



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-51-26-3
Sweetwater Estate at Shadow Mountain PUD
October 30, 2026

[Paradise Valley Village Planning Committee](#) Meeting Date:

November 2, 2026

[Planning Commission](#) Hearing Date:

December 3, 2026

Request From:

[R1-6](#) (Single-Family Residence District)
(1.26 acres)

Request To:

[PUD](#) (Planned Unit Development) (1.26 acres)

Proposal:

PUD to allow residential and an assisted living facility

Location:

Approximately 320 feet north of the northwest corner of 36th Street and Sweetwater Avenue

Owner:

Jacob Crawford

Applicant:

J&K Luxury Group

Representative:

Nate Tonnemacher, Rose Law Group, PC

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Residential 3.5 to 5 dwelling units per acre

[Street Map Classification](#)

36th Street

Minor Collector

30-foot west half street

CONNECT OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & 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 proposed assisted living facility is compatible with the surrounding single-family residential neighborhood due to its single-story design and residential architectural character.

General Plan Conformity

CELEBRATE OUR DIVERSE COMMUNITIES & 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 proposal will have adequate development standards with the building height maintained at a single level to fit in with the surrounding residential neighborhood and the majority of the surface parking is pushed back in the rear of the building.

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 PUD Narrative incorporates enhanced landscaping and shade standards throughout the perimeter of the site that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Piestewa Peak Freeway Specific Plan](#) – See Background Item No.16.

[Complete Streets Guiding Principles](#) – See Background Item No. 17.

[Shade Phoenix Plan](#) – See Background Item No. 18.

[Transportation Electrification Action Plan](#) – See Background Item No. 19.

[Conservation Measures for New Development](#) – See Background Item No. 20.

[Phoenix Climate Action Plan](#) – See Background Item No. 21.

[Zero Waste PHX](#) – See Background Item No. 22.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R1-6
North	Single-family residential	R1-6
East (across 36th Street)	Single-family residential	R1-6
South	Senior center	R1-6
West	Senior center parking, wash corridor	R1-6

Background/Issues/Analysis

SUBJECT SITE

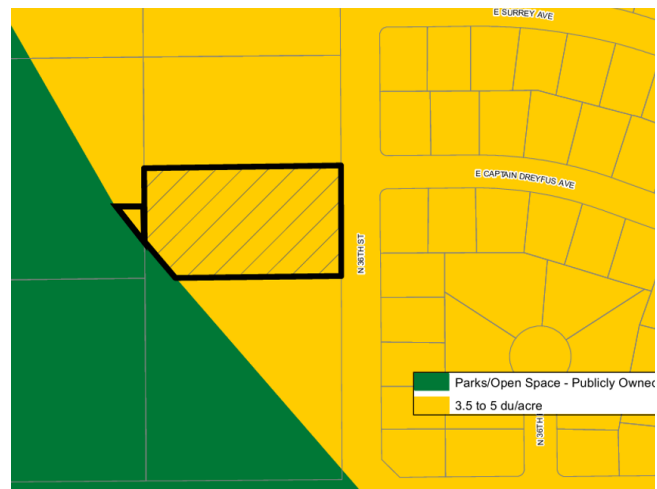
1. This request is to rezone a 1.26-acre site located approximately 320 feet north of the northwest corner of 36th Street and Sweetwater Avenue from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) for the Sweetwater Estate at Shadow Mountain PUD to allow residential and an assisted living facility. A single-family residence is currently located on site.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site and the properties to the north, east, across 36th Street, and south are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

The parking lot and wash corridor located west and southwest of the subject site are designated Parks/Open Space – Publicly Owned.

The assisted living facility requested in the PUD zoning is not consistent with the Residential 3.5 to 5 dwelling units per acre designation; however, a General Plan Amendment is not required since the site is less than 10 acres in size.



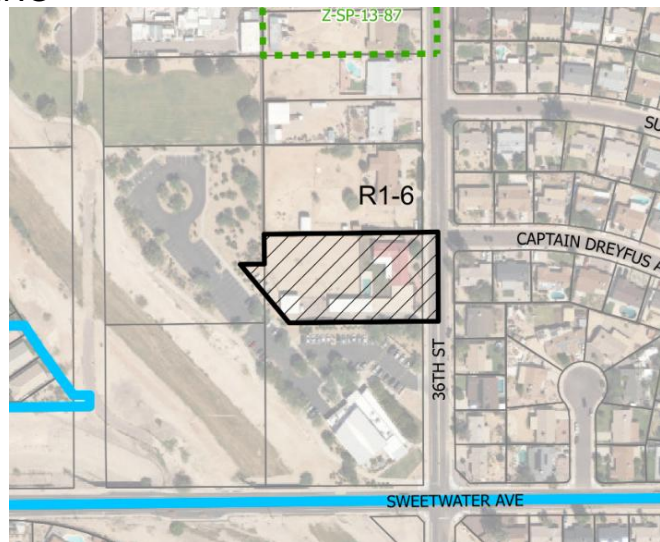
General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The properties to the north and east, across 36th Street, are developed as single-family residential zoning R1-6 (Single-Family Residence District).

A senior center is located south of the subject site with parking wrapping west and southwest of the subject site. The senior center is zoned R1-6 (Single-Family Residence District).

Further west and southwest of the subject site is the Indian Bend Wash zoned R1-6 (Single-Family Residence District).



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (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 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.
5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped October 14, 2026. The proposed standards were designed to allow residential and an assisted living facility that would provide additional services to senior residents in the village.
6. **Conceptual Development Plan and Permitted Uses**
The PUD proposes a community residence center and single-family residential as a primary use. Single-family residential development shall be consistent with Section 608 and 613 of the Zoning Ordinance which is consistent with the current zoning on the site. The PUD Narrative also proposes a series of accessory uses that would serve an assisted living facility. Some of these accessory uses include therapy, office, personal services, and support staff dormitories.
7. **Development Standards**
The PUD Narrative proposes development standards intended to respond to the existing single-family residential character of the area. A summary of the

development standards is provided below.

