment community to two stories and the City Council followed the advice of Planning Commission.

Now, DR Horton again seeks to build a three-story community that would affect the character of communities that were built by, yes, DR Horton. Those include Desert Peak and The Pinnacle at Desert Peak, whose residents fought against three-story buildings in 2017/2018, as well as the new Stone Butte community, which DR Horton built over the past two years.

On behalf of my neighbors and fellow DR Horton home owners, I ask that you strongly consider the issue of northbound traffic from the 101 to the subject area when deciding whether to approve the planned rezoning and a construction project of such magnitude. I also ask that, at the very least, you restrict the apartment community to no more than two levels, following the reasoning of the Planning Commission and the City Council in 2017/2018.

Please know that I am available to discuss this issue with you in person, by phone, or by computer.

Sincerely,

Mead Summer
Vice President, Pinnacle at Desert Peak HOA
Associate Broker, West USA Realty
480/747-7255
mead@superiorazhomes.com

Racelle Escolar

From: Diana Duran <dduran512@gmail.com>
Sent: Thursday, May 5, 2022 2:12 PM
To: PDD Planning Commission
Cc: saveoursonoranpreserve@gmail.com
Subject: Sonoran Preserve

Hello,

I am against changing the Desert Character Overlay on Sonoran Desert Drive. The Sonoran Preserve is very unique and changing the Desert Character Overlay would damage the flora and fauna that live in the Wash.

I also drive on Sonoran Desert Drive and it is only a two lane road and to add 1,250 homes would add an additional 2,500 cars on that road. There are several subdivisions that would be impacted by the addition of all the cars because Dove Valley Rd/Sonoran Desert Drive is the only exit and entrance for some of those subdivisions. Also there is a crosswalk Dove Valley Road that sometimes gets difficult to cross as it is today and to add an additional 2,500 cars will make it dangerous for walkers and bikers using that crosswalk.

Traffic gets backed up going East on Sonoran Desert Drive and when turning onto Cave Creek Rd one can wait at least 5 minutes to turn in the morning. I've seen it backed up by at least 25 cars.

I'm not against the building the homes but let's make sure that we don't impact the Sonoran Preserve in an unhealthy way and allow people to access Apache Wash trailhead safely. The infrastructure is not there to house 1,295 homes and to allow homes to be built without the proper infrastructure would make it a big headache to old and new homeowners.

Kind Regards,
Diana

ATTACHMENT J

From: Christine M Pedersen
To: Julianna Pierre; Joshua Bednarek
Subject: FW: Verdin - Save Our Sonoran Preserve
Date: Thursday, May 19, 2022 1:52:08 PM

From: Sonoran Preserve <saveoursonoranpreserve@gmail.com>
Sent: Thursday, May 19, 2022 11:30:44 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: Verdin - Save Our Sonoran Preserve

Dear Councilman Waring,

Recently, I wrote to you about a mailing that Save Our Sonoran Preserve was doing to gage public support for retaining the Desert Character Overlay District. The mailing was made to a total sampling of 3400 of the nearly 12,000 registered voters living near the Preserve in District 2. The area is highlighted green in the map posted at: https://app.box.com/s/bnui5b5w5ufyqidem2mmwfg0jofh1c6f [app.box.com].

An aerial showing where our 1100 petition signers are located can be viewed at: https://i0.wp.com/ceds.org/wp-content/uploads/2022/05/Save-Our-Sonoran-Petition-Signer-Locations-5-11-2022.jpg?ssl=1 [i0.wp.com]

A 35-page compilation of the reasons provided by 98% of the petition signers is at: https://ceds.org/wp-content/uploads/2022/04/Reasons-Why-Voters-Want-To-Preserve-the-Desert-Character-Overlay-District-4-29-2022.pdf [ceds.org]

I am pleased to report to you that the mailing is showing a high degree of deeply felt support for the Sonoran Preserve among nearby voters, all of which are urging you to maintain the overlay ordinance.

We would love the opportunity to meet with you again at City Hall to discuss these results and hopefully work on a solution that your constitutes would find agreeable.

Please reach out to me on how we can schedule a meeting before the June 1st City Council meeting.

In the meantime, I have listed some helpful links on the survey results below.

Looking forward to speaking with you again soon and thank you for your invested interest in this development!

-Dr. Gary Kirkilas
Save Our Sonoran Preserve
708-369-4566

Links:

- We mailed the letter at the following link to 3400 registered voters, half of which were Republican and half Democrat: https://app.box.com/s/3wp1f022c56vu1j566ph0kdcmcbztdh8 [app.box.com].

- The mailing to 3400 voters has thus far generated 1100 signatures of the petition at: https://www.surveymonkey.com/r/sonorapreserve [surveymonkey.com].

- A map showing the location where supporters live is at: https://app.box.com/s/t0am8a0717ksk0o1sdalrgdc19zhlcdk [app.box.com]. As you'll see support is coming from voters living up to four miles from the Sonoran Preserve. And support is about equal from Republicans and Democrats.

- Nearly all of the petition signers provided the reasons for why they want the Sonoran Preserve safeguards of the Desert Character Overlay District retained. These reasons can be viewed at: https://app.box.com/s/405n9bnddchkl92qj29j1x1m0yx8xhun [app.box.com].
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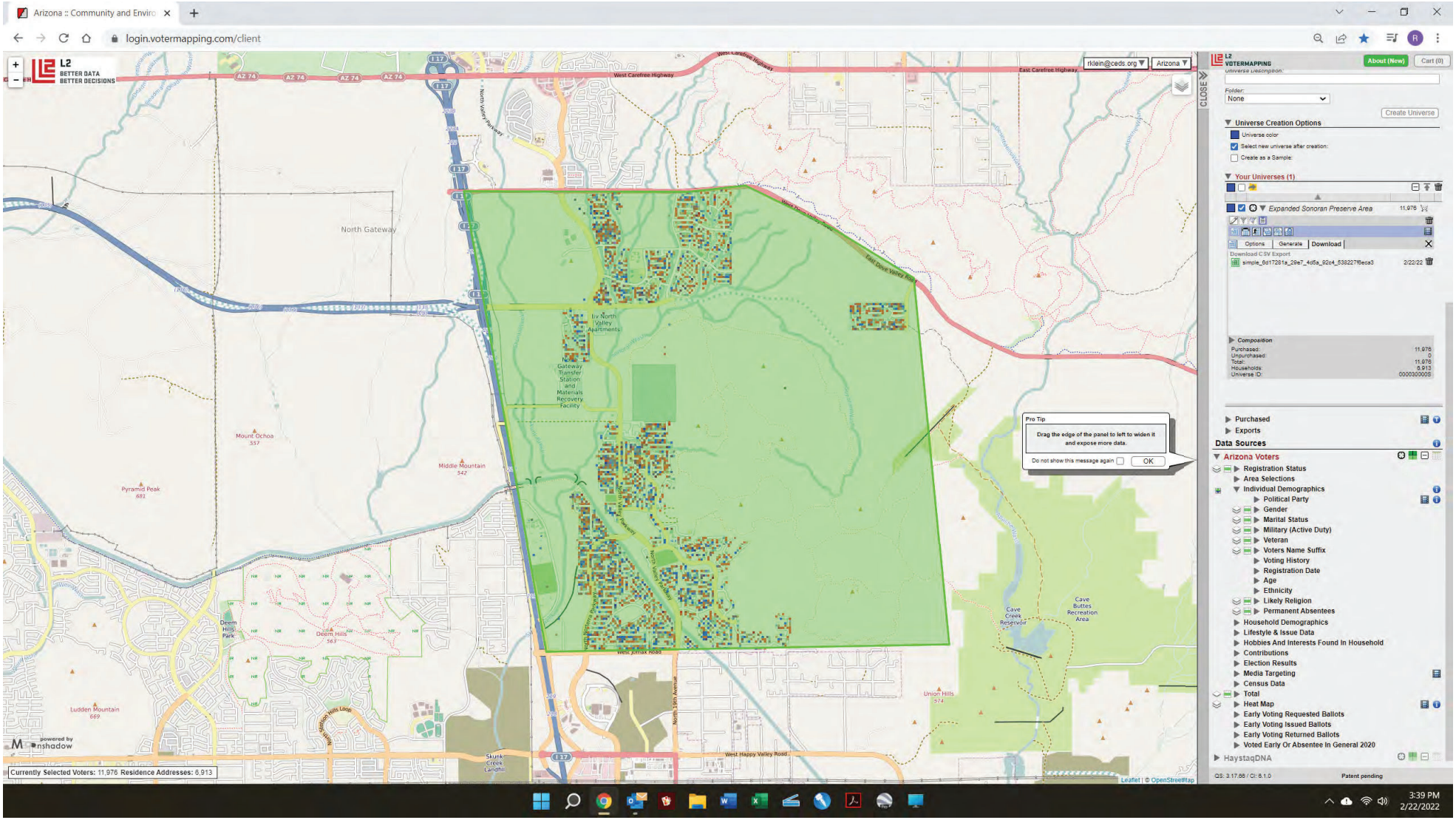
Arizona :: Community and Enviro
login.votermapping.com/client
L2
BETTER DATA
BETTER DECISIONS
rklein@ceds.org
Arizona
West Carefree Highway
East Carefree Highway
North Valley Parkway
North Gateway
Mount Ochoa
557
Middle Mountain
542
Pyramid Peak
681
Ludden Mountain
669
Deem Hills Park
Deem Hills
563
Skunk Creek Landfill
West Happy Valley Road
North 19th Avenue
Union Hills
574
Cave Creek Reservoir
Cave Buttes Recreation Area
Pro Tip
Drag the edge of the panel to left to widen it and expose more data.
Do not show this message again
OK
CLOSE
VOTERMAPPING
About (New)
Cart (0)
Folder:
None
Create Universe
Universe Creation Options
Universe color
Select new universe after creation:
Create as a Sample:
Your Universes (1)
Expanded Sonoran Preserve Area
11,976
Options
Generate
Download
Download CSV Export
2/22/22
Composition
Purchased:
Unpurchased:
Total:
Households:
Universe ID:
11,976
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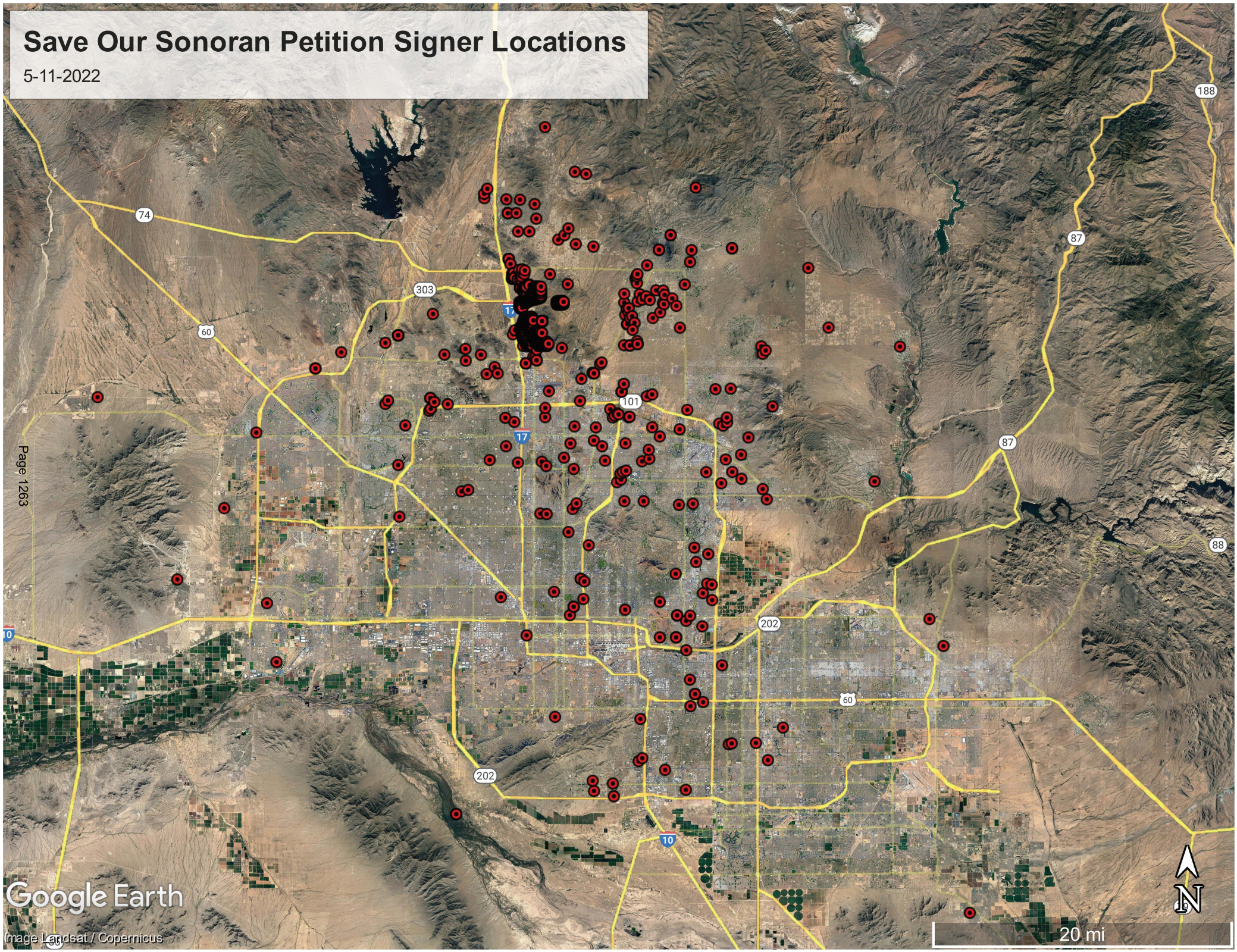
6,913
Purchased
Exports
Data Sources
Arizona Voters
Registration Status
Area Selections
Individual Demographics
Political Party
Gender
Marital Status
Military (Active Duty)
Veteran
Voters Name Suffix
Voting History
Registration Date
Age
Ethnicity
Likely Religion
Permanent Absentees
Household Demographics
Lifestyle & Issue Data
Hobbies And Interests Found In Household
Contributions
Election Results
Media Targeting
Census Data
Total
Heat Map
Early Voting Requested Ballots
Early Voting Issued Ballots
Early Voting Returned Ballots
Voted Early Or Absentee In General 2020
HaystaqDNA
Patent pending
Currently Selected Voters: 11,976 Residence Addresses: 6,913
Leaflet | © OpenStreetMap
3:39 PM
2/22/2022

Save Our Sonoran Petition Signer Locations

5-11-2022



Reasons Provided By Phoenix Residents for Why They Signed the Save Our Sonoran Preserve Petition at: https://www.surveymonkey.com/r/sonorapreserve

We need to do everything we can to protect the Sonoran Desert Preserve. There shouldn't be lots of homes there. We've already taken so much of the natural habitat and developed it. We need to leave large chunks alone so that those animals that live in the desert have a place. I love having the wilderness nearby and untouched. Increasing the number of homes near the preserve is asking for trouble and displacing so many of the desert animals. I bought out here to be close to nature not to bring the downtown traffic here.
I walk and bike at the preserve at least a couple of times a week. It's beautiful, and quiet. Driving through to cave creek rd is actually relaxing, I drive that way when I want to stay away from the crowds on the freeways (17 & 101). It's a beautiful drive, it's what living in Az is about, wide open and beautiful to look at. Don't ruin it with more houses and traffic congestion.
As a native Arizonan I am saddened to see so much of the natural beauty of our desert being scourged. Driving anywhere in the valley and nearby areas you are assaulted by the lack of natural beauty. We need to halt urban scrawl and save the desert for our grandchildren.
I chose to live in this community because I wanted to be closer to nature and enjoy the desert preserve.
The amount of traffic we already have on dove valley is excessive. We do not need to add more.
I use the Sonoran preserve almost daily to get a brief reprieve from the overcrowding of Phoenix. The ability to briefly enjoy the desert views without seeing endless developments and choking smog of cars is why we decided to live in this area.
Too much traffic and too many users making heavy environmental impact. The preserve is there for a reason. any change to Desert Character Overlay will open the door to the entire area being filled in with high density housing. Forever destroying the natural landscape of the area. Please vote NO.
Safeguarding the Sonoran Desert Preserve values we treasure
The reason we moved here was the beauty and tranquility of the desert. We were not aware of the proposed 'city like' community Verdin wishes to build.
Beautiful desert! Everything doesn't need to be destroyed and built up
The Arizona desert is a truly beauty that nothing else compares to. Large Cati with blooming flowers, mountain ranges from every aspect, and wildlife that is crucial for our ecosystem; there's are just a few reasons that make Arizona great. WE ARE KILLING OUR SONORAN PRESERVE WITH NEW CONSTRUCTION AND HOME DEVELOPMENTS. We do not want more homes, we want to save our preserve!!!! I want my everyone to be able to drive down Sonoran desert dr and experience the breathtaking views that I get to see everyday I drive to and from work. This is truly a special place and we need to keep it that way. Taylor Morrison can go find another place to destroy if they want to make a quick buck. But I don't want to see it here
The Sonoran Preserve and the Sonoran Desert Drive represent the last of pristine desert in the city of Phoenix. Anyone who has visited the Preserve and the Drive will see beautiful views, wildlife, and people using the bike lanes and hiking trails. To allow a massive development destroy the character overlay will ruin the peaceful drive and endanger the ecosystem. I also fear that the additional traffic will no doubt create dangerous conditions for cyclists that regularly train on Sonoran Desert Drive. We live here to appreciate the desert. But the desert is disappearing in Phoenix. The Sonoran Preserve is a wonderful area of Phoenix and a great place to escape to from the hustle and bustle of other areas. To grant the rezoning request of a home builder will send the message that the City of Phoenix cares more about development and not about the constituents who
Need to preserve the Sonoran desert. Too many greedy developers that don't care since they probably don't live here.

