

SUPPORT

Adrian G Zambrano

From: Anthony M Grande <anthony.grande@phoenix.gov>
Sent: Wednesday, June 3, 2026 6:38 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Fw: Doug Dickson Memorial

From: Jason Israel <jason@learsicapitalgroup.com>
Sent: Tuesday, June 2, 2026 6:45:42 PM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Cc: Steve Bowser <sb@hxeng.com>
Subject: Doug Dickson Memorial

Anthony,

I regret to inform you that I won't be able to attend tonight's VPC meeting. I'm not entirely sure about the protocol, but I want to express my unwavering support for the Doug Dickson memorial.

Thank you,
Jason

From: Doug M <doug0506@gmail.com>
Sent: Wednesday, June 3, 2026 6:15 PM
To: PDD Planning Commission; Council District 2 PCC
Subject: Z-15-26-2 | Item # 6 (Ranger Rd Extension)

Dear Council Members,

I am writing in support of opening the planned connection of Ranger Drive at 56th Street.

As the City continues to add both residential and commercial density in this area, I believe it is important that the transportation network be completed as originally envisioned to support that growth. Increasing density without completing planned street connections places additional pressure on limited access points, concentrates traffic onto fewer roadways, and reduces overall mobility for residents.

I recently attended the Desert View Village Planning Committee meeting and listened to the concerns raised by fellow residents. I respect their perspectives regarding traffic, safety, neighborhood character, and property values. However, I believe the benefits of completing this planned connection outweigh the perceived concerns.

Safety: I disagree that Ranger Drive is too narrow or unsafe to function as its intended purpose: a neighborhood minor collector street. Ranger Drive is comparable to other minor collector streets throughout Desert Ridge, including nearby Pathfinder Drive and Trailblazer Drive. The roadway was clearly designed to accommodate local traffic movement, with sidewalks, bike lanes, and a roadway width consistent with similar collector streets in the area. Its purpose is to provide east-west connectivity for residents and improve access within the community.

Traffic: Available INRIX traffic data shows that Pathfinder Drive, an open and fully connected collector street, carries only slightly higher traffic volumes than Ranger Drive does today, even while Ranger Drive remains closed at 56th Street. This suggests that opening Ranger Drive is unlikely to create a major regional thoroughfare. Instead, it would function as intended by providing residents with additional route choices, improving local circulation, and distributing traffic more efficiently throughout the community.

Property Values: Throughout my career in commercial real estate and city planning-related work, I have consistently observed that accessibility, connectivity, amenities, and convenience contribute to long-term value creation. Growth and investment require supporting infrastructure, and transportation networks should grow alongside the communities they serve. In my opinion, homebuyers value ease of access and mobility. Well-connected neighborhoods tend to remain more desirable and resilient over

time. I believe completing this planned connection will help and enhance the long-term value of the surrounding homes.

Emergency Access: Residents living along the Wildfire Golf course rely on Tatum Boulevard as their only access point. A recent traffic incident at Tatum Boulevard and Pinnacle Peak Road left me trapped in severe gridlock for over an hour and unable to get home, underscoring the need for a secondary access point. Completing the Ranger Drive connection would ensure that residents have multiple access routes when primary routes become congested or unavailable. It would improve resiliency and provide residents with a safer, more reliable transportation network.

A Long-Planned Connection: The public record shows that Ranger Drive was never intended to be a permanent dead end. The connection was incorporated into the Desert Ridge Specific Plan in 1990 and included in the 1994 plat that established the surrounding street grid. City records acknowledge this framework for the area's transportation network. The question before the City is not whether this connection should exist, but whether infrastructure that has long been part of the Desert Ridge street network should finally be completed.

Temporary Today, Costly Tomorrow: During the last meeting, it was made clear that this cul-de-sac solution would remain "temporary." If that is truly the case, delaying the connection does not resolve the issue—it simply postpones it. Completing the connection now, while development is underway, is the most efficient and cost-effective approach. The connection was always intended to be completed when that parcel developed; now that development is occurring, it makes little sense to shift future costs and responsibilities back to the City and its taxpayers.