Development Standards	
Standard	Proposed
<i>Maximum Density (dwelling units/acre)</i>	8
<i>Maximum Number of Beds (Community Residence Center)</i>	64
<i>Maximum Number of Resident Rooms</i>	32
<i>Maximum Building Height</i>	22 feet (one-story)
<i>Maximum Common Open Space</i>	5% gross lot area or 55 square feet per bed, whichever is greater
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Perimeter Building Setbacks</i>	
<i>Front (along 36th Street)</i>	20 feet
<i>Rear (West)</i>	25 feet
<i>Side (North)</i>	10 feet
<i>Side (South)</i>	5 feet
<i>Minimum Landscape Setbacks</i>	
<i>Front (along 36th Street)</i>	20 feet
<i>Rear (West)</i>	5 feet
<i>Side (North)</i>	10 feet; 5 feet adjacent to parking areas
<i>Side (South)</i>	5 feet
<i>Streetscape Standards</i>	
<i>36th Street</i>	Sidewalk Width: 6 feet Landscape strip between back of curb and sidewalk: 6 feet

The PUD will provide a development that is consistent with the single-family character of the area. Furthermore, the proposed PUD will provide enhanced landscape setbacks and provide a height limitation of one story or 22 feet.

8. **Landscape Standards**

The PUD Narrative requires that two-inch caliper trees be planted 20 feet on center or in equivalent groupings for any landscape setback areas. Furthermore, the landscape strip located between back of curb and sidewalk is required to have a range of tree caliper sizes including 50 percent 2-inch caliper, 25 percent 3-inch caliper, and 25 percent 4-inch caliper, single-trunk, drought tolerant, shade trees. The PUD notes that north and west property landscape setbacks may be reduced or eliminated if required by the Fire Department.

9. **Parking**

The PUD Narrative requires a minimum of 26 parking spaces. The proposed

parking is less than that required per Section 702 of the Zoning Ordinance that would require one space per two residents/patient beds. Furthermore, a minimum of five percent of the required parking or 2 parking spaces, whichever is greater, would be required to have EV Ready infrastructure. The PUD Narrative also requires a minimum of 6 bicycle parking spaces provided through inverted U and/or artistic racks. A minimum of 10 percent of the bicycle parking spaces are required to include electrical receptacles for electric bicycle charging capabilities.

10. **Fences and Walls**

The proposed development will have perimeter walls up to eight feet in height where the site abuts residential property. The proposed fencing will act as a buffer to the adjacent large lot single-family residence to the north. Furthermore, a maximum height of 36 inches shall be provided anywhere along 36th Street and within a sight visibility triangle.

11. **Shade**

The PUD Narrative will require public pedestrian walkways to be shaded at a minimum of 75 percent and private pedestrian walkways at a minimum of 50 percent. Furthermore, the proposed common area within the assisted living facility is required to be shaded at a minimum of 50 percent. Surface parking areas must be shaded at 25 percent utilizing a shade structure or two-inch caliper, drought tolerant, shade trees. Bicycle parking within the development shall also provide a minimum of 75 percent shade utilizing a shade structure or landscaping.

12. **Lighting**

The proposed development will provide adequate lighting to ensure safety while remaining compatible with the surrounding single-family residential character. All fixtures shall be dark-sky compliant and full-cutoff. Light levels at all property lines shall not exceed one foot candle. Lighting structures with a maximum height of four feet shall be provided along all pedestrian walkway lighting. Lighting shall also be provided at entrances. Additionally, recessed full-cutoff downlights shall be provided along the building façade and shall include safety lighting dusk-to-dawn or timer control.

13. **Design Guidelines**

The PUD proposes enhanced design guidelines to ensure the building is compatible with the surrounding residential character and senior center to the south. The PUD sets forth requirements to provide a variety of building materials with stucco building façade being a mixture of two of the following materials:

- Stone veneer
- Dark bronze window and door frames
- Warm charcoal/brown roof material
- Glazing

The PUD requires building facades facing 36th Street provide a covered entry including a front door, porch, or similar single-family home entry design features.

14. **Signs**

The PUD proposes for all signage, including monuments and wall signs to comply with the signage requirements of Section 705 of the Zoning Ordinance.

15. **Sustainability**

The PUD proposes several sustainability principles within the development. Below is a highlight of proposed sustainability practices:

- Low water plant list
- Green stormwater management standards
- Limiting natural turf
- EV Ready parking standards
- Enhanced shade standards
- Participation in the Water Efficiency Checkup Program
- Smart drip irrigation systems

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

16. **Piestewa Peak Freeway Specific Plan**

The Phoenix City Council approved the Piestewa Peak Parkway Specific plan on June 20, 1990, with the primary purpose of outlining goals and policies for properties abutting the SR-51 freeway and guiding development in a way that protects the integrity of existing neighborhoods. Furthermore, the plan sets forth actionable items to mitigate the impact of the freeway on the existing communities along this corridor. Since the adoption of these plans, the SR-51 freeway has been completed, and mitigating features such as sound walls, enhanced landscaping, and overall circulation improvements have been built as set forth in the plans. The plans also included land use change recommendations for properties abutting the SR-51 freeway. The site is located within Segment 5 of the plan, which is located between Cactus Road and Thunderbird Road and is identified as existing and proposed single family residential. However, the plan notes the land to the south would be developed as park land in accordance with the Indian Bend Wash Master Plan.

17. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted 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 all users, the PUD proposes standards for a shaded, detached sidewalk along 36th

Street, bicycle parking, and pedestrian connectivity from the assisted living facility to 36th Street.

18. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The Development Narrative requires a 75 percent shade on all adjacent perimeter public sidewalks and larger tree sizes within the landscape areas. These standards exceed the minimum Zoning Ordinance requirements.

19. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The Development Narrative requires a minimum of two parking spaces to be EV Ready.

20. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The development within the PUD will utilize smart irrigation controllers,

limitations on the use of natural turn, and Green Stormwater Infrastructure features to reduce water waste.

21. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater management shall be implemented.

22. **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 proposed PUD Narrative includes participation in the City of Phoenix solid waste recycling program.

COMMUNITY INPUT SUMMARY

23. At the time this staff report was written, staff has received six letters in opposition to the project. Concerns include traffic congestion, increased density, facility hours of operation, and commercial and emergency services traffic. Staff has also received a letter of support for the proposal.

INTERDEPARTMENTAL COMMENTS

24. The Street Transportation Department has requested that any new or relocated utilities within the public right-of-way shall be undergrounded. Additionally, the developer shall replace unused driveways with sidewalk, curb, and gutter and all required improvements must comply with City and ADA standards. These are addressed in Stipulation Nos. 2 through 4.

OTHER

25. 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. 5.

26. 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 final site plan approval. This is addressed in Stipulation No. 6.
27. 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 proposal contains enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
2. The proposal incorporates development standards that are sensitive to the surrounding area such as a height maximum and enhanced building setbacks.
3. The proposal will facilitate the development of an assisted living facility at an appropriate location north of an existing senior center, thus contributing to the land use mix in the area.

Stipulations

1. An updated Development Narrative for the Sweetwater Estate at Shadow Mountain 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 October 14, 2026, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 2, A. Purpose and Intent, A.3 Project Goals, Last paragraph, 2nd sentence: Remove "in Section 608 (see Section D and Table 1)".
 - c. Page 6, D. Development Standards, 2nd paragraph, 2nd sentence: Remove "from Sec. 608".

2. All new or relocated electric lines within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
3. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
4. All streets within and adjacent to the development shall be constructed 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. 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.
6. Prior to final 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.

Writer

Matteo Moric

October 30, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

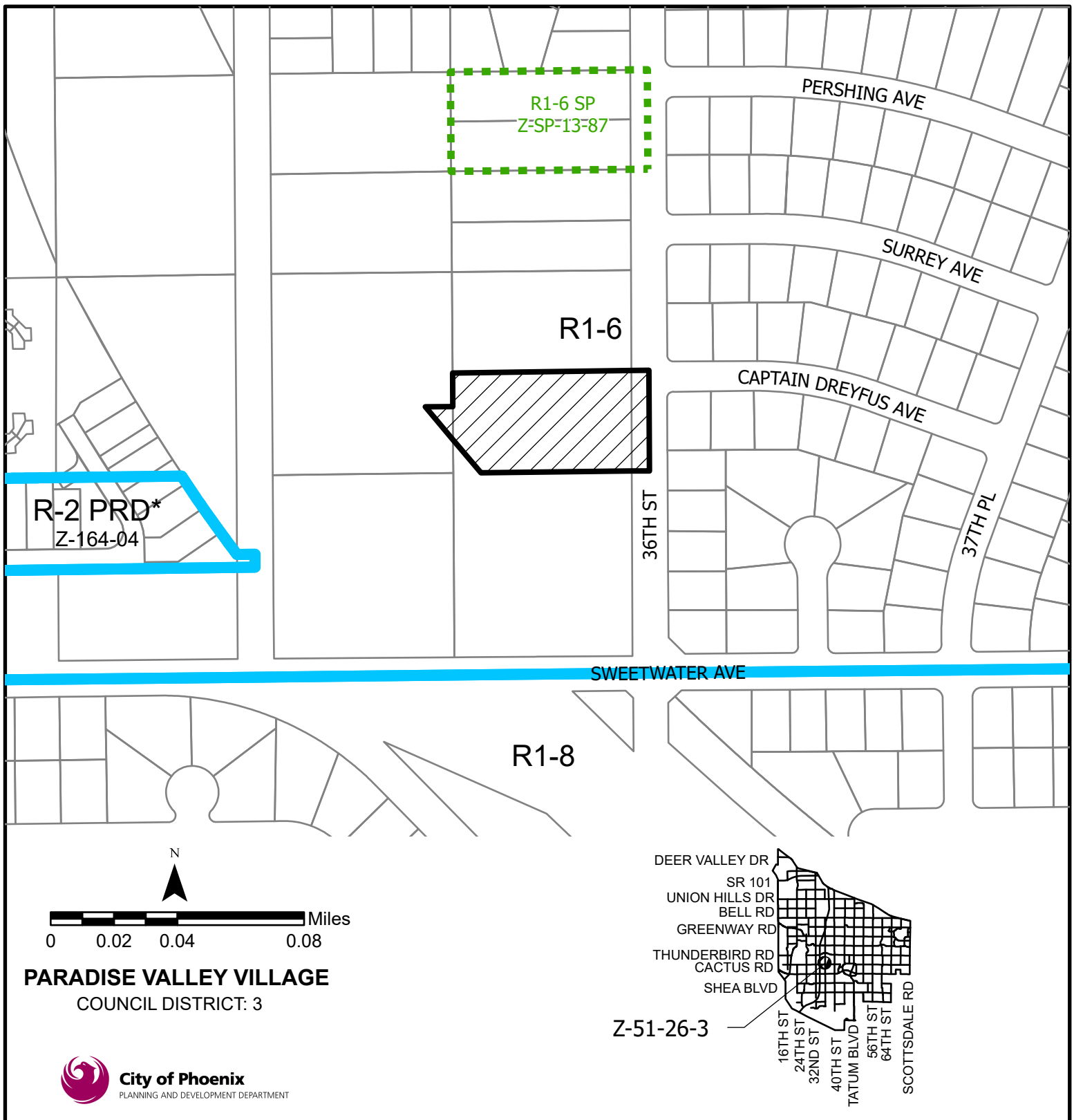
Conceptual Site Plan date stamped October 16, 2026