The Sonoran preserve is a natural heritage that should not be jeopardized in our beautiful state. Preserving our natural resources is vital in maintaining our environment as well as maintaining tourism . It is a shame that our government is allowing this to Happen.
There is already so much danger to bicyclists. Also, just as important, keeping the desert beautiful and allowing wildlife to thrive in the Sonoran Preserve.
The number of people hiking is increasing but even if is not, the streets are narrow and it is dangerous to drive.
Keep the beauty of the Sonoran Preserve desert beautiful with no construction expansion- there's plenty of other areas to build houses, etc.
I want to preserve the desert. We have a water shortage not enough water now for the people that live here. Not enough schools why aren't the building responsible for building schools for the children?
The unique space is one of the main reasons we built our home in the Gateway region. It has only been open for a few years and needs to remain a "Preserve" and not stress or encroach on the desert any more than already has happened.
We have overpopulated the North Phoenix area already with many dense residencies, namely apartment complexes and townhomes. I believe we need to slow down and consider expansion in a different direction so that we don't lose many of our beautiful mountain and nature parcels that we need to save. I feel this is being rushed and has not been thoroughly reviewed and vetted.
This is so important to protect the natural beauty, wildlife, ecosystems, and quiet quality of life that draws people to the area and the state in general. Please act to prevent the potentially irreparable damage discarding these safeguards could cause!
Beautiful desert and shouldn't be changed for housing
Environmental protection of natural areas/habitats, reduce water demand, reduce pollution and traffic congestion in this area.
We enjoy hiking, biking, and taking beautiful nature photos! Please don't pollute our beautiful desert with more needless building!
Enjoying the desert environment is something we need to protect so that we can continue to share it with
Keep some of Phoenix beautiful and preserving the desert beauty. The Phoenix police department can not handle the calls for service right now how will they handle more traffic.
Traffic and it will ruin the beauty of the area. This is corporate greed
Preserving the preserve - wildlife Traffic and then needed retail to support the development Overdevelopment of this area
The desert beauty of this area is its most treasured asset
The Desert Character Overlay District was put in place to allow for growth but with measures and safeguards needed. Ignoring and allowing growth beyond that allowed by the Desert Overlay District in the Sonoran Preserve area is wrong and will lesson the uniqueness and beauty that we currently have, while also adding traffic and reducing safety for those that currently enjoy cycling, walking, hiking, etc. along Sonoran and the preserves. Please do not allow Verdin development to move forward with their plans to exponentially grow this area and add more homes To the Sonoran Preserve. Thank you.
Please follow the Desert Character Overlay District plan. Keep traffic low and undeveloped land so we can enjoy the preserve.
Preserving our land for wildlife, beautification and the earth needs to be heard! Enough has been taken over by businesses and HOA builders. This needs to stop!
The beauty of the desert is disappearing fast! We drive Sonoran desert drive 2-3 times a week west bound around sunset. So many people simple stop to take pictures because of the beauty. There is a brief opportunity to do this because soon houses come into view and obstruct the natural vistas. Home being built today are huge two story monstrosities, craning this large home together will destroy this beautiful landscape.

I moved here in 2007 to be near this great preserve and to live I. A quiet community. Adding this much housing developments will forever impact this natural environment
My wife Barbara and I have lived in Sonoran Foothills for nearly nine years. The appeal of this location was and still is the Sonoran Preserve, a true gift to the residents of Phoenix. Many years ago the overlay district created a plan for growth balanced with the fragile ecosystem of the preserve. Neglecting this balance jeopardizes the character which makes this place so special as well as places the preserve at risk. I respectfully request the Phoenix City Council comply with the overlay and hold Verdin to the established guidelines. After all, one of the reasons this area appeals to them is they recognize the beauty and appeal of this location to future
as a third generation native zoney, I have seen too much of our beautiful desert turned over to developers. We must preserve the very asset that draws so many to move to our wonderful state- find a better balance between growth and preservation. I recently moved to a home in Sonoran Foothills to enjoy this beautiful area. Please do not allow the greed of developers overbuild our desert.
I mountain bike this area at least twice a week and do not want to see the area changed. It is already crowded on the weekends
When we moved to Arizona nearly 7 years ago, we chose the Sonoran Foothills neighborhood because of the surroundings. We did not want to live in an overdeveloped area in more developed parts of the valley. We enjoy our trails and open desert and do not want them further disrupted by overriding existing protections.
Natalie Karis
The Phoenix Sonoran Preserve is one of the finest uses of tax payer dollars. The ability to hike and mountain bike on miles and miles of trails is one of my favorite parts of living in North Phoenix. We are already inundated with apartment complexes and home developments with plenty of inventory. Plus, there is plenty of land available for developers to build on that won't wreck one of the best things that the City of Phoenix has done in the past couple decades.
Too much housing buildout, need to slow down a little
It is a very peaceful place to hike. My family goes there frequently. The beauty of Sonoran Desert Dr is so beautiful it should not be disturbed.
I live in the Sonoran desert preserve. Since 2007
Climate change
This area is important to preserve. I regularly use this area for recreation and it is an important reason why I choose to live in the north valley as opposed to other areas in Phoenix. I DO NOT WANT THE NORTH VALLEY TO TURN INTO CHANDLER OR GILBERT!!!!
It's vital to keep the preserve natural and untouched for the use of hiking and supporting outdoor activities. Without the regulations in place there would be no preserve to use and admire. The animals in the preserve would be greatly affected by a larger population crowding them.
The amount of traffic increase will greatly harm the ecosystem as well as increased foot traffic in this unique
I've hiked the Apache Trail and adjacent areas through the years while visiting my family in Phoenix. I recently bought a house in the area and I'm saddened and alarmed that the Phoenix City Council would entertain the doubling or tripling the number of housing units on the Verdin site. There is a reason why the Desert Character Overlay District is in existence. I strongly urge the Council to reject the Verdin development company's proposal to double or triple the number of housing units for the Verdin site.
Destroying desert habitat, overpopulating an area not intended to. Negative effects on property value.
Our desert is beautiful. There won't be much of it left if it keeps getting built on.
Too many housing developments going up, water, waste and increased traffic issues.
To preserve the beauty and nature of the Sonoran Desert

We are losing our open spaces at a rapid rate all in the name of money. We need to preserve these open spaces for our future children to enjoy and for the natural animals and plants that were here before us. The increased traffic and housing will deteriorate the quality of life for all (humans, animals and plants alike). The increased concrete/pavement will ultimately increase the heat retention which has a detrimental effect on water, wildlife and plant life. Do not ignore the Desert Character Overlay District.
I drive this road regularly and it's already getting over populated with traffic with the current development. More housing and construction will take away the natural beauty of the Sonoran desert preserve and will also increase unwanted traffic.
This would forever destroy the natural landscape and open the door to even more urban sprawl. Please vote NO
No wanting any more home delvelopers tearing up the preserves. With the additional Verizon zone site there will be to many dangerous EMF's in the community
There are plenty of other places to build, these this beautiful piece of land beautiful. Keep the traffic down for those of us who use this area for biking. Oh yes, and where are you getting all the water to support all of this new construction?!?
I'm concerned that continued development will destroy the beauty of our Sonoran desert. It will bring increased pollution and traffic to the area.
The reason why I'm signing this petition. We are over developing because we have all these people moving from other states . We are destroying our beautiful desert to please all these greedy business people to put more money in their pockets.
I enjoy hiking at various times of the year on the trails in the Sonoran Preserve. I've seen an owls nest, lots of birds, turtles, and cactus of all kinds in all stages of bloom. There is presently no noise pollution and the area is pristine. I want it to remain as such for future generations to come, not just in my lifetime.
We don't have the infrastructure to support any additional growth. I wish we could halt the issuance of any further building permits in the state until we can guarantee the people of AZ that we will have adequate water and energy resources to match projected growth rates. We can NOT have growth outpace supply.
I live directly adjacent to the open desert by the Sonoran Desert Preserve, just off Sonoran Desert Parkway. We regularly see wildlife, and hear coyotes on a nightly basis. This is a fragile and important ecosystem, and is a hallmark of the beauty of Arizona's natural desert landscape. If it disappears, it will destroy this magnificent aspect of what makes Arizona such a great place to live. For my family, the day the bulldozers show up to tear down the majestic Saguaro's to make room for concrete & asphalt, is the day we sell and move away.
I believe honoring the meaning of the preserve is of utmost importance.
1- more traffic 2-displacing wildlife and plants.
Traffic is already overloaded on dove valley road and commitments were made to develop the Sonoran desert drive. Nothing has happen. Trying to exit my desert enclave neighbor is struggle now, adding more traffic is negligent. I also moved to the area for the serenity of the preserves and natural habits, all developers in the area must comply with the desert character overlay.
This area is greatly used for hiking, biking, trail running, and outdoor recreational activities. We do not want over development to ruin the natural aesthetics, significantly increase noise, or pollution that would degrade the value of the true remaining wilderness in the Sonoran Desert Preserve. Please seek to enforce and uphold the Desert Character Overlay District toward the Verdin project and other subsequent proposals.
Our schools are already over capacity and adding yet another high density housing development will adversely impact the school infrastructure as well as the safety to bikers in Sonoran Boulevard/Dove Valley. Allowing larger lots and this home sizes will attract more affluent residents and this increase the tax revenues for this
I oppose the Verdin site changing the current Desert Character Overlay District plan. We are already seeing traffic that is dangerous to our cyclists and pedestrians. Adding additional homes without concern for the traffic it will bring will greatly make this road even more dangerous.

Preserving the natural beauty of the area is important to current residents. They use this area for healthy recreation. It also should be saved fir environmental reasons. Don't add to the sprawl that is already part of may areas in Phoenix .
We live in a largely unspoiled Area of the city. We chose this location for its natural beauty and remoteness from the busy-ness of the city. We enjoy the outdoor activities it has to offer without the noise and pollution we see elsewhere. Please help preserve this area for future generations to enjoy.
Currently traffic on Dove Valley / Sonoran Desert Drive is heavy during busy hours. With the addition of Verdin adding 1200 homes could increase traffic by 3 times and with 2 new housing developments currently being built west of us and the new semiconductor plant being built could increase traffic by 6 times as where it is today. Plus taking over more of the desert landscape that was originally approved is just being greedy. I am all for progress and increasing tax base but there must be limits to preserve the beauty of our area.
With all the planned development in the area, I have a major concern about the infrastructure, and even planned expansion, being able to support the additional housing in the preserve. Part of the appeal of our area is the desert beauty, so additionally, overturning district safeguards not only damages the natural environment, but risks all those that already live/work in this community.
The preserve is a sanctuary and feel that this increased volume of homes would create a dangerous high traffic in an area that is a recreational haven for cyclist, hikers and runners. The impact of these homes will also have a negative affect on the the wildlife and natural dessert of the area.
My family and I use these trials for recreation purposes. We are also concerned as a community for the traffic as well as how it will effect the wildlife.
As the builders destroy the land for more houses the animal life get pushed away and in to smaller areas of open land. Or get caught in or on people's property. Unacceptable to just ignore the standards for there
It's a gorgeous area that exemplifies the desert…and it's close to the valley. Developing this area is a sad mistake that we should learn that open spaces need preserved
Maintain desert preserve, congestion, quality of life, safer place to enjoy desert with exercise.
With the amount of traffic on Sonoran/Dove Valley today, when we pull out of Sonoran Gate Community, it is taking a chance on your life when needing to turn left. Why would anyone approve more home building to get more traffic? Also cars - and trucks - are speeding between 55-70 miles an hour on this stretch. You should have traffic lights at all intersections for turning traffic. Also, Let's Save Our Desert Views - that's why we built a
We are overbuilding this area. Traffic, water supply, pollution are all contributing factors to limit growth. In addition, the limited wildlife will be severely impacted
Sonoran desert is such a beautiful drive. Everyone should be able to experience it. Sonoran desert drive is not meant for a high volumes of traffic and our beautiful Sonoran desert would be ruined with the addition of housing developments along Sonoran Desert Drive.
We moved here for the a handful of reasons, one of them was the beauty of the state. But that seems to keep getting chipped away, literally.
It is important to preserve the natural desert landscape and prevent overbuild that will destroy habitats.
Adding additional homes when there is no road infrastructure will add so much traffic. I drive SDD and there are times when there are more than 25 cars backed up at the intersection of Cave Creek Rd. Also I am concerned about closing up the wash between SDD because animals need to be able to traverse the entire wash. I am not against the original number of homes but to increase it to what TM is asking is a lot more homes. The Sonoran Preserve is very beautiful and I enjoy biking there but it is hard to cross the street with the current amount of traffic on Dove Valley Rd and the Verdin Project will triple the amount of traffic.
Enjoy bicycling through the preserve. The road is too narrow for the traffic already using the parkway.
I live here and traffic is already getting too much! We moved here 10 years ago to be out in the desert!!! I hike on the trails at least twice a week! Please keep more desert!

The beauty and quiet of the desert and the Mountain views are priceless. This is why I live in Arizona. The clean air and the wild life are amazing. The wilderness of the preserve needs to be maintained.
The Sonoran Preserve is absolutely beautiful and filled with flora and fauna unique to the area. Sonoran Preserve should remain natural for the benefit of the critters who live there.
Beautiful desert scenery and nearby desert recreation like hiking and biking.
It is vitally important that the Sonoran desert preserve is kept safe from over population of the surrounding areas! The overbuilding of the area will degrade the beautiful that we and future generations need in our lives to create the balance of city living. It's critical! Over building followed by extremely high traffic increases will destroy the preservation of it's natural beauty. I ask that the members of the Phoenix City Counsel hear our concerns and uphold the Desert Character Overlay District as it was intended.
The beauty of the desert & also a place for the animals to live. We gave already taken enough of their home.
We need to protect our beautiful desert. There are many other areas to build on so we can all appreciate the scenery. After all this is why we live here.
Use that area to bike the trails. Want to keep the space natural beauty not filled with homes.
Traffic congestion, pedestrian and bicycle safety. Preserving this area from development, as envisioned by the Desert Character Overlay District.
The beauty of this Preserve area should be PRESERVED. There is a reason why the DCOD exists.
As a 4th generation native Arizonan, I adore our beautiful desserts and believe we must take great care in unbridled expansion of urban growth. This project would place a huge strain on the perserve area, parkway, noise, and environmental elements.
Without a road plan for major increase in traffic and the current drought in AZ, I oppose developments like
Not only do I enjoy the scenic view along Sonoran Desert Drive, but I strongly believe our future to continue to live in Phoenix depends on limiting new developments the number one reason being our limited water supply. We are already in water crisis. How can we continue to develop and build and be able to meet our water needs. This is scary for already established residents. How will my home value be impacted if there is no water? My second concern for this development is how it will impact my home value. With increase in traffic, and development of additional major roads right by my house obstructing views and increasing noise levels, my home value will most likely be negatively impacted. My house backs up to the beautiful desert and as homes continue to be built in the desert, our view continues to diminish. Lastly, so many animals that live in the Sonoran desert will be displaced. With so many developments currently taking place in this area, the animals have no where to go. We are destroying our habitats, which will further contribute to climate change, continuing droughts, increasing fires making this location less desirable to live.
Natural beauty along with reduced noise, traffic and night lights.
Love the beauty of the area. So peaceful to drive along and see the plants and trees, which would be lost forever with more housing. Please save this beautiful area for our children and all those who come after them.
I am signing this petition as I care deeply about keeping the Sonoran preserve sacred. It is important to preserve the existing ecosystems. Additionally, This area is already dangerous with increasing traffic.
The Sonoran Desert is home to many species. It's important for their survival that their habitat isn't cut up by roads and other development.
I have lived in Sonoran Foothills for 15 years. I do not want to see my beautiful natural desert destroyed. I like living in a quiet and not so busy area of town. I would be devastated if Sonoran desert drive turns into another freeway right next to my house. I specifically moved in this area to get away from the noise and traffic. The natural wildlife here will also be destroyed which part of the character of this area.
Preserve recreation area that is part of and enjoyed by our community. Prevent gross over development which will destroy the desert community which we call home
Would love to keep this scenic drive the way it is. Scenic.
We value the beauty of the preserve and feel strongly it should be maintained.

