

**PUBLIC GENERAL
INQUIRIES**

Adrian G Zambrano

From: Adrian G Zambrano
Sent: Monday, June 8, 2026 12:08 PM
To: 'Doug M'
Subject: RE: Case Z-15-26: Ranger and 56th Street Extension

Hi Doug,

My responses to your questions are below in **red**. Please note that if you wish to appeal the Planning Commission decision, it can be appealed within 7 calendar days after the Planning Commission hearing (by this Thursday). If it is not appealed by then, it will go onto the City Council consent agenda for ratification but may be removed from the consent agenda if there are registered speakers for the item. For more information, please see the Planning Commission Appeal Guide: <https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning/planning-commission-appeal-petition-guide.pdf>.

The City Council agenda with information on how to access the meeting virtually and how to register to speak will be posted online about a week prior to the meeting, here: <https://www.phoenix.gov/administration/departments/cityclerk/programs-services/city-council-meetings.html>.

Best regards,



Adrian Zambrano (*he/him/his*)
Planner II - Village Planner
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City of Phoenix
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Mission: Planning, Development and Preservation for a Better Phoenix

From: Doug M <doug0506@gmail.com>
Sent: Monday, June 8, 2026 11:21 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Case Z-15-26: Ranger and 56th Street Extension

Dear Mr. Zambrano,

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

I recently attended the Desert View Village Planning Committee meeting and listened to the Planning Commission discussion online. While I respect the concerns raised regarding traffic, safety,

neighborhood character, and property values, I left with questions about how the recommendation aligns with the adopted planning and transportation objectives for Desert Ridge.

My understanding is that Ranger Drive was incorporated into the Desert Ridge Specific Plan, and the surrounding street network in 1994 as a minor collector, not a permanent dead end. As a former employee in the City of Scottsdale's long-range planning department, I appreciate the importance of public outreach and community input. However, I was surprised by the number of statements in a public forum suggesting that the connection was never intended to be completed, which does not appear consistent with the planning documents I have reviewed.

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

- Was the Ranger Drive connection shown in any adopted Desert Ridge planning documents, transportation plans, plats, or street classification maps, studies, etc.?

The Desert Ridge Specific Plan is available here:

https://www.phoenix.gov/content/dam/phoenix/pdds/site/documents/planning-zoning-pz/pdd_pz_pdf_00086.pdf. The Desert Ridge Specific Plan is a regulatory document that guides development in this area. The Circulation Concept Plan on page 5-16 does not specifically show the collector street network but does show the arterial street network and conceptually shows the land uses across the entire area. The Street Classification Map shows the collector street network and is available here: <https://www.phoenix.gov/content/dam/phoenix/streetssite/documents/098996.pdf>.

- If so, what action formally authorized its removal, modification, or restriction?

Ranger Drive is still shown on the Street Classification Map. The only way for Ranger Drive to not be extended to 56th Street would be for the City Council to approve a Street Classification Map Amendment, which is processed as a General Plan Amendment.

- Was a Traffic Impact Analysis completed, evaluating whether the additional proposed residential density could be accommodated without the planned connection?

The Traffic Impact Analysis that was approved by the Street Transportation Department assumed the future connection of Ranger Drive to 56th Street and required the developer to construct Ranger Drive to a full-width, City of Phoenix modified cross section "F" with 40 feet of pavement within 80 feet of right-of-way from its current terminus, to become the fourth leg of its intersection with 56th Street.

- What emergency access, network resiliency, and circulation considerations were evaluated as part of the recommendation?

The Planning Commission recommendation was approval per the staff recommendation in the Addendum A staff report. The Addendum A staff report is available online, here:

<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html>.

Changes were made to Stipulation 1 and 21, and Stipulation 22 was added, based on language that was worked out with the Street Transportation Department and the City Council District 2 office. I would recommend you voice your concerns to Council District 2 and try to meet with their office prior to the City Council meeting to discuss your concerns. If you register to speak at the City Council meeting, you

can voice your concerns, and request that the City Council approve the request per the original staff report, rather than the language in Addendum A, due to your concerns. Per the stipulation language in Addendum A, the responsibility to construct the connection of Ranger Drive to 56th Street shifts from the developer to the City, and the developer would only be responsible for the right-of-way dedication and construction of the temporary cul-de-sac and Ranger Drive along their frontage, but not the connection in between.