Conceptual Elevations date stamped October 16, 2026

Conceptual Renderings date stamped October 16, 2026

Correspondence (9 pages)

[Sweetwater Estate at Shadow Mountain PUD](#) date stamped October 14, 2026



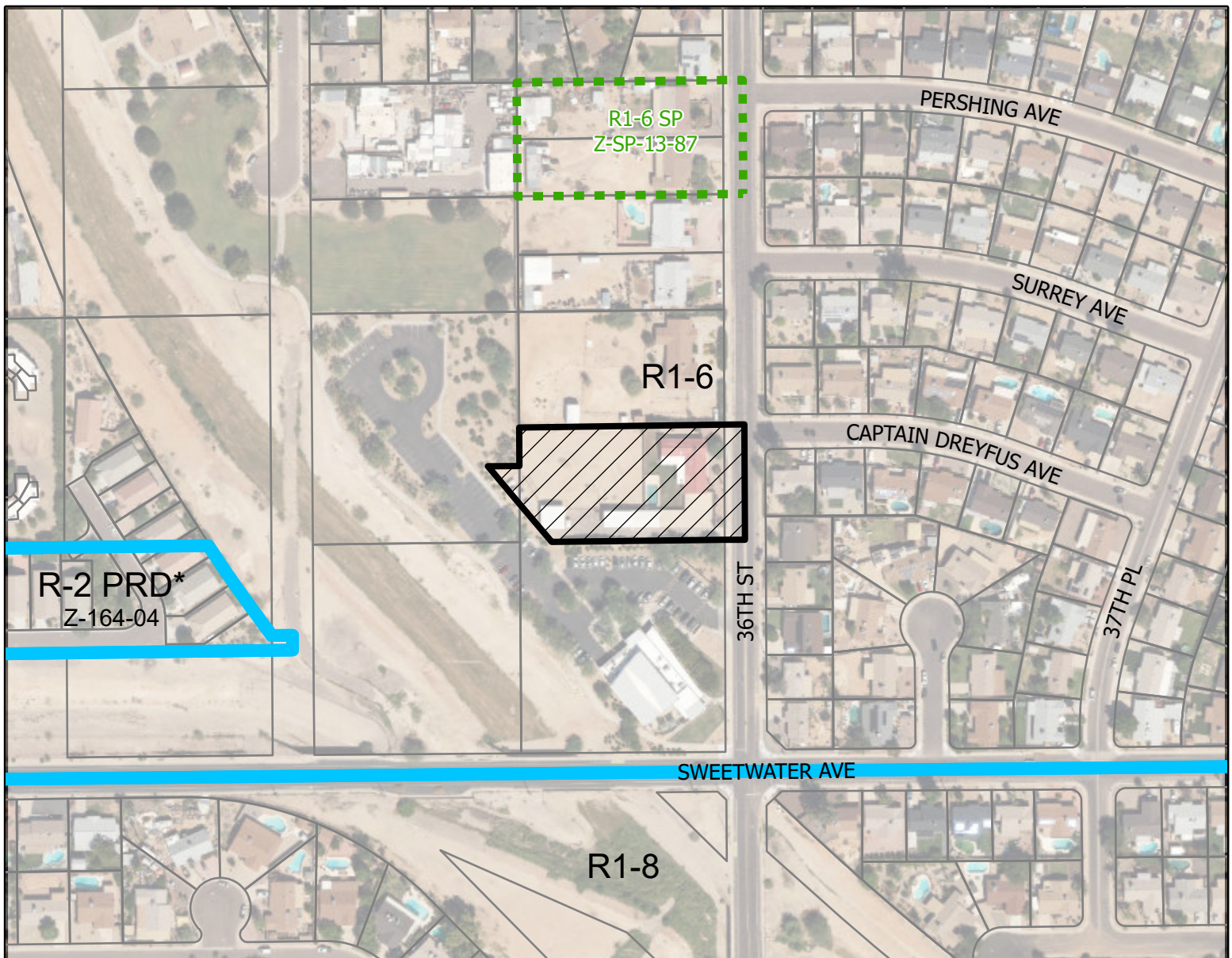
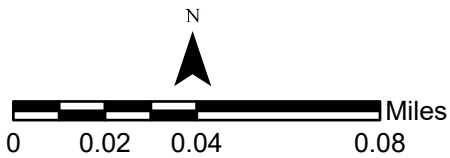
PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3



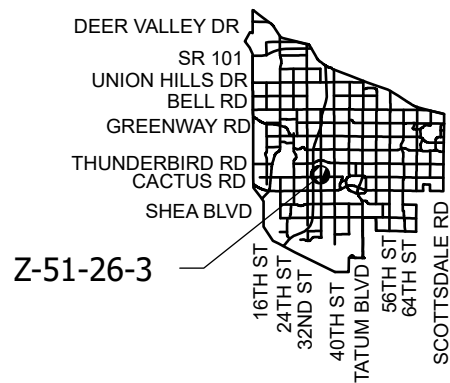
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Rose Law Group PC		REQUESTED CHANGE:	
APPLICATION NO: Z-51-26-3	DATE: 4/30/2026	FROM: R1-6 (1.26 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.26 Acres	REVISION DATES:		TO: PUD (1.26 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 32-35	ZONING MAP L-10	
MULTIPLES PERMITTED R1-6 PUD	STANDARD OPTION 7 8		* UNITS P.R.D OPTION 8 N/A

* Maximum Units Allowed with P.R.D. Bonus



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3



APPLICANT'S NAME: Rose Law Group PC		REQUESTED CHANGE:	
APPLICATION NO: Z-51-26-3		FROM: R1-6 (1.26 ac.)	
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MULTIPLES PERMITTED R1-6 PUD		STANDARD OPTION 7 8	
		* UNITS P.R.D OPTION 8 N/A	

* Maximum Units Allowed with P.R.D. Bonus

SITE INFORMATION

PROJECT DESCRIPTION

The Development Narrative submitted in conjunction with this site plan requests the rezoning of the existing R1-5 property to Planned Unit Development (PUD) for the construction of a one-story, 64-bed assisted living and community residence center for seniors and disabled older adults.