I have been hiking at the Sonoran Preserve for years with my son and my dogs. We love the beauty and the feeling of being in the wilderness just a couple of miles from our house in Valley Vista. I know our area is experiencing tremendous growth right now but I feel the area on the preserve needs to continue to be
My family and I enjoy this land and don't want to see this over crowded We use this nature and Beautiful preserve in north Phoenix area.
It's critically important to protect the preserve and maintain the natural beauty of the area. This is why so many of us moved here. It's already not safe to leave the neighborhood with people speeding and limited visibility of the rolling road. Added traffic would make routine activities no longer enjoyable.
Great hiking and exploring area.
The Sonoran Preserve is a promise to keep our beautiful desert pristine. Encroachment of more homes breaks that promise. The delicate balance of between humans and wildlife is already teetering in the wrong direction. Let's save some beauty for future generations.
I support maintaining the desert overlay requirements for the Sonoran preserve. We need to maintain a healthy balance between nature and development and not allow these safeguards to be discarded for development of any current or future projects.
We moved up to the area because there was space and open land. We don't want to live where people are on top of each other and traffic is out of hand. Don't ruin our beautiful space.
There are so many communities being built simply for the benefit and profit of the builders that little attention is given to the people who actually want to have both, a beautiful home in a beautiful well thought out community where the desert we live in is represented and not just the interest of the builders bottom line. Do the right thing for a change.
I hike and bike in the preserve and love listening and seeing all the blooms, wild animals and quietness the desert has to offer. Please quit the over building that is going on! Preserve our water resources!!
Preserve the desert hiking areas.
I live near this area and use it all of the time. Love it! The area is getting congested already and it's starting to ruin this special area/space we have available to us to enjoy nature.
I want to preserve our current area and I bike 6 days a week in what I already consider dangerous traffic to get to the preserve and ride the path!
What comes after houses? Walmart, McDonald's, Circle K. Build on the west side of I-17!
I participate in running and hiking in the area and treasure the natural beauty of the desert landscape.
The Desert Character Overlay was put in place to preserve open spaces and promote responsible development. Develeopers should not be allowed to bypass rules and guidelines. Please maintain the integrity of Overlay safeguards for the sake of the future of our community.
We need to protect these lands and stop paving over the natural beauty of this Preserve. There is a reason it is called a Preserve. Let's preserve it and the abundant plants and wildlife that call it home!
The speed at which the traffic flows is about 20 over the speed limit and it is a matter of time before a biker is killed. This is happening currently and with more traffic /homes it will be worse. We don't have the school space to support more homes. We moved up north to get away from traffic and now the desert is at risk of being destroyed by more builds.
I hike thru the preserve almost everyday. It is a beautiful and peaceful area amid the city. Losing this area to Korea housing would be awful. There is so much development everywhere so these special areas are becoming all the more important to spare or not over develop. Once it is gone it can not be replaced. Please don't let this wonderful area be ruined by more over development!
We bought a home in this area in 2009 with the idea that the Sonoran Preserve would remain a Preserve. We and many of our neighbors enjoy using the walking, hiking and biking trails because of its serenity. Please don't let the lure of developers'money start chipping away at it. The city invested a lot to create the trails and the Apache Wash trailhead. Let's preserve the Preserve.

We do not want this new development because we love the natural desert we chose to live near. In addition, we do need the excessive amount of traffic that such a development would cause.
I live in the area. I don't want to see any further development in the Sonoran desert preserve area. I ride my bike through there and drive through there frequently. I have already noticed how dangerous it is for bicyclist and that road is becoming extremely congested. Adding a new development will only make matters worse.
I'd be like to see less traffic and houses. This a beautiful area, and treasure our Sonoran preserve.
There is no landscape in the United States like our beautiful Arizona deserts. It is critical that they be protected as well as the wildlife in them!
Want beauty while biking
Myself and so many of my neighbors and friends hike this area on a regular basis! There is a nest that an owl comes back to every year! There are beautiful fees of the amazing area in which so many of us call home! Please don't destroy an area we love and cherish
One of the main reasons we bought our house here in 2018 was because of it's location in relation to the Preserve. Already traffic has become a nightmare with the recent developments and removing the Preserve will only exacerbate an already horrible problem. Also, to quote the great Joanie Mitchell, "you don't know what you've got til it's gone." Losing the Preserve would cause irreparable damage to the environment and the
The Sonoran Preserve along Sonoran Desert Drive allows us close appreciation of the scenic desert and its thriving ecosystem. Other parts of the valley are better equipped for growth and infill. We need to embrace density where the city is more prepared to support it. This patchwork sprawl into the outer reaches of the desert chops up the expanse of habitat unnecessarily. If it continues, we can only look forward to small patches of desert brush between homes as opposed to miles of our unique desert that we can all enjoy.
Preserve the natural beauty of the AZ desert.
It's a beautiful, natural preserve. It's a generous drive and the hiking and biking trails amid the serene desert are therapeutic.
The Desert Character Overlay District should be adhered to.
I want to keep the area accessable for recreation.
It is a beautiful drive and I am sad to see they have done any development along this stretch of road. I thought this was a preserve but it doesn't seem like it lately with all of the signs I have seen go up lately.
After retirement, I moved here from the city specifically to enjoy the Sonora Preserve. To lose the beauty of The Preserve would be nothing short Of a crime.
I live around the corner in Sonoran Foothills community and one of the reasons we moved here was to be able to bike on Dove Valley and Sonoran Desert, as we train for Triathlons year round. Every car you add to these roads makes this more dangerous for us. I have almost been hit twice by cars coming out of Sonoran Gate community. The proposed development of over 1400 homes will destroy this very special area.
As a resident living at Fireside, I have seen javelinas (up to a dozen at a time) and other wild animals come up to our home looking for food and emptying garbage at night. By tearing down more natural and wild habitat for additional homes will only increase the existing problems for the animals in the dessert when more of their natural habitat is torn down. Stop tearing in to the natural surrounding preserve.
The beauty of the Sonoran Preserve will be replaced with urban area???? During the hike or bike ride are we supposed to admire the houses???
This area was set aside to preserve nature and all her beauty. yes the land is very valuable but so is central park in New York. Preserve means exactly that PRESERVE
I live in Sonoran Gate. I hike Apache Trail.
For the animals. We can't continue to build on their land. They are constantly being pushed out. This earth cannot sustain all the building

There is no need for additional housing in our area specifically so near a protected preserve. There is not enough water so support the additional homes and businesses that come with a development such as this.
Jennifer Walter
The Desert Charter Overlay District is in place to protect the Preserve. We are simply asking to maintain adherence to it. Other than profit, there is no valid reason to break the Charter. If housing shortage is an argument, then investors should absolutely look to revitalize and invest in existing residential spaces.
We moved to this area to enjoy the beautiful desert landscape that it offers unlike many other Phoenix areas. To destroy this beauty that offers hiking, biking, and general nature opportunities so close to home would be devastating for my family, not to mention the traffic that it would bring. Our neighborhood is already being robbed of its quiet and peace from the houses already built on this road and it's use as a through street. People speed through at 50+ miles per hour to the point that it is difficult for me to turn left out of my gate. I can't imagine the impact on this traffic should more homes be allowed through the preserve. Let's keep this beauty to enjoy. Things like this are disappearing from the Phoenix area. We must save this.
This preserve is important for the community and wildlife!
There are plenty of areas to do future developments we shouldn't marginalize the beauty of the Sonoran
Sonora Desert Drive is a highlight of living in the area, and provides a safe place to walk and bike near the preserve. For those of us who live along the road, this is a matter of peace and safety, but for our wildlife, this is a matter of survival. Allowing the Verdin development company to increase the number of planned housing units would increase noise and traffic, endangering cyclists in the bicycle lane and make it unnecessarily dangerous for the wildlife of the Sonoran Desert Preserve to cross the road.
My concern is for public safety first and foremost. In addition to the widening of the Sonoran roadway and the disregard for the serenity of the desert. Finally I feel the City is growing too fast with little regard for Public Safety and infrastructure growth.
I frequently recreate in the area - it is frequented by a lot of people. Both on the road with limited traffic and on the trails. It would be detrimental to the foundation of the Phoenix Preserves to take away land dedicated to open space and letting developers tear it apart. Developers can get land further out on the outskirts of town to develop - not areas already dedicated as open space for all to recreate now and future generations.
We live in the Sonoran Gate community. I'm also a cyclist. We moved here to escape congestion and enjoy the outdoors. All of that is threatened with this current building frenzy. Why would we abandon the express purpose of these Preserves, so carefully planned and uniquely executed?! And where are we finding a sustainable water supply for this unbridled development? This is madness.
I live in the vicinity of the preserve. I moved here to be close to nature and removed from the hustle of town. I have enjoyed having wild animals pass through my backyard, but since all of the building along Sonoran Desert Drive/Dove Valley began, wildlife sightings near my home have decreased dramatically. We are edging the native species out of their rightful territory. Please do not butcher the desert any further.
We need to preserve the open spaces that attract so many to the area for recreation. There is a lot of building of high occupancy units and housing underway. Schools are already at capacity, new services are being built on Jomax to ease the influx, road infrastructure needs to be in consideration to.
It is very important to retain our natural desert and the Sonoran Preserve.
There would be too much traffic and it will ruin the beauty of this area of the desert. There are enough developments in the area and we need to keep these areas open.
There are many other places to develop. None of those areas are as "Arizona Natural" as the Sonoran Desert area. Preserve this area for people to enjoy not trash with developments.
There is enough congestion and traffic as it is. Not to mention, our beautiful desert is continually being built in.

This beautiful desert area needs to maintain its character and uniqueness. It's the reason why many people live in the area. Stop!!
The main reason we bought our home in this location was because of how beautiful the desert is and very peaceful. Almost feels like we're out of town in our very own neighborhood. Also, there is already an infrastructure challenge with the lack of grocery stores, restaurants, gas stations etc. Adding 1200 more homes would have a major impact on everything around us and create serious traffic issues to go anywhere, even on
We are in a huge water shortage all over the country and building in our preserves just takes more resources that we all need to survive!
Standards are acceptable as they are set. I have many safety concerns through that Corridor. This is purely profit over planned and locals paying the price.
Deserts are fragile environments/ecosystems and overcrowded land use will create problems that will take generations to correct. Native species need to have their environment protected.
Councilman Waring, please continue to protect the Sonoran Preserve.
So many animals will get displaced from there natural habitats.
There are limited resources that we can all share and enjoy. The Desert Character Overlay District was established to allow for growth but also to protect our wonderful desert. We are responsible for the stewardship of this desert for future generations.
We moved here 3 years ago. We knew we wanted this home when we were driving around the home and drove down sonoran desert drive. We loved that the desert was so close to us, that we were going to live to close to a preserve that our kids could learn about the Arizona and the desert right out their back door.
I live right next to it and want to see it preserved.
Traffic is already too heavy and congested. Our streets are becoming dangerous.
We need to start limiting the amount of residential builds in the Sonoran Preserve area before this majestic natural place is no more. Preserve the habitat and recreational area this land offers local residents and tourists. The area is already congested and poses safety concerns for bicyclists, hikers and drivers due to the increased motor traffic activity. Adding more congestion would further escalate the risk and concern associated.
It's a Beautiful area for our community. Hiding companies should stay within how the area is zoned
It's going to change the complete landscape of our community. I do not want an excessive amount of traffic.
I live in Sonoran Gate. Moved here to be by my sons. One lives in Sonoran Gate also (6 houses away). We moved here for the beauty and serenity of the desert preserve. Our hope was to continue to grow our family and ensure our next generation will also have the opportunity to enjoy the beauty of this area. Hot air Balloons and bike riders every morning. It's a place of beauty, calmness and peace. Please do not destroy this gift. Thank
I bought 20 years in area specifically for the landscape and to be outside the city. We have so many accidents and fatalities due the EXCESSIVE TRAFFIC. We can't handle the i flux of cars students business. Phoenix not supporting all the builds! What makes this area so desired is the preserve!!!
Once the natural land is gone we loose the gorgeous desert that many people move here for. Pollution has gotten much worse in the past few years. More home mean more traffic and even worse pollution. The water table is getting lower and more homes mean more water usage. We don't have water for them!
No more building and take away from our desert landscape. Stop already.
I live near this area and enjoy hiking the mountain preserve. I also enjoy diving through Sonoran dessert drive to see the beautiful landscape our state has to offer without having to drive so far away. Please don't take this
We have lived in Sonoran foothills for 13 years. We have always loved how quiet it is up here and love the beauty of the desert. Please do not build more homes and ruin all the great things we have up here!
To keep the nature as treasure and beautiful view
We love the beauty of the Sonoran Preserve. Please protect what is left and save the beauty of the dessert.

While the continued expansion of homes and building into this area is inevitable and needed, the maintenance of the Desert Character Overlay is important to keep the beauty and feel of this area. The residents who live here moved here for a reason, and we appreciate the forethought that went into the Desert Character Overlay originally. Please do not abandon this. It would be one thing if the builder were building reasonably priced homes to assist with the affordable housing shortage, but they are not. This request is purely for the financial advantage of the builder and the detriment of our community.
We moved to this area because of the preserve, and while we support growth, the aspects of the preserve that can be protected, should be. It is our responsibility to growth responsively!
Desert overlay is in place to protect the area from over development. We use the preserve multiple times a week as a family and more cars and will make it ever more difficult to access the amenities from our
We selected this area to live, in part, based on the feeling of being closer to nature. The Sonoran Preserve played a big part in that feeling. The loss of any Preserve open space or the increase in traffic thru the Preserve will diminish that feeling. Please require all developers to comply with existing develop restrictions and do not "lessen" those restrictions. - Thank you...
It is a spectacular preserve and should kept that way. This area can't handle the traffic now let alone of more developments are added.
Living by the beautiful Sonoran Mountain Preserve area and Sonoran Desert Drive, allows people to interact positively with nature and the environment. This is necessary for people's physical and mental well being, which we all rediscovered during the pandemic when it was one of the few things people were allowed to do. The Mountain Preserve allows people to connect with nature and enjoy the peaceful outdoor environment. The people in the area love the open spaces and serenity that the Sonoran Desert Mountan Preserve provides. They walk, bike or hike in the neighborhood everyday. If these developers are allowed to over develop this beautiful area it will be a detriment to the already established neighborhoods by increased population through clustered housing, traffic, safety, noise levels, over crowded schools, and a host of other issues. This mountain preserve is vital to the well being and safety of people who chose to live for here for a better quality of life. Please don't allow these developers to destroy the Mountain Preserve. Thank you
I live in this area, I use the hiking trails and bike paths along Sonoran drive on a weekly basis, I love looking out into the Desert everytime and taking in its natural beauty it has to offer, Roof tops would hinder this…. If the county/city ever needs additional funding they can have Police officers patrol Sonoran Desert drive and would run out of paper giving traffic tickets, its already a race track with the driving practices on this road,,,,, more congestion will make it worst and a lot more dangerous than itvis now, I quit riding my bike in the bike lane on that road, I ride on the bike path to the north of the road for that reason…
Like to go hiking there and see the natural views.
With all the apartments being built on the west end between Dove Valley & Sonoran Desert Drive, the traffic will become just like the city streets—noisy and congested. Verdin proposing additional homes will make it that much worse. In addition, we moved to this area because of the Sonoron Desert Preserve which is becoming non
We moved here to be next to open desert and away from valley traffic. Increasing to the proposed developmentm will eliminate both of these coveted features!
The Sonoran Preserve was one of the most important reasons we purchased a house in this area. To continually chip away at this wonderful area would be so detrimental to the wildlife that live there as well as the wonderful hiking trails that allow people to get out and experience nature at its finest. I am strongly against ruining anymore of the Preserve.
I want to protect the wilderness and essence of the preserve. I thought this land was protected from future housing development
Please do not increase the level of traffic on sonoran desert parkway. The additional cars will increase risk to current commuters and cyclists.
To adhere to our natural landscape and preserve the area and its wildlife.