My hope is that the final decision reflects the long-term vision, engineering analysis, transportation studies, and planning principles that have guided the development of Desert Ridge for decades. Completing this long-planned connection will help ensure the community remains connected, resilient, and prepared for future growth. While residents may reasonably disagree on the best path forward, long-term planning requires considering not only the needs of today's residents, but also those of future residents and the community as a whole.

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

Sincerely,

Doug Miller

22046 N 55th St

From: Linsay Miller <linsayxoxo@gmail.com>
Sent: Wednesday, June 3, 2026 3:01 PM
To: PDD Planning Commission; Council District 2 PCC
Subject: Case Z-15-26-2 / Planning Commission Item #6

Planning Commission & Councilman,

I attended the Desert View Valley Planning Committee meeting regarding the new community planned at 56th Street and Ranger on June 2nd to advocate for the general plan and the extension of Ranger, and based on the updates plus some concerns raised, wanted to offer another perspective. My family has no issue with the development itself. Our concern is the push to block the extension of Ranger Road through to 56th Street.

As of 2024, there were 4,338 residents in the communities surrounding Wildfire Golf Course most directly impacted by this (see study linked below). The party opposing the connection consists of 509 signers/petitioners, of which 213 are residents of the impacted 85054 area, which is 5% of that population. We didn't organize to provide a response to the development because this road extension has been part of the general plan for decades, which all homeowners in this area had access to. When we bought our home last year, we knew the land for this new development had just been sold and we made our decision knowing/believing the road would eventually connect. Many simply didn't think it was necessary to create a petition to do what was always planned. Please don't mistake the silence of the remainder of the community as indifference or consent to abandon the plan.

Ranger road was clearly built with this in mind, despite opposing arguments. The street is wide, more so than standard residential, and has appropriate room for pedestrians and cyclists (when they remain in bike lanes/on sidewalks). It already extends beyond the golf course so it's clear that this was planned for, the infrastructure is already there. And safety concerns should be managed in regards to how to safely open the road versus keep it closed. We fully support keeping it a lower speed street, and managing traffic and speed accordingly.

From a practicality perspective:

- Right now we have one way in and one way out of our neighborhood. If there's an accident, a fire, or any kind of emergency, that's a real problem. It's happened and blocked that single access point once already in our time living in this community (~2 months ago). Additionally, opening 56th creates faster access to Mayo and Honor Health for emergency services.
- Beyond safety, the everyday reality is that getting to 56th Street means either a 10-minute drive around to Deer Valley or 5+ minutes around to Pinnacle Peak, for a road that's right there. The simple convenience of access directly to 56th is huge for us living at the end of Ranger.
- This connection would give our neighborhood real access to the area, including faster access to the 101, without adding to the congestion that's already making things difficult for everyone via

Tatum. All the added development coming, in addition to the one proposed, is only going to intensify that congestion. If nothing else, opening the road splits the traffic coming in/out of the neighborhood in 2 directions versus piling onto Tatum.

Related to the latest proposal, what concerns me about the “temporary” cul-de-sac alternative is that it not only simply suggests delaying the inevitable, but also takes the cost and responsibility off the developer and puts it back on the city and taxpayers, for a problem that already had a planned solution. The same residents who have concerns now, also voiced concerns in the last VPC meeting that this wasn’t permanent as expected, so we’ll be back having this conversation again when the City decides congestion has finally gotten so bad it’s necessary versus being proactive in solving it. Please consider the stewardship of public funds and resources, there are undoubtedly other infrastructure requests of the city that our budget and tax dollars could be used towards, by keeping the original solution in place.

I recognize there are longtime residents with strong feelings about keeping things as they are, and I completely respect that being newer to the area. But general plans exist so that current and future residents can make decisions with a reasonable expectation that the city will follow through. They also exist based on expected future growth planning, regardless of how long it takes for the community to reach that point. I hope the committee & council will honor that process and move forward with the extension as planned.

In good faith to those in the community with safety concerns, I would encourage the builder and/or City Council to approve a proposal that opens the road with some traffic mitigation and speed controls instead of a proposal to close off the road (temporary or not).