General Site Development Notes:
All development shall conform to the approved site plan, zoning stipulations, and applicable conditions of approval.
All work shall comply with the Phoenix Zoning Ordinance, Building Construction Code, and Fire Code.
Any modification to this site plan requires approval from the Planning & Development Department.
Contractor shall verify all dimensions and site conditions prior to construction.
No deviations are permitted without written authorization from the City.
All utilities shall be installed underground unless otherwise approved.
All existing and proposed easements shall remain unobstructed.

[illegible]

NOT TO SCALE



1 SITE PLAN
1" = 20'-0"

1. $1^{\circ} = 20'$

NOT TO SCALE

KONTEXTURE, LLC
ARCHITECT
3334 N 20th, Street, Phoenix, AZ
623.533.7652

ROSE LAW GROUP PC.
ATTORNEY: THOMAS GALVIN, ATTORNEY
NATE TONNEMACHER, SENIOR PLANNER
7144 E Stetson Drive, Suite 300
Scottsdale, AZ 85251
(602) 480-5005, 3925
(M) 805-345-8074
www.roselawgroup.com

anned Unit Development
APN's 166-03-009C & 166-03-010A

SEALS AND SIGNATURES

KEYPLAN

SCALE: _____

AS NOTED

PRELIMINARY SITE PLAN

A0.2

PROJECT NO:	25-08
WORKSHEET NO:	0202

GENERAL NOTES

KONTEXTURE
ARCHITECTURE | INTERIOR | EXTERIOR

KONTEXTURE, LLC
ARCHITECT
3334 N 20th Street, Phoenix, AZ 85016,
602.553.7932

JAK LUXURY GROUP
APPLICANT: JAKE CHANFOR, PRESIDENT
16427 N. Scottsdale Rd., Suite 200, Scottsdale, AZ 85254
jake@jkluxury.com
jake@jkluxury.com

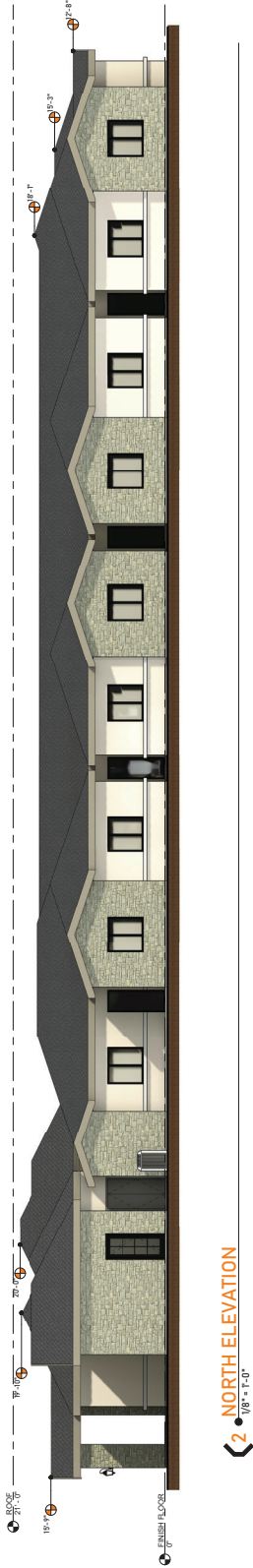
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adam@roselaw.com
info@roselaw.com

SWEETWATER ESTATE
AT SHADOW MOUNTAIN
19306 N 34TH ST PHOENIX 85032

KEYNOTES



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

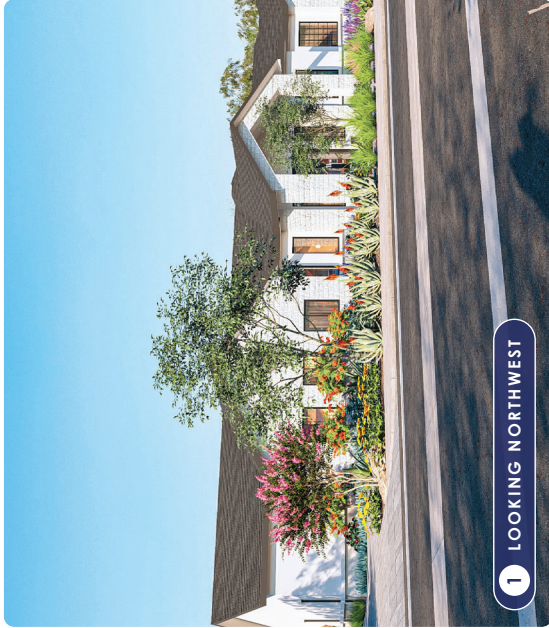
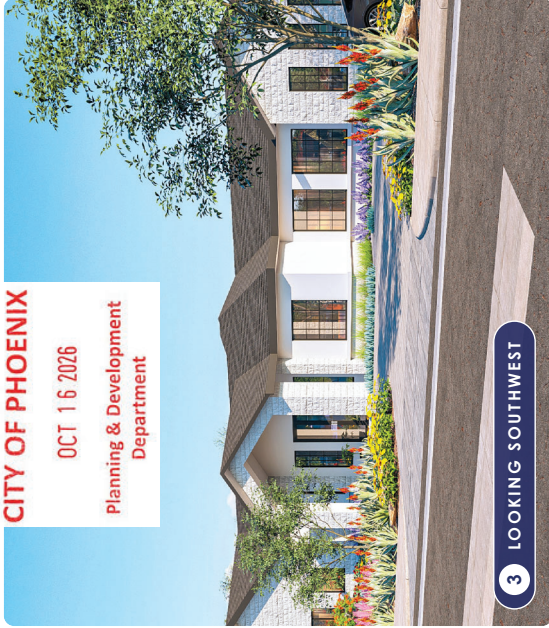
KONTEXTURE, LLC
ARCHITECT