Bike safety Road overly congested
One of the reasons I moved to this area was because of the Preserve and being told it would not be developed. How incredibly sad we're even needing to have this discussion. Please do the right thing and save the Sonoran
Why destroy a beautiful, well loved, piece of land when we already have too many houses.
I have many reasons for you to consider preserving the Sonoran Preserve and Sonora Desert Drive. Homes and traffic directly impact the fragile desert. Urban heat, pollution, and human destruction directly destroy the desert plants. The Sonoran Preserve was set aside for the specific reason of preserving an area for people to enjoy the beauty of the desert. Adding homes along the Sonoran Preserve and Sonoran Desert Drive will increase traffic. Solutions to traffic congestion is to add and or expand lanes which will take up desert land. Lastly and more importantly, Arizona is in a major drought. More homes means less water. There are plenty of homes and apartments being built in Phoenix without taking from the Sonoran Preserve and Sonora Desert
Two reasons: to preserve the beauty of the preserve and the hone of the animals living there. Second, is the traffic. We are already experiencing new heavy traffic with our growth up here and adding this will increase it greatly. I moved up this way because of the lifestyle it afforded without so much traffic. Along with the traffic comes more accidents, which we are already experiencing, more congestion, etc.
This is a designated Desert Sonoran Preserve. The established trails are used by thousands and the preserve hosts habitat for Arizona wildlife including javelina, bobcat, coyote, raccoon, ground squirrel and many more. There are a variety of bird and reptile species Gila Monster, great horned owl, roadrunner, gambles quail, Inca dove, Cardinals, spotted whip tail and chuckwalla lizards to mention a few. This area of Phoenix cannot be expanded into a legislated preserve. Too many apartments in the area has already increased crime, drugs and traffic congestion. Any additional housing and apartment development requests in the north Phoenix area must be denied. Respectfully, Bill Shackelford. Voting Resident
Concerned about excessive housing & associated traffic density causing problems & congestion. Please do not override Desert character Overlay District guidelines
I have lived in this area for over 16 years and am a native Arizonan. The City has done a wonderful job on Sonoran Desert Drive, in terms of incorporating areas to recreate and enjoy the unbelievable desert scenery within the Sonoran Preserve. I have hiked the area and marvel at the beauty. Increasing the planned housing units by multiples of two or three will significantly detract from the area's beauty and tranquility and add an unsustainable amount of traffic and introduce ecological damage to the area. There is a reason so much land was designated as a preserve all those years ago. It should stay that way.
I purchased my house on the southern boundary of Sonoran Gate with the intent of enjoying the serenity of the desert in my backyard. This expansion will teplace my view with a 6 lane high traffic road. The Scenic Dove Valley road will also become increasingly busy affecting outdoor activities such as biking.
Please preserve the beautiful desert.
We moved from the city specifically to enjoy the natural preserve and wildlife of this area. Also, we were assured no building would take place along the Sonoran Preserve corridor. Our family loves to bike ride in the peaceful desert preserve and request that it remains a preserve for our wildlife and for all to enjoy in it’s natural
To preserve the natural desert. Traffic is already excessive. This area is amazing for bike rides, hiking & exercise. Let’s keep it that way.
Arizona is destroying so much of the natural land that people moved here for. I don’t want more traffic. It’s awful as it is. Water is at emergency levels and more homes will only tax the water levels more.
Ruin of preserve / increased traffic volume
We live in the area, have hiked these trails, our two boys attended nearby CCUSD Horseshoe Trails elementary school, and I’d say that in general we have a strong desire to act as good stewards of this land and therefore have a vested interest in maintaining the beauty of the Sonoran desert preserve and our balance with nature.
We need to preserve our natural habitat.Increased construction around the area already put too much load on traffic and school system.We have no new building of schools and we are worried where all these will get

The beauty and sanctity of Sonoran preserve and the surrounding area is vital to our wildlife and maintaining there habitats is crucial to these animals that are being continually uprooted by builders and developers greed. Traffic is already increasing on Sonoran dessert drive and frankly adding more homes will make it more dangerous for people trying to enjoy the beauty nature is already providing us. We cannot keep destroying Arizona's natural beauty just to pad the pockets of a few and bring in more people to an already overpopulated area, where policing these areas is challenging already for our stretched to the limit police force. Stop building and start enjoying the beauty that our Sonoran preserve is providing us.
Too much growth and congestion. Lack of conservation to desert land and outdoor activities.
Overdeveloping is irresponsible when there's no plan for increased traffic and water supply!
Keep our desert traffic and congestion to a minimum; we still enjoy a lot of wildlife.
We need less development and more room to safely enjoy nature with trails and outdoor activities. Dove Valley Rd is already a speed zone and super trafficked, more development is a detriment to our beautiful Sonoran Preserve. Please reject this proposal.
The scenery is beautiful along Sonoran Desert Drive and to see sections of it being developed for housing projects will take away from the beauty that we have all come to love about this area.
The extra traffic flow will affect all the wild life amongst many other reasons.
The Sonoran Desert Preserve is so beautiful and serves MANY purposes. That's why we moved here, and we don't want to lose it ! We MUST keep development at a reasonable amount.
We moved up here to be away from the crowds and we love the desert landscape And the air quality is better for our son who has asthma
This project has the ability to set precedence for any other development. The fact the developer is asking to refine for more houses and remove the desert overlay is a slippery slope to having high density homes stacked on what is one of the mist beautiful areas of desert. It is too dense, goes against city plans meant to protect the desert character of north Phoenix and will bring an influx of traffic to the area. Please look at giving up some land somewhere else that is not across from a beautiful nature preserve.
My family and I are avid cyclists, and for the past five years we have seen an increase of cars and speed. I myself had a couple of car and motorcycle incidents due to the amount of traffic and their speed. I'm worried that with the increase of housing it's only going to make our rides more dangerous, as drivers don't respect speed limits. Please keep the overlay as it was intended. Don't put money over our safety. Thank you
I want it to remain natural. Don't want more noise, development coming to the area.
We do not want the sonoran preserve to be destroyed just to build some additional homes. The traffic is already a major problem and there is not enough infrastructure and businesses around here to support all these homes.
To much growth for what this area was set up to be.
I moved to this area because I love the open spaces.
I am for protecting as much land as possible and conserving water.
It's a beautiful area to walk or hike or bike and it's the last area I know of that is close to me. Otherwise I'd have to drive over 40 minutes to find a preserve that is wild and natural
The Sonoran Preserve needs to be saved, it provides recreation like walking, hiking and biking. Also, it keeps the heat down. Adding more homes will only create more traffic. One of the reasons we moved to this area is due to this Sonoran Preserve.
The traffic currently traveling on Sonora Desert Dr is already at a dangerous amount. Not specifically due to frequency or number of users, but due primarily to their speed on the roadway. The current speed limit is 45mph, but traffic regularly travels in excess of 60mph. This in combination with the vulnerable users of the road and the addition of a significant amount of vehicles is a disaster in the making for the roadway as it is now.
Traffic concerns and safety for cyclists along SDD.

I love the desert landscape, and enjoy hiking on my time off work. I see the amount of buildings that are being constructed and the traffic it is creating. Please do not destroy the little bit of desert that exists in this large city, the habitat of our beloved desert animals.
I am a third generation Phoenician and have lived in North Phoenix most of my life. I have watched the growth of the valley over the years and am not opposed to progress but it needs to be done thoughtfully and responsibly. This proposal to increase the number of homes along the Sonoran Desert drive is reckless and irresponsible. The developers of the Verdin project are not thinking about the residents of the area or the future generations that will use the preserve but are rather motivated by the lure of maximizing their profits. I am strongly opposed to discarding the charter and hope that as our representatives you will do the right thing for the citizens of this area. Seriously take into consideration what's best for not only the residents but also the wildlife and the desert itself. This decision will not only impact our quality of life but the quality of life for those that will come long after we're gone. A sea of homes and pushing more and more people into an untouched area of desert is not good for the future of our community.
We moved here from Chicago to near a more spacious beautiful desert area. We've watched the traffic increase three fold which takes away from safety and the beauty of the land. We moved her to be near the natural preserves, hike, bike and enjoy nature. In the almost 6 years we've been here we rarely see the wild life we've come to love no longer around. Traffic on North Valley is dangerous at times.
Beautiful drive and prime hiking area
The Sonoran Preserve was the deciding factor for my wife and I to move to this area. We had hoped that Preserve would stay as it is a Natural desert landscape that was protected for all to enjoy. We enjoy the numerous hiking trails, walking areas that are safe and the pavilions that we use to gather with friends . We knew that there would be issues when we seen new developments popping up and took away the Natural surroundings. This has to stop . Did I mention the wildlife that we all see and enjoy? These developments are all about one thing - greed. Please let this continue to be the Sonoran Preserve!
Wide open space without traffic & housing congestion, w/o water & schooling requirements is vital to this area of the Sonoran Preserve.
Additional development will ruin the Sonoran Reserve's pristine nature. Please preserve this vital area for our Desert's wildlife for generations to come to enjoy .
The Donoran a preserve is a peaceful area used by many people for hiking, mountain biking and horseback riding. Adding more houses will increase the number of people using the trails as well as create more traffic in
I do not wish to see this beautiful desert landscape overcome with more traffic and houses.
I'm concerned about all the animals in the area. As well as if you continue to build what about the schools and the traffic. It no longer will be a peaceful environment. And the more expensive homes you build people really can't afford them but end up in bankruptcy and then they'll be empty
I ride my bike religiously on Sonoran Drive and bike safety for our cyclist should be a main concern and priority.
I am very concerned about the additional traffic volume that will be a result of large Verdin community. I am a triathlete who uses Sonoran Desert Dr. daily for training and with the increased traffic I fear for my safety. In addition, we moved to this area (85085) for the beauty of the desert. Abandoning the Desert Character Overlay District will eliminate the protections that were placed to ensure conservation of the ecosystems in the area while still allowing for some development. The large number of homes the Verdin development company proposes to squeeze into this area will detract from the wilderness and beauty of the Preserve. Yet, another area of concern would be the overcrowding of schools in the Deer Valley School district.

The desert in the Sonoran Desert Preserve is already quite overused by hikers, bikers and equestrian riders. By increasing the population adjacent to this preserve, not only will it lose its true wilderness experience, but it will have increased urban pressures placed upon it, threatening its very existence. Additionally, as I live just meters from Dove Valley Trail and witness the already heavy traffic along this corridor that connects to Sonoran Desert Drive, any increased volumes in traffic would effectively make it very difficult to exit my community onto Dove Valley Road where no traffic lights exist.
Area should remain as it is. Area is also over populated with new homes and congestion with traffic.
Sonoran Desert Drive & surrounding preserve area can not accommodate traffic volume due to proposed Verdin development.
Ignoring the desert character overlay district would be a HUGE mistake. Overdevelopment will ruin the desert and will change the habitat in and around that area and big developers don't care about that so it's our job to care for them.
Traffic is already becoming very busy along Sonoran Desert Drive. Many large trucks are using this now too. We were told this area was supposed to preserve the Sonoran Desert. Many people use the bike paths and hiking paths. I feel it would become more dangerous to use these paths with the increase of doubling or tripling traffic with the increased number of homes they are asking for. Keep the same number of homes it was originally
I am a city of Phoenix park steward for the far north valley preserves including Apache Wash and Dixie Mountain. I patrol these trails for hiker safety several times of month. The beauty and open desert landscape of the Sonoran area is a prime reason why people move to this area or visit it to hike or bike. Please do not add higher density housing and destroy the open land we currently enjoy.
The growth in this area is already at an all time high. This small area of desert PRESERVE is why many of us moved to the area. The PRESERVE is used by hikers and bikers as a beautiful getaway that is in our backyard. Every other inch has already been developed by apartment complexes. Enough!! Leave our PRESERVE alone!!
I do not want the desert destroyed any more than it already has been, it needs to be preserved. I hike daily along the trails from Apache Wash to Paloma Pkwy, the scenic views are being compromised by building, the noise of the traffic is ruining the peace of the outside and nearing running me off the road as I try to cross to the trails. It's insane the number of cars already and Copperleaf development isn't even populated yet. No more homes to destroy the serenity and beauty of this area.
I prefer an environment that is a balance between housing and open land
This drive is very vital for bikers and the natural trails and parks the residents across the city come to enjoy. The new development across the dedicated Sonoran landscape is going to spoil everything and increase the safety concerns on the biking corridor. This corridor is used by Olympic gold medal winners , Tour de France
Maintain the natural open space in this areas Traffic congestion issues
The Desert Character is an important part of Phoenix that needs to be kept preserved and available for all Phoenicians and other AZ residents to enjoy the natural scene this Sonoran Desert can provide outside of the busy metropolis of the Phoenix metroplex and other surrounding cities.
Need to preserve as much of our beautiful mountains as possible
Wildlife protection and natural beauty
Our desert is part of our lifestyle's. Many of us hike and enjoy our desert landscape. The area is not built for even 400+ homes, with an average of 2 vehicles per home. Our local school system doesn't support the vast amount of new developments going up currently. It's will also decrease night visibility of the sky in the evening for those who use telescopes. It will also increase area emissions, pollution visibility, and area temperature.
People need places to live but so do animals. The Southwest has beautiful deserts and what makes this place
I moved up in this area to get away from the city, crowds and traffic, enjoy the outdoors to hike and cycle.
We need to keep as much of the natural habitat in this area as possible for the enjoyment of all residents and

Too much traffic already
My family and I love hiking in the Sonoran Preserve. It's how we spend our weekends. We would hate to lose anymore of the land, the atmosphere, the animals. Please save the land. Thank you
Our family enjoys the scenic drive down Sonoran Desert Drive. I'm saddened to hear they already have plans to develop some of that land. The dessert landscape and easy access to trails from Fireside are unique to living in Norterra and I would hate to see that change. It's already becoming over crowded up here and traffic is effected. Please consider preserving our beautiful desert landscape.
Want to keep area lower traffic
GREED at its finest asking to ignore the Desert Character Overlay District... PLEASE DO NOT ALLOW THIS!!!! Seriously...one more development along the route is no good. Too much traffic now for those who frequent the area.
I have lived here for 10 years and watched the beauty of the desert being destroyed with development. The plants, animals and the majestic beauty of the desert is ruined by the continued development until there is no desert left. It is very sad.
I absolutely love the beauty of the desert and the opportunity we have to get out in the preserve to hike, run and bike. I am an avid trail runner and hiker and would be devastated if we lose that ability just to make way for more houses.
The Preserve is meant to be just that——preserved. Excess traffic, construction and increased carbon footprint will endanger the flora and fauna of our beautiful desert. Please protect it!
1. Concerned about wildlife being displaced and natural habitats being significantly reduced 2. High occupancy buildings coupled with houses will bring more traffic and pollution and impact the infrastructure 3. Impact on city resources such as water especially scary as water levels are so low 4 impact to education facilities - schools are over crowded
We love biking on the path along the reserve with our 2 girls, crossing Sonoran Desert is already a bit nerve wracking with current traffic, I can't imagine how much this would increase given the added homes. This is such a beautiful stretch of road and adding these homes would greatly impact the noise, traffic and beauty of this area. Not to mention the surrounding grocery stores, roadways and restaurants are already stretched so thin because the number of homes has increased greatly without the other resources to support it!
The area should be preserved for enjoying the natural surroundings.
Please save the desert preserve, this is very important! Thank you
Need Preserve, otherwise we will lose out on the beautiful scenery and have way to much congestion.
I love this natural area. It is very important that the building be kept down as we are losing our natural areas to concrete and overdevelopment. AZ does not have enough water for all of these homes/buildings. Traffic is horrendous already. Please don't do this.
It changes the whole landscape of our community. Every available space is being built and we are losing the beauty of our area.
We need to keep as much nature untouched and beautiful.
The Sonoran preserve is just that, "A preserve". It was specifically zoned to prevent this kind of development, or any development for that matter. We use this area almost on a daily basis for hiking, biking and driving on the parkway. If these projects are developed and built I will seriously consider leaving this area and moving to a quieter place. These builders should look for other areas not designated as preserves to build their housing.
Preservation of our land is critical. While I accept development that has been approved, businesses need to consider the impact to the surrounding area and growth for the sake of growth is not an acceptable plan.