- How does the recommendation align with the goals and transportation framework of the Desert Ridge Specific Plan?

Ranger Drive would still eventually be connected to 56th Street, but the new stipulation language in Addendum A would require the City to construct it rather than the developer, which would have to be done by a future City Council decision to approve a Capital Improvement Plan (CIP) budget to construct the connection. The only way for the connection to not occur would be for the City Council to approve a Street Classification Map Amendment which removes the connection, which would be processed as a General Plan Amendment and would follow the same process as a rezoning application.

- What planning, engineering, or policy considerations ultimately support the recommendation to maintain the closure?

Ranger Drive is still planned to eventually connect to 56th Street, but the new stipulation language essentially delays that from occurring to sometime in the future when the City determines it is necessary. A Street Classification Map Amendment would have to be approved by the City Council in order for it to be permanently closed off.

My intent is to better understand the rationale for the proposed cul-de-sac, the continued use of the barrier that prevents access to the new cul-de-sac/park, and the supporting analysis behind the recommendation. As someone who was provided materials indicating that this was a planned future connection when purchasing my home, I am trying to reconcile the current recommendation with Desert Ridge's long-term planning framework.

I appreciate your time and would welcome any documents, studies, staff reports, exhibits, or maps that may help answer these questions.

I intend to remain involved as this process moves forward and would appreciate any information regarding future meetings, hearings, or opportunities for public input. While opposition to the connection has been highly visible during public hearings, many residents who support the connection have expressed their views through emails and other correspondence that may not be as apparent during public testimony.

Thank you for your time, consideration, and service to our community.

Doug Miller
22046 N 55th St

OPPOSITION / CONCERNS

Adrian G Zambrano

From: Bryan Neihart <bryan.neihart@gmail.com>

Sent: Monday, June 8, 2026 11:38 PM

To: ngriemsmann@swlaw.com; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; ceisenhart@swlaw.com

Subject: Opposition to case number z-15-26

Dear Mr. Griemsmann and Mr. Zambrano,

I write to strongly oppose the rezoning request in Case Number Z-15-26. The request asks to rezone a 53-acre plot at the southwest corner of 56th Street and Ranger Drive to an R 1-6 and to add hundreds of housing units.

I live in the Fireside neighborhood in Desert Ridge. I have lived there for 6.5 years. During that time, hundreds (or perhaps even thousands) of new apartment units have been built just north of Desert Ridge Marketplace and just east of City North. That construction has already added dramatic congestion—and many of those apartments aren't even occupied yet. I expect congestion to increase significantly once the apartments are occupied.

On normal weekdays, for example, on my commute to work, I often sit in my car at Deer Valley, trying to turn right onto Tatum, and watch the stoplight cycle through several phases before I can turn. The same thing happens again when trying to turn left onto the 101 from Tatum. I avoid Tatum entirely on my way home from work because traffic is so bad. Instead, I exit the 101 and take 56th. But there, I still often have to wait through multiple stoplight cycles before making a left onto Deer Valley to return home.

The crushing level of residential development has increased congestion at the intersection of Tatum and Deer Valley, Tatum onto the 101, and 56th onto the 101. Desert Ridge Marketplace is crowded year-round, even on weekdays. Even simple tasks like going to Albertson's on a weeknight are an inconvenience because of having to navigate the drive-through line at In-N-Out and then parking in the middle of the parking lot to walk into the store to get groceries. Desert Ridge Marketplace is barely navigable on weekends and holidays.

The proposed rezoning will contribute to these issues. There's no way to expand Deer Valley, Tatum, or entry onto the 101, or 56th to accommodate the increase in traffic. And there are no other commercial retail options that could siphon customers away from Desert Ridge Marketplace. Residents of the proposed rezoning will naturally go to Desert Ridge Marketplace for shopping and entertainment. So the rezoned area will add to the nearly intolerable busyness at Desert Ridge Marketplace.

Please consider putting an end to the out-of-control residential development in the Desert Ridge area and replacing it with other services the current residents can use.

Please consider this email to be my opinion on the proposal and pass it along to the City of Phoenix Planning and Development Department. If I need to write a separate letter to them for consideration, please let me know.

Thank you for your consideration.

Bryan Neihart
Sent from my iPhone