SCALE
AS NOTED

ELEVATIONS
A4.0

PROJECT NO.
KONTEXTURE, LLC
25-014
60225

CITY OF PHOENIX
OCT 16 2026
Planning & Development
Department



CITY OF PHOENIX

OCT 16 2026

Planning & Development
Department

Sweetwater Estate
in Shadow Mountain

EXHIBIT 6

CONCEPTUAL RENDERINGS & PERSPECTIVES

From: PDD Long Range Planning
Subject: FW: rezoning case Z-51-26

From: Britney Fredrickson <bfredrickson@wilsonelectric.net>
Sent: Tuesday, May 5, 2026 10:05 AM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: rezoning case Z-51-26

To Whom It May Concern,

PARADISE VALLEY VILLAGE PLANNING COMMITTEE "Sweetwater Estate at Shadow Mountain" Property Address:
13036 N 36TH ST PHOENIX 85032

I am writing to formally and unequivocally oppose the proposed rezoning and development within our neighborhood.

My family has been part of this community since 1972, and we continue to own and maintain our home with the intent of preserving it for future generations. The character of this neighborhood—defined by its open space, horse properties, and low-density living—is not incidental; it is exactly why residents have invested their lives here.

The proposed high-density, multi-resident development is fundamentally incompatible with the established nature of this area. It would introduce substantial and unacceptable increases in traffic, congestion, and noise. Our neighborhood streets are not designed to handle this level of density, and the already strained four-way stop just south of the proposed site would become even more dangerous and congested.

Residents are already dealing with the negative impacts of increased density stemming from developments near the Paradise Valley Mall, including heavier traffic flow, increased noise, and diminished quality of life. Approving yet another high-density project in close proximity would only compound these issues and further erode the livability of our neighborhood.

This project does not serve the interests of the existing community. It offers no meaningful benefit to current residents and instead prioritizes overdevelopment at the expense of neighborhood stability, safety, and character.

Additionally, there is already a nearby care facility located approximately 587 feet from the proposed site that provides similar accommodations. There is no demonstrated need to introduce another such facility in such close proximity, particularly when doing so would contribute to overdevelopment and negatively impact the visual and residential character of the area.

For these reasons, we strongly urge the City to reject this rezoning request. Approval of this project would disregard the legitimate concerns of long-standing residents and set a harmful precedent for incompatible development in established neighborhoods.

We expect the City to uphold responsible planning standards and protect the integrity of our community by denying this proposal.

Sincerely,
Britney Fredrickson
2941 E Surrey Ave Phoenix, AZ 85032

From: [John Peelle](#)
To: [Matteo Moric](#)
Subject: collecting petition signatures to protest a Zoning change
Date: Wednesday, June 10, 2026 10:16:55 AM

Dear Mr. Moric: Phoenix Village Planner

Our neighborhood is about to start collecting petition signatures to oppose the rezoning of 13036 N. 36th Street in Phoenix 85032.

The proposed change from R1-6 to PUD. (APNs 166-03-009C and 166-03 010A).

We would like to confirm the details on what the requirements are needed to do so.
What is a valid signature?

Are the points listed below correct?

Only property owners.

Husband and wife can both sign

property owners within 200 feet of the property in question
if we collect valid signatures of a least 20% of of the property owners surrounding the
property 13036 N. 36th Street Phoenix
we can force a super majority vote by the city council to pass this measure rather
than just a Majority..

Pease pass along any errors we need to correct

Also we have found the meeting dates, but no agendas to the meetings.

Junes was canceled

Where might we find this information?

Sincerely:

John T. Peelle

From: [John Peelle](#)
To: [Racelle Escolar](#)
Cc: [Matteo Moric](#)
Subject: The Sweetwater Estate at Shadow Mountain 13036 N. 36 Street APN 166-03-009C and 166-03-010A Rezoning case No. Z-51-26-3
Date: Thursday, June 25, 2026 4:04:38 PM

Racelle Escolar:

I do hope you are doing well.

Our neighborhood is working to stop this rezoning from going forward for a number of reasons. The Sweetwater Estate at Shadow Mountain 13036 N. 36 Street APN 166-03-009C and 166-03-010A Rezoning case No. Z-51-26-3

Traffic impact on local streets

Privacy impacts on nearby homes

Noise lighting and activity dust

Parking adequacy overflow into neighborhood

Compatibility with single family character:

Emergency vehicle access

Proposed density for a 1.14 acre site

Our goal is to trigger a 3/4 requirement (super majority) at City Council and would like the requirements and your recommendations and meeting specific criteria

Sincerely,

John Tuttle Peelle

.