Actions need to be taken to preserve the natural landscapes of Arizona. The degradation of lands is reaching a tipping point. The area does not have the infrastructure, business, school capacity nor natural resources to support this development. Corporate greed is advancing the rapid expansion of the Sonoran desert and we are on the cusp of a major water shortages in the region. Enough, have some foresight for future generations for
Resource impact and cyclist safety
Keeping the integrity of the preserve intact while allowing current hiking, biking, and traffic levels to remain the
Have you seen how beautiful this portion of metro- Phoenix is. We absolutely do not need more and more and more. We have enough people streaming into our state already, no need to encourage more.
The sonoran preserve is a beautiful place that is essential to maintaining the ecological balance for wildlife and vegetation. The developers and owners knew the rules of the overlay district when they decided to develop, and should be required to follow it. Not doing so benefits only them, and puts the damages on all other citizens.
The builder should be held to the character overlay that is in place to ensure the neighborhood fits into the desert landscape.
The Preserve was the reason we moved here 14years ago. The city should not be able to re-zone and stick with the original plan to leave it for hiking biking etc. There is plenty of land on the west side of I-17. Way too much growth, traffic, and Desert lost to developers. with NO regard for the quiet life we enjoy In north Phoenix.
Too much housing buildout, let's slow it down
We need to keep our natural surroundings for the overall health of our environment.
We only get one chance to maintain the character of our community. Once altered, there is no going back.
We need more open space and already have enough homes!
As a former 12 year resident of the Desert Canyon subdivision (32nd / Beardsley) I have supported the efforts of SOS-P since the rezoning signs went up. I find it deeply ironic and fundamentally offensive that the first ask of the developer is to set aside law and planning already in place that ensures what they only pretend to espouse (“ environmental commitment to raising the bar for protecting and preserving the desert environment”).
We love the beauty and tranquility of the desert.
I hike on the trails of the Sonoran Preserve many times a week, enjoying the beauty of the untouched desert. It would diminish the quality of the experience by adding more and more housing developments to the view.
The Sonoran preserve is a spot where I hike, bike and run 5-6 times per week. I truly enjoy the beautiful natural preserve this area has. The animals I see during my adventures is also priceless. I truly hope this petition makes a change !
I live very close to the Sonoran Preserve. My family and I love living near the preserve because we get to enjoy beautiful hiking and biking trails right in our back yard. The trails are clean, well maintained and much less crowded than other trails in Phoenix, such as Camelback Mountain and Piestewa Peak. The Sonoran Preserve is the reason we moved the North Valley. And we moved here based on the growth parameters identified by the Desert Character Overlay District, which were instilled to safeguard the Preserve. Please don’t alter the growth density plans, it’s not good for the viability of the Preserve and it’s not fair to the residents who moved to the area based on the development measures in place.
It is important to save the Preserve and Drive because developers and their need for more and more money is literally killing the desert and taking away all things that are indigenous to this perfect State I have lived in my whole life, born and raised. I have worked up in this area for 20 plus years and it has been so sad to see the loss of the desert. The Sonora Desert Drive is something so special and one of the few places left in the Valley that makes you feel like you are really in the desert without thousands of pieces of property. Please do not take away the beauty of these areas!!!
We love going to the preserve as a family, and having another major development project will only bring more traffic, noise, and wildlife displacement. We need to do better and protect our wildlife and say no to money
Traffic will increase dramatically! Hiking and cycling will no longer be enjoyable and r safe.

My household enjoys both biking and hiking along the Sonoran Desert Drive several times a week. One of the main reasons I moved out of the Kierland area was to escape the traffic/congestion. Please don't turn my beautiful Sonoran Preserve into a traffic nightmare. Uphold the safeguards that make this preserve a treasure. Thank you, Councilman Waring.
Me and my friends use that area to ride our bicycles and hike and just enjoy the desert and it would be dangerous with it a lot more traffic out that way and it will destroy the beautiful desert environment please do
This will affect the local fauna and flora and compromise what is supposed to be a protected ecossystem.
Traffic is already heavy and dangerous for my wife who bikes and myself walking
It is nature at its finest. The desert is dwindling especially in this area with all of the commercial building and housing going up. The hot air balloons are even running out of space to take off from and land on. Dove Valley Road / Sonoran Desert Drive has become a speedway and dumping ground. It is a shame that people have such disregard for such a beautiful area and putting up more housing will only make it worse. Years ago we were told that no homes would be built off of that road. I know because I used to live in Carefree Crossings and attended many meetings about it. Listen to the people for a change and leave this area alone. It was built for people to enjoy it, not destroy it.
We need to preserve the beauty of the desert.
I use the preserve at least 3 times a week for fitness. Mountain biking, hiking, and trail running. Wildlife encounters are always beautiful and their habitat must be preserved. The human population density in this area is already getting to be more than what it can sustain.
We need to limit desert impact & traffic in the area as it’s already getting congested.
Phoenix is growing at a very rapid rate. If something is not done now to save lands, there will be no desert areas left and all wildlife here will perish. We must preserve this unique Sonoran Preserve.
We love our desert and the fascinating wild life! Lets all work together to conserve our beautiful desert!
We need to preserve the hiking and biking trails as well as the bike lane on Desert Sonoran Drive to keep it safe for pedestrians and cyclist.
The Sonoran Preserve is a beautiful area that lends this neighborhood a great amount of character and appeal. Over-development would greatly detract from this, leaving it just another sprawl.
I urge City Council to require Taylor Morrison to comply with Desert Character Overlay safeguards. We moved to this area because of the close proximity to hiking and biking and close to nature. This is necessary for people’s physical and mental well being.
We need to maintain the beauty of the valley. Areas need to be protected and respected so all can enjoy.
Quality of Life will be destroyed! Let us start with habitat destruction. Then let's discuss the water shortage. September 2021, it was reported that the Bureau of Reclamation has declared a water shortage on the Colorado River, which means that Arizona, along with Nevada and Mexico, will get less water than normal by 2022. If we continue to destroy our desert with unnecessary development for the sake of the almighty dollar then we might as well lift all restrictions. When will it end? When is enough growth enough? Maricopa County was the number one county in the nation for growth in the past year. This needs to stop! We are destroying our human habitat by allowing these developers to bully their way into these areas. Now let's discuss safety? Look at our Police Dept or lack thereof. We can't sustain this ridiculous growth. Please do what you can to help preserve our beautiful Sonoran Preserve!
Tjhis is the last strip of Sonoran Desert left in Phoenix. I'm sorrythe preserve doesn't border Dove Valley. Whats done is gone do not make it worse by 3X the number of people
I prefer to keep the Somoran Preseve “wild” for all to enjoy. Please stop taking beautiful desert away from the residents that moved here to be near it.
Primary reason we moved to this area from Houston is to avoid the glut of development and related traffic that we had in Texas. Please let us retain the environment we fell in love with back in 2010.

Too many people and too much traffic is bad for the environment and the people living in the area, like me. Traffic will likely significantly increase staying within the growth guidelines, so ignoring the guidelines and increasing the number of dwellings in the area beyond the guidelines will make traffic and life even worse.
I love to hike the trails with my dog and my family. It is often the only exercise my aging parents get.
Everywhere near Sonoran preserve and desert drive constructions are happening, it's a very beautiful hike place to enjoy quality time with family and friends, as a neighborhood resident I would like to keep it beautiful and not have homes after homes getting built there… there are hardly any community park getting built in the area..
I urge you not to ignore the Desert Character Overly District and over develop one of the few remaining preserves in city limits so a developer can make more money. Please consider your constituents way of life and safety over profits for a corporation. Thank you for your consideration.
Traffic is my main issue. As a Sonoran bike route it is becoming more and more dangerous for bikers. School traffic on main roads and through neighborhoods also has become more dangerous. Wilderness can never be recaptured once homes are built so we have a once in a lifetime duty to save land for conservation and wildlife. Thanks for listening
The Sonoran Preserve is important to me because of the beauty if the area and the animals that call it home. Sonoran Desert Drive needs to remain a less busy road so it is safe for the bicyclists that use it for exercise and the people that walk the path along the road and preserve.
We need to preserve it for the wildlife that lives in it and keep the beauty of the desert environment in tact.
My friends and family and their pets walk there every day! Also it's called a PRESERVE!!! Preserve it!
We need to preserve the beauty of our natural habitats. There are already plenty of places that are zoned for building. Please do not let greed ruin our neighborhood.
Protect the Sonoran preserve
We live in the area and do not need to have more houses built, apartments, etc. The traffic is becoming unbearable, and to abolish the desert is a terrible thing for the wildlife and beauty of the desert. I enjoy hiking
We love walking, & biking sonoran desert drive. It's nice to be active in that pristine desert. Please keep the DCOD safeguards active
Ekosystem Preservation of natural wild life
I have children and grandchildren, outside the gates, it's TOTALLY UNSAFE TO RIDE BICKES, TRAFFIC IS ABSOLUTELY 💯 INSANE WHATTTT IF IT WERE YOUR NEIGHBOR HOOD? Thank you
Volume of traffic will be too extreme and hiking, cycling and just walking will be negatively impacted.
Biological and cultural resources
I hike from Apache Wash frequently as well as the trails in Sonoran Preserve South and don't want to see the desert character of these areas impacted. Please hold Taylor Morrison to these rules. They were put in place for a reason. Don't allow them to disregard them.
This city is growing so fast & we need to preserve some of the beautiful desert landscape. If we keep building more houses, we will have nothing left. We don't need more houses!!
I firmly feel that natural areas have to be maintained and protected in order to maintain the beauty and balance of our communities. Doubling or tripling the traffic on the Sonora Parkway within the areas of the Preserve will most definitely create safety issues with cycling and walking for all folks wanting to enjoy the beauty of the
This place is an amazing getaway for families to go walk, cycle and hike. It's nice to go over there without all of the traffic that goes through there. It is such a beautiful scenery that should not be taken away.
Our family enjoys the wildlife and open beauty that the preserve provides very much.
There has been enough development in this area. Stop crowding out the wildlife.
Overcrowding is harmful to animals and to people. There are already too many car accidents due to the current road infrastructure doesn't support the number of people in this area. Therefore, more growth in this area will lead to higher traffic volumes and increased car accidents. Thank you for this opportunity to voice my concern.

We love to hike this beautiful area. Also the drive down Sonoran parkway is incredible. We must preserve this desert not only for human enjoyment but also the wildlife that call it home
This land is our closest access to nature. It is where I hike. It is where I take my children to visit the great horned owl nest. This land is theirs—not to be traded in a land swap where a few people get rich at the expense of our nature preserve.
It’s imperative to preserve and protect the wildlife and their natural habitat. This area is already exploding with growth & traffic.
This area is beautiful and it would be a shame for it to be overdeveloped.
As a resident here, we need to preserve our natural habitat. You need to think about building more schools before taking over the desert preserve and destroying the ecosystem just so you can make some builders happy through these deals. If we can't preserve our "Preserve", then what is even the point?
I've lived in this area for many years and treasure the Sonoran Desert Preserve beyond measure. As an avid hiker and lover of the unique beauty, plant life and wildlife of the Sonoran Desert, I feel privileged to be able to enjoy this natural area as part of my "everyday." I'm also aware and incredibly proud of the hard work and careful thought that went into preserving this land in the first place. It was a job so very well done, and I would be incredibly disappointed and dispirited to see those efforts and safeguards dismantled in any way.
We chose to move to Sonoran Foothills to be close to the desert landscape and away from the dense population of the city. We understood that the city had protected the areas surrounding the preserve by requiring certain standards and limiting the number of homes that can be built. The requirements that were in place while the Sonoran foothills community was being built, maintain the overall integrity of the surrounding desert. There is a mix of apartment homes, patio homes and homes with lots. All were required to follow strict landscaping guidelines to match the desert. Why aren’t these standards being upheld for any future development? It is evident that greed is now winning. The home builders goal is to build as many houses as will be allowed as this is most profitable for them. They are NOT concerned with the impact this will have on traffic, current residents or the desert. Also, it appears the city is trying to solve the housing shortage by putting in a disproportionate number of high density dwellings from I-17 to Cave Creek.
There is already a staggering amount of traffic between the preserves and additional housing per acre only harms these sacred areas. We are growing at a staggering rate and sacrificing our beautiful lands and existing safe guards isn't the right approach to addressing this growth. The land and homes will sell and the only reason to increase hones per acre is to increase their profits.
Original 2006 owner who has seen this area grow and change. I’m very concerned about the population over expansion in this area. I live right off Dove Valley which has already become unsafe due to traffic volume and lack of proper traffic signals (some of which are on the way). However, I don’t believe Dove Valley was ever intended to hold the kind of volume it will experience if growth is not governed. I for one wholeheartedly support the enforcement of the Desert Character Overlay District. Thank you
An agreement was made to limit the number of homes for the area, why now is it ok to go back on that. Will bring more traffic and ruin to area from overpopulation.
The Sonoran Preserve is a special and somewhat rare piece of Phoenix. It provides beautiful trails and vistas for all Phoenicians within the city limits. As the city continues to grow I believe we need to preserve these few natural spaces for all to enjoy.
When we moved from Wisconsin we specifically picked the Sonoran Desert Preserve area because it was so beautiful and peaceful. Please do not ruin it by putting up homes there. It is a protected preserve for a reason -- to keep it natural.
Way too much traffic
This area needs to be preserved as originally designed in order for the members of this community to enjoy a place to get away from all the over development.

Protecting preserve areas within an urban community is important and contributes to a healthy quality of life. Respectful development along the perimeter of a preserve protects the integrity of the native area. I want the desert overlay left in place as it is the legal vehicle created with intention to accomplish this. We need to be forward thinking as we approve developments especially when they border preserve areas that were acquired and built with significant personal and financial resources!
Desert preservation. Water conservation
The Sonoran Preserve and Sonora Desert Drive must under all circumstances remain intake and undisturbed
Preserving open spaces is becoming more and more important as they are being lost at a alarming rate. Increasing housing density is damaging with increased traffic, pollution and water usage.
Our house backs up to the desert. We bought that house because it backs up to the desert, I want to to keep our view and our slower simple lifestyle there and not turn its into a big city feel.
To preserve the beautiful views of the desert and maintain wildlife and landscape.
it's a natural treasure that is special and needs to be protected.
The Phoenix metro area is quickly consuming our natural wildlife. The Sonoran preserve and areas around the preserve are blessings to those near them. An escape from the overgrowth of population.
Preserve natura
I am an avid mountain and road cyclist in THIS area, especially! I also hike and run in the preserve. Safe to say I am absolutely for the preservation of the Sonoran Preserve. I live in an area very near where a housing development is under way and the amount of houses being built will be over double what was originally zoned. Please let those that run the show consider the longer (negative) lasting impacts of high-density development to what we have all found profoundly beautiful and desiring of this area; the Sonoran Desert!
I have lived in this area for 11 years and have been walking those trails for just as long. It is an amazing preserve that I treasure walking every single day. The scenery is beautiful and the wildlife thrives in the area. Losing any portion of this place would be a disgrace to this gorgeous piece of land that should be protected for the people of our area. Please reconsider this, i am beyond disappointed to hear that this is even a thought. Please save our
Northern Phoenix is already getting overrun by new developments. Would be nice to keep some lands in their natural state so we can enjoy the beauty it brings
My main hiking spot, beautiful views, would think u are out in the wilderness
I am concerned because my backyard will face the six lane road. As it is the two lane road(dove valley and Sonoran dessert drive) is driven like a freeway and most people do not go the speed limit. I could just imagine what the six lane would be like behind us. When we purchased this home we were not made aware of the plans the city had for this area. Very disappointed. Also Verdin having 1400 hundred homes would really make the traffic crazier than it already is right now.. like I said very disappointing!!
Desire to maintain the nature preserve and to limit traffic and related safety hazards.
No need for more development eating up our desert.
We moved to our current home to enjoy the benefits of having access to the Sonoran Preserve. The Desert Character Overlay District was created to preserve the integrity of this precious commodity, if it is ignored, the beauty and recreational benefits of the preserve will be significantly reduced.
I chose this area because of the preserve and hiking trails. We love the motorcycle rides through the area on our way up to Cave Creek. I already think they are building too much and it’s going to overpopulate and ruin the very reason we chose to live in this area.
I walk the desert everyday it is vital to keep it preserved . Arizona is in danger , water shortage , wildlife please keep preserve
Our wildlife is being displaced and soon will not have a place to live. People want them killed as they are afraid of them! We will live in a denser area and it will soon feel like NY City! We must find a balance for all.

Conservation will protect the wildlife. Driving them out of their natural habitat could put some animals at risk of extinction. There are other desert areas/land that could be built on. Preserving will help reduce our footprint and help reduce traffic and pollution.
Keeping some semblance of the desert lifestyle is why we moved here. Do not ignore the safeguards. Reduce the number of housing units. Why do you want to do business with a company which clearly does not respect nature, but only the economic bottom line -$
This would cause pollution dust noise and would be harmful to our health
I am concern about the beauty of the Desert Landscape and more concerned about the increase in traffic that will be on Dove Valley/Sororan Desert Drives. Besides Verdin there is also the new semiconductor plant going up west of us that will increase traffic. There is also 2 other new housing developments going up on Dove Valley and also Sonoran Desert Dr west of Paloma Pkwy. This will also increase traffic tremendously on Dove Valley/Sonoran Desert Drives. Please be concerned that traffic could increase 10 times the current rate and that your plan to expand lanes is already insufficient.
The Sonoran preserve area is vital to providing a habitats for all the wonderful creatures and wildlife in the area. It also provides for great walking trails for people to enjoy and get exercise while exploring all that Arizona has
The Sonoran Preserve and surrounding area are why we moved to the North Valley 7 years ago. The natural beauty and outdoor activities make it our special home. We need to manage and control growth so it will not negatively impact our surroundings with excessive traffic. Thank-you.
Preserve land is sacred and should maintained as suck to keep the value to it's community members.
Traffic on the preserve road is already quite busy during rush hour. Adding more homes will increase the danger of the road and damage the beautiful desert.
The beautiful hiking biking and walking trails!! What they are proposing is way too many homes for in the middle of the preserve!!
I moved to this location in 2019 to be away from congestion of traffic and buildings. I am already concerned about the traffic on Sonoran Parkway/Dove Valley. I love the open desert and trails and lack of buildings. This area needs these open spaces to remain as building and development is moving closer to the preserve on all sides. Help save some precious desert/animals/freedom and peaceful nightblack skies!
As a resident of a nearby community I am concerned that the traffic that will be generated by the proposed Verdin community will present many safety concerns. The Preserve provides a tranquil environment that will most likely change dramatically in character if this densely populated community is built. I don’t mind some building along the route but only if it is not populated as densely as some of the surrounding developments.
We need to save our desert preserve and wildlife. There are plenty if other placex in the area and in Phoenix where it is more appropriate and less disruptive to build.
Destroying the desert, views and too much traffic on Dove Valley/Sonoran PkwyN which also funnels to Jomax where many school-aged child ride bikes and walk.
This is my neighborhood..I live here. I hike these beautiful trails five times a week. There are plenty of acres of desert in other areas. People come from all over the valley to hike and bike here.This land has been set aside for this and should not be taken away.
I am signing this because we would not have moved to this area had we known it was even possible for a developer to unilaterally request a community density plan, carefully and deliberately produced and agreed upon, be thrown out so a company can increase profit. I question the ethics of a company that would even propose it. I question the ethics of a local government that would even entertain it.
Mark Dotterer
Marcella Mccormack

This is a beautiful and vibrant part of our community. Don’t destroy it by adding additional residential development. Once those houses get in there, they are going to be complaining and advocating for commercial development because they don’t want to drive 20 minutes to shops and restaurants. Before we know it, all of the preserve will be gone. The hiking trails, the nature, and the area is pristine.
It is important to me to keep our beautiful desert open and the way nature intended it to be. We are the desert southwest and everyone should be able to enjoy the beautiful scenery. It does not do anything or anyone any good to fill it with homes and commercial properties that would only increase traffic, smog, trash and unwanted things. Our desert animals need their home and do not need to be pushed out due to unwanted construction.
I believe there are multiple reasons for keeping our views for all to enjoy - to preserve the desert and the animals - so we can enjoy the solace in this wonderful area by walking, biking, driving or just plain relaxing in the outdoors. Also driving on this Sonoran stretch of road currently needs more restrictions - such as traffic lights at all intersections for turning. Much speeding - need to have more monitoring of speed requirements. Adding more housing is just going to add to a lose of the desert preserve and impossible street/road conditions. When we built our home here, we were told that there were restrictions to keep our desert preserved.
We live along the Sonoran Preserve. We bought here because it was a quiet peaceful area to raise kids and explore nature. Please don’t allow more homes to destroy this area of nature. It will ruin the bike trail and hiking trails and cause a lot more traffic in the area.
Concerned about traffic, School crowding, and preserving the desert. They need to keep the desert safe guards in place.
We are losing the beauty and integrity of the area that makes the Phoenix valley iconic.
I moved to this area to enjoy the desert and the wildlife associated with the environment. Developers have one objective - money. We must preserve what is left of this beautiful landscape
My husband and I moved into the area specifically for the trails and wilderness of the Sonoran Preserve. We hike the trails at least twice a week with our dogs. Please do not allow more encroachment just for the sake of making more money! I am a retired registered nurse and served the indigent populations and can't afford to move again. Please stop this!
I hike in the preserve almost daily, and would like to continue to enjoy the nature and the solitude. There are so many other areas to build along the I-17 corridor, so why cause more damage to the beautiful Arizona desert and the wildlife living there. I used to hike Thunderbird, but that's a couple foothills with development all around, whereas the Sonoran Preserve is just that - a preserve to protect wildlife and allow people to enjoy nature. Please don't allow any more development of the land!
ASU has spent millons in studies, to this DAY, of the wildlife is THIS IMMEDIATE area. The area between these two washes are a habitat for species that exist NO where else. Contact ASU if you don't believe me, they have a professor that performs studies out there...they have for many years! In addition, the access roads proposed are between two bridges that are TOO low. There needs to be a NEW study performed on how the destruction of the plains will affect run off and increased volume in the washes! Otherwise, one heavy monsoon might wash the people and homes away.
We moved to this area specifically to enjoy the natural beauty of the desert Hiking, biking, and walking is an important part of the north valley lifestyle Please do not allow developers to ruin it with dense urban housing
It's rare coming from Vegas to have such a natural landscape. It's so beautiful to have natural landscape and to have the desert wildlife around our home. There's plenty of other places they can build and they're building now. Save the preserve and the wildlife. They can build somewhere else that isn't here.
I’ve lived in the preserve area since I was very little. We need to keep the desert a desert, our native animals are continually being forced to co habitate with humans and it’s not going welk. Continue to give them their space so that we can all live together without hostile interaction
I am concerned with the number of people packed into a small space. Not only would this increase traffic to an unmanageable level but will ruin the desert in this area.

We have enough housing in our area. Please keep the land open so that families can continue to enjoy our Sonoran Preserve.
This zoning would be uncharacteristic of the Sonoran preserve and city park surrounding the site.
The preserve gives us hiking trails and allows everyone to enjoy the beauty of the Arizona desert and wildlife. It would also dramatically decrease property values for the people voting for you to remain in office.
The Sonoran preserve is just that, a Preserve. It preserves many species of plants and wildlife that is indigenous to the area. It is vitally important that we preserve this area for our children and their children.
We need to keep the open land and what makes our area great.
I love hiking in the preserve. Anyone who intends on building anywhere close to it needs to follow the rules. Our desert is at risk. We need you to protect it by requiring the builder to do the right thing.
Preserve landscape, Mountain View's, prevent traffic
With so much growth in Arizona & Phoenix in particular, it is vital to retain the open spaces for all residents to use and enjoy - there was great foresight when determining preserves and buffered lands around them. The roads - current and even proposed new ones - won't be able to safely support the sudden surge of vehicles and will most definitely increase the traffic volume and many drivers, bikers and pedestrians will experience a greater risk of accidents. Please listen to the residents in the area that will be most impacted. Thank you.
This land is important to keep more open than crowded!
I have lived in this area for twenty years and it is getting so crowded and overbuilt. We must preserve open outdoor space for people to enjoy the peace of the desert and recreation areas that are our Arizona treasures
Aaron Cushner
the Desert Character Overlay District safeguards were put in place to keep this specific and unique area from overdevelopment and should not be overturned due to developer greed.
To prevent additional congestion and traffic and to preserve the beauty of the Sonoran Preserve.
I know that growth in our area needs to happen but it shouldn't be so much that it take away from the Preserve and the reasons we moved here.
It's wrong to ignore our Desert Character Overlay District! We bought our home here because of these protections, and we love our desert! Thank you!
Will Ruin the wildlife and nature surrounding the preserve in addition to increasing the already challenging traffic issues on Sonoran desert drive
Uniquely beautiful desert must be protected. Overly dense housing not consistent with that preservation.
Living in Desert Vistas subdivision since it's existence 15yrs ago has been an absolute blessing and we expect to keep it that way. With that, we enjoy hiking, biking and walking frequently all year around. Over time the "preserve" area has seen a HUGE increase in vehicles, accidents, speeding, crime, pollution & noise to name just a few. Our understanding has always been that no further housing/development of any kind would continue past our subdivision into the Sonoran Preserve. That certainly did not happen. Sonoran Desert Drive is so busy NOW that adding additional housing will not only threaten people but the natural terrain and wildlife habitat. That's a resounding NO WAY!
I hike and trail run in the preserve at least five times a week since I live within walking distance to the Vista trailhead. It is a beautiful and relaxing and meditative time for me believe it should be left as is like, as I understand the story, the original owner wanted it to stay, which I agree with.
Becasue we hike the trails regularly and the feeling of being lost in nature so close to home is special. It should be protected and I hope my daughter can enjoy it the same way one day.
We moved here from Wisconsin almost 4 years ago. 100% the reason we selected to live up here in the North valley was because of the Sonoran preserve. We chose to not be inside the 101 on purpose.please don't allow the Sonoran desert drive and beautiful desert around it to be taken over with cars and traffic.

Cycling and hiking in the area
Since living in Phoenix this has been a place where I can get away to escape the noise of the city. Please don't take that away from us. For a lot of people, having a place to get away to is vital to every day life.
We need to preserve the beauty of the Sonoran Preserve.
Arizona is growing too rapidly for its own good. The demand for water is only going to increase with these unnecessary expansions. Destroying the natural habitats of the wildlife that surrounds is also harmful to the already damaged ecosystem. There is no necessity to continue to tear up the desert to accommodate an exodus of out of state buyers. They can find a more sustainable environment to live, Arizona is already overly populated and adding excessive traffic flow to an underdeveloped part of the city is asinine. Keep Arizona wild.
I live less then a mile away and it's a beautiful area that should remain the way it is. We hike, bike, and drive to grandparents house on this beautiful road/preserve. Please let it stay beautiful and let us continue to make memories here.
We moved up to this area because of the beauty of the Sonoran Preserve. Please keep our beautiful land the way it is.
As someone who regularly drives, hikes, and bikes this area, it's important to me, my family, my community, and Phoenix at large to protect these kind of "open/brown/green spaces". There are plenty of places around Phoenix for development - the Sonoran Preserve should not be one of them.
Maintain the beauty and areas to hike.
I run and cycle on the parkway and traffic is already dangerous, especially near the passing zones. I also hike extensively and if many more houses are built, the views will become less spectacular than they are now. In addition, wildlife would be affected by overdevelopment
I and my family moved to this area to enjoy the preserve. While we understand there is growth in the area, it was done under the rules and regulations set forth. I would ask that all builders comply.
We use the preserve for hiking and horseback riding. Heavy traffic volume can create a hazard for horses, even at a distance.
I travel Sonoran Desert Drive every day because I live right off of it. It is a beautiful drive, but also one that is very serene and peaceful. I am concerned that allowing the Verdin community to be built at the requested density it will cause a great impact and stress to the drive through the Preserve. Even if the road is expanded to more lanes, this road will become a dangerous route for the bikers and hikers in the area, not to mention the drivers. Please do not allow the density for this new community as requested!
1. There has been poor oversight with planning roadways to keep up with the existing development in the Sonoran area. 2. Sonoran Desert Drive is supposed to be a scenic drive and is utilized by many cyclists and has a gorgeous walking path. The increase win traffic will be a further danger to cyclists and pedestrians. 3. Many of us have to keep moving further and further out of the city to get away from all the Phoenix traffic and live in a peaceful community. The existing planning with the "water project" has been a nightmare with construction and took 8 months to complete. We already have problems with adequate water in our area and other areas of Phoenix area under water restrictions. Where is all the water going to come from to support all of these houses. 5. Schools are already overcrowded and there is already a problem with staffing for school buses and teachers. How are we going to support an increase of additional kids and families when we cannot support the ones already living here adequately?
I love being able to enjoy the beautiful preserve without all the traffic. The preserve is what makes city living do-

I have lived at this address for 20 years and have watched the area grow. My wife and I have hiked and biked in the Sonoran Preserve area hundreds of times, and now we have introduced our children to a love of nature through seeing Olive the owl on Hawk's Nest Trail and wildflower blooms biking along the Apache Wash trail. In the middle of a growing city, this Preserve is an oasis that allows residents from near and far to relax and escape the pace of city life. It magically transports visitors to a place that feels quiet and free. Please help us preserve this for us and future visitors!
Traffic, keep the beautiful desert, water resources
The infrastructure is not setup for a development of this size and the tax payers shouldn't bear the cost to
We have 2 parks there, we need to connect these parks. People live here for the openness of the land. We need more open spaces, not more house's.
Please preserve this pristine piece of Sonoran Desert for the native flora and fauna and for our future
My family lives in Sonoran Foothills. We chose this beautiful area because of the gorgeous desert preserve. We love our out of the way pocket and want to protect the gorgeous pristine desert from further development.
I live in the neighborhood and don't want them to change our desert look it's very important
The development will increase the footprint traffic and damage to these natural areas and habits. We must look forward to responsible growth in unity with our surroundings and not just perceived revenues.
I am an avid hiker. I enjoy being able to see nature, plants and animals. We are already taking so much natural habitat from desert life. Overcrowding the preserve area increases pollution by humans and their machines. Furthermore, light and noise pollution create additional issues. Please conserve our preserve.
As local residents, my family loves to hike at the Apache wash trailhead and the trails behind Sonoran foothills/Fireside. My family's Christmas pictures have been taken in the surrounding desert for years. All the surrounding neighbors have the desert overlay, which is more important than ever with the water shortage in Phoenix. If you plant the appropriate trees, cactus etc., NO WATER IRRIGATION is needed. Our trees were watered deep for the first two years, then turned off. 15 years after NO WATER, beautiful and thriving. You have my address, drive on by. PLEASE keep the beautiful desert overlay our Sonoran Preserve deserves.
I live on the South-West edge of the Sonoran Preserve. I am an avid outdoors person that loves the wild flora and fauna and am concerned about destroying the natural beauty of the preserve as well as the natural habitat of wild life. I believe that we need to prevent this oasis for recreation and wild life refuge to be altered.
I moved to this house 10 years ago to move out of the "city" and be near desert-stop building so much up here!
We cannot keep moving the wild habitat out of their homes! Moving into this community we were told this reserve was here to stay so we would never have to worry about build going up on it - clearly, that has changed. Do not let greed destroy our quality of life.
This is a beautiful scenic preserve that has already experienced housing growth, wild fires caused by humans, and an increase in traffic. We have lived in this area for 15 years and specifically love that it used to be quiet and just outside of the city. No thank you to further developments! Preserve the land, wildlife, and natural growth!
Love the beauty that this area brings to all.
I've lived on the north side of town my entire life and thr natural desert is why I continue to live away from the noisy city. The Sonoran preserve has protection in place to conserve the natural environment and this development is threatening that protection for the sake of the American dollar. We live up here for the wide open space, peace and quiet, uninterrupted views and opportunity to enjoy nature. The traffic that's started to grow is threatening this with speeders flying by at 70+MPH, endangering bikers, walkers and nature. Please do now allow for more development than this preserve can handle and do not threaten the natural ecosystem by
We back up to Dove Valley.....the traffic has already increased exponentially over the past few years and people use this road as a freeway....safety for our kids and everyone in our community is a huge concern.