John T. Peelle
3601 East Captain Dreyfus Ave.
Phoenix AZ 85032
Johnpeelle881@gmail.com
480 99104798

PLANNED UNIT DEVELOPMENT NARRATIVE

DEVELOPMENT : CASE NUMBER # Z- 51- 26- 3

8/17/2026

Matteo Moric AICP
Planning And Development Department
Long Range Planning Div.
Phoenix, AZ 85003

matteo.moric@phoenix.gov

racelle.escolar@phoenix.gov

SUBJECT: Formal Opposition to Proposed Assisted Living Facility Development —

Sweetwater Estates at Shadow Mountain

Members of the Planning Commission and City Council,

I am writing to express our strong opposition to the proposed assisted living facility development planned for 13036 N. 36th Street . My wife and I are residents of this immediate community for over half a century this October. We live a 3601 East Captain Dreyfus Ave, Phoenix AX 85032 or across the street and we have serious concerns regarding the adverse impacts this commercial-scale development will have on our neighborhood.

Specifically, the proposed development presents several critical issues:

- **Traffic Congestion and Safety:** 36th street is a residential street and is not designed to accommodate the high volume of daily employee shifts, delivery trucks, visitor traffic, and frequent emergency vehicle (ambulance/fire) trips that a facility of this scale requires.
- **Incompatibility with Zoning & Character:** The commercial structure is fundamentally out of scale with the existing single-family residential character and quiet nature of our neighborhood.
- **Parking Demands:** Inadequate on-site parking will inevitably cause overflow parking to spill over into neighboring residential streets, causing congestion and restricting visibility for residents. At this location it is illegal to park on either side of 36th Street
- **Infrastructure & Environmental Strain:** The development raises major concerns regarding increased stormwater runoff, increased strain on municipal water and sewer lines, and the irreversible loss of open green space and natural buffer zones.

- **Fire and Evacuation :** A high-density development housing 63 vulnerable residents on a single acre presents severe structural safety challenges, particularly regarding emergency evacuations and emergency vehicle access:**The primary safety issue stems from the extreme population density relative to the site's footprint. In an assisted living environment, the vast majority of residents suffer from reduced mobility, cognitive impairments, or rely on mobility aids such as walkers and wheelchairs. Evacuating 63 individuals under emergency conditions is fundamentally different from evacuating a standard residential community; it requires significant time, direct hands-on assistance from staff, and clear paths of egress. On a tight one-acre parcel, accommodating the necessary staging areas, wide perimeter access, and safe assembly zones well clear of the structure becomes nearly impossible. If a fire breaks out, the immediate evacuation space on site will quickly become congested, dangerously delaying the removal of residents from harm's way and putting both occupants and first responders at risk.**

Furthermore, the physical operational footprint of emergency services on a single acre presents critical logistical hazards. Modern fire suppression apparatuses—such as ladder trucks, engines, and multiple ambulances—require substantial turning radiuses, wide staging lanes, and dedicated, unobstructed access zones to deploy equipment and manage a mass-casualty or multi-alarm incident. Packing a multi-unit facility, required parking, service bays, and circulation driveways onto a single acre leaves virtually zero margin for error. Any parked delivery vehicles, visitor traffic, or narrow access corridors could choke off first responder access entirely. In a crisis where every second counts, this severe spatial constraint drastically impairs fire department response times and limits their ability to execute simultaneous fire suppression and patient transport.

While we fully support the need for senior care housing, placing a facility of this magnitude in a quiet single-family residential zone is inappropriate and detrimental to existing residents and local property values. There are a great number of assisted living beds within the the Paradise Valley Village making this facility redundant and there are plenty of properties currently in the village with more appropriate Zoning.

I strongly urge the Planning Commission and City Council to deny the requested zoning variance, conditional use permit, or re-zoning application for this location.

Thank you for your time, consideration, and commitment to preserving the character and safety of our neighborhood.

Sincerely,

John and Linda Peelle, Sueann and Gary Moore, Mr. and Mrs. Geraldo Novoa

Dan and April Wolters retired Army and Retired Glendale Fire Fighter

Matteo Moric

Subject: FW: Planned Unit Development - Case Z-51-26-3

From: LINDA PEELLE <peelle@cox.net>

Sent: Friday, August 28, 2026 11:00 AM

To: Council District 3 PCC <council.district.3@phoenix.gov>; Matteo Moric <matteo.moric@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>

Subject: Planned Unit Development - Case Z-51-26-3

28 August 2026

Matteo Moric,
Racelle Escolar
Members of the Phoenix City Planning Committee
Members of the Phoenix City Council
Councilwoman Debra Stark - District 3

This is in regards to the proposed rezoning of the property located at 13036 N. 36th St., Phoenix, AZ 85032 from single family residence to a PUD — case# Z - 51 - 26 - 3, also known as Sweetwater Estates at Shadow Mountain.

This property is in an established residential community with the exception of a Senior Center to the south located on City property. The Senior Center operates only 5 days a week from 8 to 5. No nights, no weekends, no Holidays.

The proposed business would be operating 24/7 - 365 days a year with 32 units and up to 64 residents plus Staff. There will be delivery trucks for maintaining the facility, along with transport vehicles, visitors, and ambulances coming and going at all hours. There will cause a definite increase of commercial traffic throughout the neighborhood.

Before that there will be 18-24 months of construction noises with all the disruption, trucks, dust, and digging that goes with building structures.

And BEFORE that there's the demolition of the existing house, out buildings, animal paddock and pool that will spew dust and possible toxins into the surrounding neighborhood.

My husband and I, along with many property owners in the area strongly oppose the rezoning of this property. It has been a residential property for about 40 years. This proposed facility will be a permanent disruption to an established community with a number of long time residents.