I live in the Sonoran desert north of Phoenix, Don’t want it destroyed by continuing building. Leave it in it’s natural state, so we can enjoy the desert for generations please .
I live on Dove Valley and the traffic is already horrendous. We also love driving "the back way" when we're headed to Scottsdale for the scenic route. We would hate to see that go and hate for it to be filled with more homes than are currently allowed (none would be the perfect amount in my opinion). The schools are already far too filled for the existing amount of homes and the roads were not built for the amount of traffic that currently passes through on a daily basis. There are so many reasons to not allow more homes!! We moved up here to be away from the millions that live in metro and we'd like to keep it that way.
I enjoy hiking and biking in the area. Houses and cars really ruin the beauty of it.
Please do not overcrowd our area and stress our resources. Sonoran Desert Drive is beautiful and offers wonderful opportunity to be outside and healthy. Please preserve this area.
Me and my family and friends are all avid trail runners with great respect for our wildlife and natural ecosystems. I don’t dispute the need for housing but the Desert Character Overlay District put the standards in place for exactly this reason - to prevent developers from overdevelopment that would ruin the NATURAL ecosystem. I applaud them for some of the measures they propose in planning but that will never make up for any zoning change and quite frankly is hypocritical. Please make sure Verdin complies with the current standard
I will not vote for an elected official that allows this to happen
This area is important to us as we hike and bike. Knowing that preserve will always be here made buying our home easy. We would like for all development to mind and take care of our desert spaces. There is a reason the Desert Character Overlay District was created. To ignore this would be a tragedy.
Too much traffic. Dangerous to have additional traffic where lots of bikers use the bike path. Why not build on the other side of 17 instead of near the preserve. Help of wildlife not be pushed out even more.
Taking away the sceneries wildlife and open park trails to enjoy. Once you start building gets crowded needing more wider roads taking away from the above
Safe and beautiful area to hike and bike.
As a local real estate agent, I understand the need for more housing in the metro area. But there are many other locations that are not in the middle of a preserve. Outdoor recreation and the beauty of the Sonoran Desert are reasons why people relocate to the area or purchase vacation homes. Having the preserve remain a preserve and not another housing project is vital to our community.
Being surrounded by the Sonoran Desert Preserve is probably the biggest reason that we built the house that we live in now. It is just so beautiful to be able to drive home after a long day's work and enjoy God's creation at it's finest. It is truly breathtaking and spectacular. Many people flock to Apache Wash Trailhead recreational area to enjoy this beautiful natural setting through hiking and mountain biking. It would be a travesty to overpopulate this area and ruin the enjoyment of the preserve for generations to come. It just wouldn't be the same. Not to mention the destruction of the natural habitat of so many desert creatures that make the preserve their home. I witness this first hand while living in the Sonoran Gate Community. These animals do not deserve to be displaced and have their homes destroyed. The line has to be drawn somewhere in order to maintain a level of natural beauty in our urban areas. This seems like as good a time as any to make a conscious decision to halt the human encroachment on the habitat of all of God's innocent creatures and keep this little slice of
My family and I love to hike this area, especially to feel like we’re away from city life and enjoying the natural outdoors. That is one of the reasons why we chose to live in this area was because of the preserve.
We moved up to this area to enjoy the beauty and tranquility of the area. Now it is being threatened. We moved up to this area to see our beautiful dessert in its natural habit, and now it's being threatened. We moved up here because it was a great dream come true, and now that dream is again being threatened by those wishing to make many dollars off the land and environment that belongs to us all. Please, please let's stop this travesty. Thanks for reading my input. We just so love it up here and hope for no more growth and
Keep population down to preserve the wildlife

This road is a quick north valley traffic bypass that remains somewhat traffic free for now. There is great hiking and desert views. For profit expansion in this area would destroy that.
We specifically moved to this area b/c of the preserve and the peacefulness that it brings to our lives and neighborhood. District guidelines are in place for a reason and should not be adjusted for a greedy developer.
I think the peace and quiet and a safe place for the Sonoran wildlife to roam freely is vital. We cannot keep pushing these animals out of there natural habitats. Traffic on Sonoran desert drive has already increased and to increase it more is simply careless as families riding bikes will be at an increased risk
The Sonoran Preserve is beautiful Natural landscape that keeps the heat down vs concrete, provides opportunities for walking, hiking, biking ect. Many of the residents in this area including myself moved up here due to these walking and hiking trails. Also, the traffic on Sonoran Desert drive is already bad and adding more homes will only make it worse. Please listen to the residents and save the Sonoran Preserve.
The drive along Sonoran Desert Drive is very relaxing and calming. I enjoy hiking and I would like it to remain a desert oasis to enjoy.
Would cause an overpopulated area that is meant to be preserved for nature. Would ruin hiking and biking do to the amount of traffic and would become dangerous. Would effect the views and the ability for people enjoy the scenery. Would also effect the wildlife pushing the coyotes and javelinas into residential areas. Which they belong in the desert.
Beauty of the natural desert provides peace & tranquility in this world of unrest. Don't destroy the zen
My family and I enjoy biking and hiking in that area, which is part of the reason we live where we do. We believe the City of Phoenix made a informed and important decision to maintain the wilderness, beauty and safety of that area for a reason and would hate to see that decision overturned.
Hiking and the overall access to the outdoors
It is one of the most beautiful areas of the valley. Please dont spoil it.
The Sonoran Desert Drive is a beautiful natural area that needs to be preserved for future generations. There are plenty of other places to develop closer to the I-17
We live in this area for its natural beauty and we do not want to lose that.
I bought the house for privacy and quietness. The sound from the cars already are a issue, the amount of roadkill is brutal and water shortages have began. Taylor morrison has so many issues with the houses in Sonoran gate , they are not prepared for this project. Pollution and traffic is just not right in this area. Why wouldn't they build on the area on cave creek road. It's open, houses have no issues. This seems the state is taking money to push this project through. Who's paying for the roads and why would you put a road up by the state hiking trails. This ruins the landscape !
Please adhere to the Desert Character Overlay District safeguards. We need space to walk, bike, play and enjoy the natural beauty of the desert.
I feel that they are over building in Phoenix. Have limited water supply. The traffic is already congested and difficult to around.
I love where I live and the traffic is manageable. The mountains and hiking trails are beautiful and right now there's congestion when I hike with bicyclists and hikers. More people would make hiking and the outdoors troublesome for parking and just hiking the trails.
I grew up in cave creek which is right on the other side and I know the value to this desert landscape and the peace it brings to others. It's natures playground let it be
Preserving the open space, flora, and fauna native to the area
The natural desert is one of the most unique places and somehow we have to realize it is something we cannot afford to destroy. I understand the need for homes and such, but please leave this area be. Please!
Keep the desert the desert and keeping it natural where I bike and hike

I love driving on the Sonora Desert Dr. and seeing our beautiful desert. I and my family members also enjoy hiking and biking on the trails.
Keep the beauty and peacefulness of this special area. Protect wilderness and cyclists. Cut down on traffic. It is a rare beauty we cannot afford to lose.
My family and I hike at this preserve every week. I take friends to it, have had Girl Scout events, and even volunteer to clean up the trails. It is one of the most gorgeous gems in Phoenix. In addition to that, numerous animals call it their home. It is not ok to take that away from the people of Phoenix.
My family hikes and mountain bikes several times per week on these trails. We truly appreciate this land and would not want its inhabitants to be disrupted any further than they already are.
I'm mainly just concerned with the increased amount of traffic new housing developments will create.
The development that is already out there detracts from the natural environment immensely. Additional development will only make this worse. Build elsewhere...just not here please!!!!!!!!!!!!!!!!!!!!!!!!!!!
The desert is slowly vanishing which breaks my heart. The Sonoran Preserve should be as it is titled “PRESERVE
This area can not support anymore homes. We don’t have the commercial needed. Also, we need to preserve the desert. That is a popular scenic drive and hiking area.
It was designed to be protected. It is that simple. There is already too many cars going through that preserve.
Natural beauty
My family and I enjoy walking, hiking, and driving by the preserve and the planned Verdin development on a daily basis. It is a highlight of our day and one of the only areas in Phoenix that people can enjoy the natural beauty of the desert, because it maintains the desert character overlay. It would be very disheartening if this beautiful surrounding area loses its desert character. I trust that members of the Phoenix city council will reject the request to maintain the desert character overlay. Thank you.
The volume of traffic is already out of control on Sonoran Desert Drive. Please keep the Sonoran Preserve as it
Already getting too crowded in the area. And the desert preserve is in jeopardy.
It is a beautiful preserve that holds opportunity to connect with nature, and allow us all in the valley to have natural habitat for wildlife and flora and fauna that are so important to keeping the integrity of our great state.
Concerned about too much growth and traffic. Moved up here in 2005 for the beautiful open Sonoran Desert. Absolutely do not want to see that all developed - we do not need anymore housing or apartments.
All of the building is already over done. It's taking away any part of the beauty left in the area. My family does alot of biking and hiking in that area and it doesn't need to be ruined with more structures. Leave AZ alone and stop overtaking anything left. The traffic is insane. Why do we need more of it in the area?! That drive is one of the last drives left near by that is ALMOST untouched.
As a native of AZ, north Phoenix particularly, I’ve seen the increase in population boom over the last 20 years. The traffic, noise, crowds are destroying the natural beauty and peacefulness of N Phx. Also… the water! Where will all the water come from to sustain such a population? We don’t want to end up like Anthem!!
Beautiful hiking area and bike riding.
Beauty, Congestion, MTB trails
Being able to walk , enjoying the beautiful landscape the LORD make.
Congestion. Rezoning opens doors to more rezoning. Will cost the county money to widen roads. And I like less people around.
Destroying the beauty and traffic concerns.
Destroying the beauty, and traffic concerns.
Greg Laursen
I am concerned about the increase in traffic on Sonoran Desert Drive and Dove Valley roads. I would like to see this portion of the desert remain protected.

I am concerned about the volume of cars, traffic and safety. There have already been fatal accidents for motorists and bicyclists on that road/area. I am concerned about ruining the integrity of the beautiful Sonoran Preserve. PLEASE don't let this happen!!
I am extremely concerned about over building at the expense of the natural desert. Loss of natural settings/habitat, increased traffic, speeding, congestion, crime, burglary, all the issues that come with high
I am signing this petition for multiple reasons - we do not have the proper roadways to support additional housing units and want to preserve the beauty of the region
I believe it is vital to preserve the Sonoran desert lands. The more we build the more we push wild life out of their habitats and into neighborhoods where they inevitably will get injured or killed. If we keep building on these lands we won't be the Sonoran desert anymore, we will just have to explain to our grandkids what the Sonoran desert once looked like.
I do not want the massive increase in traffic it is already horrible in this area. We do not need more housing there are plenty already being built.
I don't want to see traffic increase. I would like to see the desert stay peaceful and empty.
I enjoy taking hikes with my family and dog. It is so wonderful to get out of the city and neighborhood to experience nature. We also enjoy taking our bikes along the Sonoran Desert Drive to safely ride without traffic and congestion. I do not want to lose this ability to development. There are so many other areas available for development without jeopardizing the beauty that is preserved in this area.
I frequent the Sonoran Preserve 2-3 times a week and my husband road bikes 4-5 times a week in the bike lanes. We enjoy being able to go enjoy the desert without having to see home after home. We are also in a drought and putting more homes up does not help address the issue. Please think about keeping more open spaces for everyone to enjoy who already lives here it is getting crowded enough.
I go hiking there to appreciate the natural beauty of the Sonoran desert and the breathtaking views of the McDowell Mountains and Boulders of Carefree etc.One if the last pristine places to go up here in the N Valley .I do not want more housing subdivisions and apartment buildings obstructing the views along with more traffic congestion coming from the constant relentless overbuilding of housing presently occurring .Please save this beautiful,natural corridor which is used for hiking and biking along with the equestrian trails for horseback riding.Please allow local residents a sacred piece of land to cherish for us now as well as the generations to come ,we need somewhere to go that we can take pride in .The Natural beauty of our desert lands is what drew me to the area 42 years ago please Preserve it!!
I have lived in this area for 17 yrs. and we are raising our daughters here. My family enjoys the trails and hiking. I am also a teacher at on of the neighborhood K-8 schools. Our school is busting at the seams even before all the new construction being completed. You can't keep overloading the schools and roads to crisis points.
I hike the preserve almost every day, year round. Exponential increases in large commercial trucks and unforced city and state (ARS 28-955) traffic laws related to excessive noise ruin the wild experience of North Phoenix' best attraction. When the city pushed Dove Valley Road through the desert 10 years ago, I was a member of the Sonoran Citizens Improvement Association. At Phoenix City Council meetings I brought up the noise issue and stated that the city will never enforce the noise statutes on the books, because the police were over worked and had more important issues ton deal with. An that was 10 years ago before the defend the police movement decimated law enforcement moral. 10 years ago, City Council told me not to worry, noise issues would be addressed. I knew it wasn't true a decade ago. And I have sadly been proven right. The city needs to finish the Sonoran Desert Drive extension off the 303 as per MAG and the city's (so far) empty promises from a decade ago. I have a long memory. And I vote. https://sonorancitizens.wordpress.com/
I like living in the city with a place to go(the preserve) where you feel like the city is so far away. I hike, mountain bike and enjoy seeing the wildlife as well as nature in general.
I live in the area and my family and I walk, bike, and hike in the preserve daily. I also see all the animals who live in and rely on the preserve.

I love all the preserved open desert. If there are rules and guidelines already established for a certain amount of homes built, we need to stay within that, and stop over building whenever a builder wants to cram more homes
I moved here because of the nature. I grew up in the country and this was as close to it as I could get. I love the nature and the quiet that we all paid premium dollar for as well
I moved here to get away from the high volume of homes and traffic in Gilbert and to enjoy the beautiful surrounding desert trails and nature paths north and south of Sonoran Desert / Dove Valley.
I often go hiking in the preserve for the peacefulness, seeing wildlife, and being surrounded by nature. I bike ride along Sonoran desert drive and feel safe due to very little traffic. I will be devastated if homes get built on our beautiful preserve. Animals will suffer, people will suffer, and preserve plant life will be killed. This should not happen. Preserve means preserve!
I purchased my home in Sonoran Foothills in 2010 primarily because of the desert character overlay and how the neighborhood blends in with the natural surroundings. I moved to this area because of the desert character and would like it to stay that way as it expands.
I spend a great deal of time hiking and biking there. The north valley is quickly being developed and it would be nice to at least have this area remain what it was intended to be…a preserve. Thank you
I understand that growth is inevitable, but we need to be smart about it. There needs to be a balance of large homes, apartments, and smaller homes. There have been hundreds of apartment spaces built west of this area and the increase in traffic has been considerable in the past 5 years. I urge the council to consider keeping this balance on the north end of the city.
I use the area all the time for hike, bike and great out doors
I use the area weekly running and hiking. It is a beautiful diverse area with wildlife and plant life. Also concerning is water shortages. The area needs to be preserved.
I use this area for cycling and running. Additional congestion will make it unsafe for these activities. We are losing more and more areas where it is safe for recreation. The preserve provides safe space for recreation and adds value in its current state to the residents of the Phoenix metro area.
I very much enjoy the drive through there. Traffic has already increased too much as it is.
I want to continue enjoying walking and biking along the Sonora Desert preserve in a pleasant and safe way.
I want to keep it as is so that we all can enjoy the area and keep the daily traffic down.
I wish to preserve the Sonara Preserve as it is and prevent the reckless encroachment by developers to rob the community of this precious resource we all enjoy.
I would like to preserve what we have in our area and community!!
I'm mountain bike in the Sonoran preserve 3 to 4 times per week and feel it is vitally important to keep some space set aside with minimal traffic and housing.
It is a beautiful community! I love seeing people rude their bikes, walk, hike, ride atvs so close by but with more housing it becomes impossible to enjoy the preserve. Save the last piece of Arizona the beautiful desert and wild life in Phoenix!
It is important that we preserve our land to make it available to enjoy the outside life without the traffic.
It is my training ground. I spend countless hours a week there riding in the bike lane, running on designated sidewalks & trails. It is regarded, by local athletes, as a safe stretch of road to cycle on due to the generous bike lane and limited traffic entering/exiting Sonoran Desert Dr.
It’s nature. Beautiful parts of the valley have already been ruined by housing projects. This shouldn’t be another
I've lived in this area for the last 3+ years and a major reason we moved here is because of the desert setting and because it didn't feel as crowded as other parts of the Valley. Sad to see our beautiful preserve turned into crappy track homes.
Keep the beauty of the desert and keep traffic minimal on Sonoran Desert Drive as there are no crossroads to take as an alternate route if traffic is heavy on Sonoran Desert Drive.
Keep the desert!!! One of the reasons why I love where I live is the Sonoran preserve!!!!

Keeping natural habitats for the animals that belong here. We are on their land and need to be cognizant of that. Also, future generations need to be able to enjoy nature as it is meant to be.
Keeping the natural desert habitat is better for the environment.
Leave the desert un touched
Living in the area I regularly hike and bike in the preserve with my family and do not want to see it get overrun with more housing developments. Additionally Dove Valley is already very congested, I want to preserve our desert, Phoenix in general has a water issue, and most importantly the schools in this area are already over
My family and I value the Sonoran Preserve and open desert. We've lived next to and used the Sonoran Preserve for over 15 years. We mountain bike, run, hike, and enjoy nature on these trails multiple times per week. The surrounding open desert is an integral element contributing to the peace of the Preserve. We were dismayed at the building of the neighborhood off Dove Valley Rd between the two sections of the Preserve a few years ago. Please do not crowd the area surrounding and within the beautiful Preserve!
Original safeguards put in place by longtime developers who created the Preserve and associated housing (Sunbelt Construction). They balanced the housing needs with need to create liveable areas that honored the fragile desert. This request for increased density is about money and is unnecessary for a profitable develoment effort. Everyone needs to get paid for their work, including developers, but respect for the fragile ecosystem and desired lifestyle in the north valley is also required. Profits are fine and were factored into the original deal.
People already speed like crazy on this road and I'm afraid accidents will go up
Please don’t let greedy developers have their way!
Please preserve the natural beauty of the Sonoran Desert. It is irreplaceable!! The proposed excessive development will permanently destroy the beauty of this desert!!
Please stop encouraging overgrowth. We do not have sufficient resources for the population growth. Let the desert live. There should not be such things as zoning changes that crowd people and houses into areas to allow developers to make money and walk away.
Please! We must protect our desert land. For the animals, the plantation, the beauty.
Preserve- should be just that preserve. Preserve the natural Sonoran desert as much as possible. This development would not only take away so much of our desert beauty but also the wildlife habitats & wildlife would be greatly affected.
Preserving more of the natural landscape is important. The Apache wash recreation area is a beautiful way to experience nature and enjoy the area. More homes bring more cars and traffic and noise pollution, disturbing the natural habitat. There are so few places left to enjoy nature and leave it beautiful. We don’t need more homes there.
Preserving natural areas and wildlife
Proposed area would block the migration of wildlife through the preserve which is likely its originally intended purpose. Also, there is not enough water already….
Sara Rovarino
Save the preserve
That is a protected place that we need to take care as part of our lungs we need good air, we have so many houses, why we need to destroy the habitat of a lot of animals.
The beauty of living in Phoenix is having the ability to have open spaces for not only the wildlife but also the citizens to use the land the way it was intended. There are plenty of other places to build and expand without overcrowding the desert areas.
The city of Phoenix is running out of desert space because of so many large communities. Taking away the beautiful desert or desert character overlay to add more concrete and asphalt among houses is deeply concerning for Phoenicians, tourists, and the wildlife in the area.
The drive through the preserve is truly a beautiful drive. With more houses comes more traffic which will take away from the beauty and wildlife of the preserve. It is called a preserve for a reason.

The entire N Phoenix area cannot accommodate this influx of new homes without increasing law enforcement and fixing the road grid. The city needs to be proactive, not reactive.
The natural landscape of the Sonoran Desert must be preserved so that all may enjoy its true beauty and the rewards of living in the desert. It takes courage and decisive action to prioritize the natural land over development yet it is a gift you provide to countless generations. Protecting the preserve is action toward a meaningful legacy. Please honor the desert preserve and say no to more development in this rare and special area of Phoenix. With hope and gratitude, Krystal Mazzola Wood
The open space is becoming g increasingly scarce, reducing not only the lands for recreation but also the
The Sonoran desert preserve is admired for its standing beauty. Arizona is Home to tons of desert land scenery that makes our cave creek town so special. Please preserve this land and build soemewhere else
The Sonoran Preserve is truly the most incredible place to hike, bike, and just enjoy the beautiful desert. Just driving through brings my family so much peace. For it to be surrounded by dense development and traffic would steal the joy it brings from to the whole community, as well as visitors who are lucky enough to see some of our most spectacular views.
There has already been enough building along Dove Valley/Sonoran Desert Drive. Please leave the preserve so that we can continue to enjoy its beauty.
There have been to many accidents and deaths.
This area is vital for wildlife and preserving the bike trails be able to trail ride in the unspoiled desert we don't need anymore traffic thru here it would completely ruin the whole area
This desert area is beautiful and with more and more houses being built, this will reduce the amount of natural preserve we have to enjoy. I love to hike in this area.
This is a great place to hike and enjoy the beautiful desert landscape. The city planners and council are ruining the desert plus there is no thought of water shortage when these zoning changes are made.
This is a safe place to bike and hike. The balloons are beautiful to watch there. Let's keep the open space
This is an important area to keep Phoenix as special as it is. In addition, the growing drought crisis makes the option of further building less eco friendly.
This pristine desert area should not be developed, it needs to be PROTECTED.
This proposed change in zoning will allow new development that will infringe on our recreational area. Zoning is there for a reason. Please do not change it.
This stretch of road is the safest and most beautiful stretches of uninterrupted roads for cycling in the valley. Please save it
To be able to get out of the city and experience the peacefulness and beauty of the Sonoran desert so easily is what makes this area unique. Once it is gone it is gone.
To destroy nature in order to build more homes is wrong. We are speaking for all the animals that currently call the Sonoran Preserve home.
To preserve the beauty and conservation of the area, as well as safety for cyclist and hikers.
Traffic along Sonoran Desert Drive and Dove Valley is already becoming a major problem. Increased traffic will make for a dangerous situation for cyclists riding in the bike lanes. Also, the increased density of homes directly against the road will affect the desert nature of the area.
Upon moving to my home in Sonoran Commons I was told all this state land would stay undeveloped. That was a key factor in purchasing my home because I love the drive, but most importantly Hiking and biking. It was very disappointing when the Taylor Morrison community built where I was told no homes would be and increasing more homes and traffic would be disappointing not to mention destroy the sonoran desert further. Please do not allow this to happen!
Walking along the Sonora preserve desert in a safe manner is very important for my kids

We are homeowners in Tatum Highlands and use the beautiful Sonoran Desert Drive to get to one of our favorite hiking areas, Apache Wash Trail. It is vitally important both ecologically and aesthetically to maintain the Desert Overlay Plan to keep this remarkable Arizona treasure intact with low density, one story, blended into the environment, natural colors, and with great respect of the surrounding preserve. The developer's existing project just to the west on Sonoran Desert Drive is an example of the opposite of this- homes close together, no subtle and natural build character, no boundaries between homes, no blending with the Sonoran Desert landscape. Sticks out while on the drive or hiking the Preserve rather than disappearing/tastefully blending in. This is very concerning and must not be duplicated in any way. Please retain the existing Desert Overlay Plan to maintain the incredible Sonoran Preserve. Thank you Councilman Waring and all city council members. Respectfully submitted, Laurie Foster
We are loosing preserve land left and right. We need to keep the preserve the way it is. Plus not to mention all the traffic and extra water for all these new builds.
We are loosing the beauty that was one of the huge reasons for moving where we live. All you are you doing is bringing more infrastructure. I understand that growth needs to take place but I think that it should be done in a much better way. Putting up a bunch of houses on top of each other is not the solution. I see greed takes the upper hand over more intelligent decisions. Thank you
We chose this part of Phoenix when we moved from out of state because of the open desert and what that offered, little traffic, and less people in general. In just 4 short years we are seeing things change for the negative…reminding us of overdevelopment we experienced in the East San Francisco Bay Area. Overdevelopment that led to traffic issues and overcrowded schools, just to name a couple problems. We don't want to see these same mistakes take place in our new home. And we don't want to lose the beautiful open
We have a young family and love to hike which is why we moved to this area. If we don't stop this, it will destroy the area and wildlife.
We have already encroached & displaced our very important desert wildlife, my hope is to prevent further destruction of our desert ecosystem. I enjoy hiking, less pollution, nature and safety within our preserve. Please keep it that way.
We have so few Desert Lands left for generations to appreciate
We hike and drive through here for mental health. Please don't fill more desert preserves with homes and commercial property.
We love the natural area of Sonoran Preserve! Adding more homes is going to take away the beauty of this land. We cannot allow new developments to destroy our desert.
We moved here to not be so close to continued urbanization. We utilize the preserves regularly for hiking, biking, and running.
We moved to this area because of the beauty of the preserve and the desert areas around us. The area is already congested with traffic and adding more subdivisions will just clog our streets, increase pollution, displace animals and ruin the desert. Please do not let that happen.
We must preserve the natural beauty of Arizona. The generations to come deserve to see the natural beauty that we have today. It is also home to many of Gods creatures and sustains their lives.
We need to have open space to enjoy hikes, trails, horizon visibility. We do not want the Preserve to turn into a asphalt map.
We need to stop doing things for the sake of the bottom line. We have destroyed enough of our natural environment for the sake of exploitation, and disregarding something that has been set in place creates a precedent for this to continue arbitrarily. People move their families to areas like this because of the environment around them. If we wanted to live in the middle of the city, we would live in the middle of the city. Allowing this to continue will greatly reduce and diminish the purpose & meaning of preserved & protected land, as well as the ability by which we are able to enjoy it in it's natural form - mitigating the full purpose

We truly need to preserve our Sonoran Desert and we need to maintain the original reason this area has been preserved. We are rapidly losing our Sonoran Desert and our recreation areas, not to mention our wildlife are losing their homes. We can’t be nothing but concrete. We should take pride in living in a beautiful part of town. Please Preserve!!
we use it weekly for hiking and dog walking please please don't ruin this!
We want to preserve the natural beauty and opportunities we have now to bike, hike and pleasant walking with families and friends while enjoying the beauty of our Sonoran Desert. So please don’t grant permission to build more housing communities.
When does this stop? We have a responsibility to our next generation of children to save our desert for them to enjoy. Take the building elsewhere. PRESERVE what is left of our precious desert
Would like this preserved with desert lands as much as possible

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: May 27, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEMS 57-60 ON THE JUNE 1, 2022 FORMAL AGENDA: Z-62-18-2, Z-TA-5-18-2, GPA-DSTV-1-18-2, Z-75-18-2

Items 57 through 60 are companion cases associated with a proposal for a single-family subdivision in Council District 2.

Item 57, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

Item 58, Text Amendment Z-TA-5-18-2 is a request to amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District (Ordinance G-6993).

Item 59, General Plan Amendment GPA-DSTV-1-18-2 is a request to modify the General Plan Land Use Map for 474.37 acres near the southwest corner of the 24th Street alignment and Sonoran Desert Drive from Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay to Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal (Resolution 22030)

Item 60, Rezoning Application Z-75-18-2 is a request to rezone approximately 155.06 acres located south of Sonoran Desert Drive between the 16th and 32nd Street alignments from RE-35 DCOD-A, S-1 DCOD-A to RE-35 and S-1 to modify the boundary of Desert Character Overlay District (Ordinance G-6992).

The North Gateway Village Planning Committee heard all of the requests on March 10, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with a modification.	4-1
58	Approval, per the staff recommendation.	4-1
59	Approval.	4-1
60	Approval, per the staff recommendation.	4-1

The Desert View Village Planning Committee heard all of the requests on April 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with modifications and additional stipulations.	10-1
58	Approval, per the staff recommendation.	7-4
59	Denial as filed, approval with modifications.	10-1
60	Denial as filed, approval per the staff recommendation.	7-4

The Planning Commission heard all of the requests on May 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff memo dated May 5, 2022.	7-1
58	Approval, per the Addendum A Staff Report.	7-1
59	Approval, per Addendum A of the Staff Analysis Report.	7-1
60	Approval, per the Addendum A Staff Report.	7-1

The Planning Commission recommendation for Item 57 (Z-62-18-2) included additional and modified stipulations (per the staff memo). One of the stipulations requires the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement will outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

Staff recommends a continuance of all of the items to the July 1, 2022 City Council Formal meeting to allow additional time to finalize the site specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items. These items need to happen concurrently as both are necessary to address the impacts to Sonoran Desert Drive as this property and all the other vacant land develops in this northern area of Phoenix.

Approved: 

Alan Stephenson
Deputy City Manager/Planning and Development Director

PAYMENT ORDINANCE (Item *172) (Ordinance S-48899)

Ordinance S-48899 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

*172 ***REQUEST TO ADD-ON (SEE ATTACHED MEMO)*****
Payment Ordinance for Blue Ridge Fire District

For $10,113.19 for annual payment authority for Blue Ridge Fire District to provide fire protection and/or EMS services to City-owned property in Coconino County for the Fire Department. The City-owned property, known as Camp Colley, is identified by Coconino County Assessor Parcel Number 40312001.

City of Phoenix
PARKS AND RECREATION DEPARTMENT

To: Inger Erickson
Deputy City Manager

Date: June 24, 2022

From: Cynthia Aguilar
Parks and Recreation Director

Subject: REQUEST TO ADD AN ITEM - July 1, 2022 FORMAL COUNCIL AGENDA MEETING

Staff requests to add: For $10,113.19 for annual payment authority for Blue Ridge Fire District to provide fire protection and/or EMS services to City-owned property in Coconino County. The City-owned property, known as Camp Colley, is identified by Coconino County Assessor Parcel Number 40312001.

Approved: _____ 6/24/2022
Inger Erickson, Deputy City Manager — Date

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *173

REQUEST TO ADD-ON (SEE ATTACHED MEMO) Payment Ordinance for Summer Recess (S-48900)

The request is prepared each fiscal year end to allow for continuance of operations during the annual Council summer recess.

Summary

Request to authorize the City Controller to disburse funds, not to exceed $100,000 per vendor, per occurrence, arising or otherwise due and payable during the period commencing on July 1, 2022 through August 30, 2022, for the purpose of continuing payment authority for expenditure of public money for payment of claims against the City of Phoenix for normal, recurring, business operating expenditures.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer, the Chief Financial Officer and the City Controller.

City of Phoenix

To: Jeff Barton
City Manager

Date: 6/28/22

From: Kathleen Gitkin
Chief Financial Officer

Subject: REQUEST TO ADD AN ITEM: JULY 1, 2022 FORMAL COUNCIL AGENDA MEETING

Staff requests to add: Authorization to the City Controller to disburse funds, not to exceed $100,000 per vendor, per occurrence, arising or otherwise due and payable during the period commencing on July 1, 2022 through August 30, 2022.

Jeff Barton, City Manager

6/29/22
Date

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *174

REQUEST TO ADD-ON (SEE ATTACHED MEMO) Amend Ordinance S-45435 Regarding Pediatric Health Care Initiative Fund (S-48898)

Request to amend Ordinance S-45435 to remove the requirement that donations made to the Pediatric Health Care Initiative Fund be returned to the donor if not transferred to the Arizona Health Care Cost Containment System (AHCCCS) "within ninety (90) days of the receipt of a donation."

Summary
Ordinance S-45435, which established the Pediatric Health Care Initiative Fund to facilitate the transfer of donations for specialized pediatric care provided by freestanding children's hospitals with 100 beds or more located in the City of Phoenix to AHCCCS, requires that, if funds are not transferred to AHCCCS within 90 days of the receipt of the donation, the funds will be returned to the donor. The 90-day requirement was self-imposed and is not legally required. The requirement has become problematic in the timing of collection and distribution of donations. All other terms of the Ordinance will remain the same.

Financial Impact
There is no financial impact to the City.

Previous Council Action
Ordinance S-46957, dated May 6, 2020, authorized the City to enter into an intergovernmental agreement with AHCCCS to implement the provisions of Ordinance S-45435.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

To: Jeff Barton
City Manager

Date: June 27, 2022

From: Cris Meyer
City Attorney, Law Department

Subject: REQUEST TO ADD AN ITEM - July 1, 2022 FORMAL COUNCIL AGENDA MEETING

Staff requests to add: Amend Ordinance S-45435 to remove the requirement that donations made to the Pediatric Health Care Initiative Fund be returned to the donor if not transferred to the Arizona Health Care Cost Containment System (AHCCCS) "within ninety (90) days of the receipt of a donation."

Approved: _____ 6-27-22

Jeff Barton, City Manager — Date

City of Phoenix

Report

Agenda Date: 7/1/2022, **Item No.** *175

REQUEST TO ADD-ON (SEE ATTACHED MEMO) Authorization to Apply for, Accept, and Enter into an Agreement for the FY 2022 DNA Capacity Enhancement and Backlog Reduction Grant Program

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement for federal grant funds through the Bureau of Justice Assistance for the FY 2022 DNA Capacity Enhancement and Backlog Reduction (Formula) grant program. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item.

Summary

The Police Department's Laboratory Services Bureau (LSB) has applied for and been awarded funds through this grant program for several years. This grant funding is to provide for the processing, recording, screening, and analysis of forensic DNA and/or DNA database samples. The grant objective is to increase the capacity of public forensic DNA and DNA database laboratories to process more samples, thereby, reducing the backlog. All DNA profiles will be entered into the combined DNA Index System and ultimately, where applicable, uploaded to the National DNA Index System.

If awarded, grant funding will be utilized for forensic scientist overtime, related fringe benefits, equipment, travel/training, consultants for outsourcing DNA testing, and other costs to improve the quality and timeliness of forensic DNA analysis. The grant application is due July 12, 2022.

Contract Term

The contract term will be for two years beginning Oct. 1, 2022 through Sept. 30, 2024.

Financial Impact

Eligible funding amount is $642,670. No matching funds are required. Cost to the City would be in-kind resources only.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

To: Lori Bays
Assistant City Manager

Date: June 27, 2022

From: Jeri L. Williams
Police Chief

Subject: REQUEST TO ADD-ON FOR THE JULY 1, 2022 FORMAL AGENDA - AUTHORIZATION TO APPLY FOR, ACCEPT, AND ENTER INTO AN AGREEMENT FOR THE FY 2022 DNA CAPACITY ENHANCEMENT AND BACKLOG REDUCTION GRANT PROGRAM

This memo requests to add an item, Authorization to Apply for, Accept, and Enter into an Agreement for the FY 2022 DNA Capacity Enhancement and Backlog Reduction Grant Program, to the July 1, 2022 Formal agenda. The grant application is due by July 12, 2022.

Approved: _____
Lori Bays, Assistant City Manager