Linda Peelle
3601E. Captain Dreyfus Ave
Phoenix, AZ 85032
peelle@cox.net
(480)822-9155

Subject: FW: Rezoning opposition to "Sweetwater Estate at Shadow Mountain"

From: Kellie J Cohen <idgie23@cox.net>

Sent: Thursday, October 29, 2026 2:40 PM

To: PDD Zoning <zoning@phoenix.gov>

Subject: Rezoning opposition to "Sweetwater Estate at Shadow Mountain"

Dear Commissioners and Council Members,

I am writing on behalf of myself and the residents in this neighborhood that are directly affected by this rezoning request, to state our formal and unequivocal opposition to the requested rezoning of the 1.2-acre residential ranch property located at 13036 N 36th Str. The applicant's proposal to rezone this parcel from low-density single-family residential to an institutional/commercial zoning designation to construct a large-scale assisted living facility is fundamentally incompatible with the character, safety, and infrastructure of our established neighborhood.

We urge the Commission to recommend **denial** of this application based on the following critical concerns:

1. Market Saturation and Lack of Public Necessity

A rezoning must serve the public interest and fulfill a genuine community need. That need simply does not exist at this location:

- **Overwhelming Proximity:** There are already **27 similar facilities within a 1-mile radius** and **60 facilities within a 2-mile radius** of this property. Many of these facilities are not full.
- **Spot Zoning:** Imposing an institutional footprint onto a low-density residential ranch parcel in an area already saturated with senior care facilities constitutes inappropriate spot zoning that benefits only the commercial developer at the expense of established homeowners.

2. Pedestrian Safety and School Proximity

A brand-new school is located just one-half mile from the proposed site. The surrounding roads regularly carry school buses, parent commuter traffic, and, most importantly, young students walking and biking to school. Introducing 24/7 commercial-scale operations; including staff shift changes, visitor turnover, and frequent emergency medical vehicles, substantially increases pedestrian safety hazards along primary school routes.

3. Traffic Congestion and Narrow Residential Roads

Our neighborhood streets were engineered and platted for low-density, single-family residential traffic, not continuous commercial transit. The proposed development will severely burden our street network:

- **Large Delivery and Supply Trucks:** Regular deliveries (food services, medical supply distributors, commercial waste haulers, linen services) will inevitably block narrow residential roads that lack dedicated loading docks or commercial turnarounds.
- **Emergency Vehicle Access:** Assisted living facilities generate high volumes of emergency calls. Frequent ambulances and fire responses with sirens and flashing lights will congest residential thoroughfares and impede normal neighborhood circulation.

4. Strain on Already Overwhelmed Emergency Services

Our local fire department, paramedics, and ambulance services are already operating under heavy call volumes and extended response times. Adding an institutional care facility will put even more strain on vital public safety resources:

- **Disproportionate Emergency Call Volume:** Assisted living facilities generate a stream of 911 calls for medical emergencies, patient falls, and non-emergent transports.
- **Depletion of Neighborhood Resources:** With our emergency response infrastructure already stretched thin, adding this proposed facility will again, as stated previously, put even more strain on our first responders.

5. Destruction of Neighborhood Character and Environmental Intrusion

The property is currently a 1.2-acre ranch parcel that fits the low-density, quiet suburban aesthetic of our community. Replacing this open land with an institutional commercial structure will result in:

- **Severe Light Pollution:** Commercial safety codes require 24/7 high-intensity exterior illumination for parking lots, building perimeter security, and access ramps, directly intruding into adjacent homes and eliminating dark-sky residential enjoyment.
- **Continuous Noise:** Unlike a typical residence, a multi-resident care facility operates non-stop, producing ongoing noise from large rooftop HVAC chillers, backup generators, delivery lift gates, and shift changes at all hours of the night and early morning.
- **Loss of Canopy and Permeability:** Bulldozing this 1.2-acre parcel will replace natural open soil with extensive impervious surfaces (massive building footprints, sprawling parking lots, and commercial driveways), worsening local storm water runoff and destroying the rural-residential look and feel of the block.

Rezoning this parcel sets a dangerous precedent for commercial encroachment into stable, single-family neighborhoods. We respectfully request that the Planning Commission uphold the current residential zoning classification and vote **NO** on this application.

Respectfully,
No on Rezoning Residents

Date: 07/27/26

Matteo Moric
City Planner
City of Phoenix Planning & Development Department
Phoenix, Arizona

Re: Case Z-51-26, Sweetwater Estate at Shadow Mountain

Rezoning from R1-6 to Planned Unit Development (PUD)
13036 N. 36th Street, Phoenix, AZ 85032

Dear Mr. Moric,

I am a resident of the neighborhood surrounding 13036 N. 36th Street, and I am writing to express my support for the proposed Sweetwater Estate at Shadow Mountain rezoning (Case Z-51-26). The request would allow a residential-scale assisted living and community residence center for seniors and older adults with disabilities.

As I understand it, the project is a one-story building designed to resemble a large home rather than a commercial or institutional facility. It is limited to a maximum of 64 residents, locates parking behind the building, and is governed by project-specific PUD standards intended to keep it compatible with our single-family neighborhood.

I have discussed the future concessions with Prince Twumasi and Nate Tonnemacher

1) Adjacent brick wall heightened to 7-8 feet (your property's elevation is actually higher than ours). 2) Re-work deliveries/kitchen traffic to be on the southwest of the property, so it is not neighboring our wall and limits any noise. 3) Ensuring traffic over flow is not parking on the street in front of our property. Physical sign preferred. I realize public parking is for the public, but this goes back to having small children playing in the front and back of my property. I don't want to have to worry that strange cars are constantly parking, even on public parking, by my property. 4) Ensuring security cameras don't capture our property. 5) Ensuring curfew hours are enforced.

I respectfully ask the City to consider my support as it reviews this application. Thank you for the opportunity to comment.

Sincerely,

Name: Adam Sontag

Property address: 13040 N. 36th Street, Phoenix, AZ 85032

Signature:  Date: 07/27/26

[✓] I authorize this letter to be submitted to the City of Phoenix in connection with Case Z-51-26, Sweetwater Estate at Shadow Mountain.