Thank you,

Linsay Miller

22046 N. 55th Street, Phoenix, AZ 85054

Included Documentation:

- [Northeast Valley Transportation Study: \[azmag.gov\]](http://azmag.gov) Population estimates. Evidence that expanding Pinnacle Peak + stop lights at 56th, etc. will not create free flowing traffic in our specific community. We'll remain in gridlock/restricted flow out of the community.

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: Susan Kealey Ast

Address: 22632 N 54th PL

City/Zip: PM4, AZ 85054

Email: Kealey.ast@gmail.com

Signature: Kealey Ast

Date: June 1, 2026

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: Penny Bailey

Address: 22411 N 55th St

City/Zip: Phoenix, 85054

Email: pennybrit@gmail.com

Signature: [Handwritten Signature]

Date: 5/29/26

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: Debi Kline _____
Address: 5402 E Hashknife Road _____

City/Zip: Phoenix, Arizona 85054 __ Email: dkline@synchagency.com _____

Signature: _____ *Debi Kline* _____

Date: 6,1, 2026 _____

JUN 04 2026

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

**Planning & Development
Department**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: MATTHEW T. MOONEY

Address: 22444 N. 55TH ST.

City/Zip: PHOENIX, AZ 85054

Email: mattmooney@cox.net

Signature: Matthew T. Mooney

Date: 29-MAY-2026

CITY OF PHOENIX

JUN 04 2026

Planning & Development
Department

STATEMENT OF RESIDENT FEEDBACK Tellaro (Z-15-16) – Opposition to Ranger Road Extension

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: Paul Rathgeb

Address: 22411 N 55th St.

City/Zip: Phoenix 85054

Email: paulrathgeb@hotmail.com

Signature: 

Date: _____

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name:

Amy Ross'

Address:

22204 N. 55th St

City/Zip:

PHX AZ 85054

Email:

mihuitar6uy@gmail.com

Signature:

[Handwritten Signature]

Date:

5.29.26

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.


Respectfully,

Name: CHRISTOPHER SCHUMANN

Address: 22647 N. 54TH PLACE

City/Zip: PHOENIX 85054

Email: CSCHUMANN@COX.NET

Signature: 

Date: 5/29/2026

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name:

Lisa Stevens

Address:

22204 N. 55th St

City/Zip:

PHX AZ 85054

Email:

LISA STEVENS AZ @ GMAIL.COM

Signature:

Lisa Stevens

Date:

5.29.26

From: Al Wahlstrand m.wahlstrand@cox.net
Date: May 30, 2026 at 8:44:38 PM
To: CLAUDIA GARZA cdashone@cox.net

CITY OF PHOENIX
JUN 04 2026
**Planning & Development
Department**

STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: Al Wahlstrand

Address: 5457 E Herrera Dr

City/Zip: Phoenix

Email: m.wahlstrand@cox.net

Signature: Alan Wahlstrand

Date: 05/29/26

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: Linda J. Walker

Address: 22605 N. 54th PL

City/Zip: Phoenix, AZ 85054

Email: walker85054@gmail.com

Signature: Linda J. Walker

Date: May 30, 2026

JUN 04 2026

**Planning & Development
Department**

**STATEMENT OF RESIDENT FEEDBACK
Tellaro (Z-15-16) – Opposition to Ranger Road Extension**

Honorable Mayor, City Councilmembers, and Planning Staff,

I am a resident of Phoenix, Arizona, and I am writing to provide feedback regarding the proposed Tellaro residential development located near 56th Street.

After reviewing the proposal, I would like to clearly state my position:

I support a gated, for-sale, single-family residential development at this location.

However, I do not support the required completion and extension of Ranger Road associated with this project.

Opposition to Ranger Road Extension

- The extension of Ranger Road would introduce additional traffic into nearby residential areas
- It may function as a cut-through route, increasing congestion in the neighborhood
- Existing traffic along Tatum Blvd, Deer Valley Rd, and Pinnacle Peak Rd is already heavily impacted
- Increased traffic raises safety concerns for residents, pedestrians, and golf cart crossings
- The roadway extension would negatively impact the character of the surrounding neighborhood

Request

I respectfully request that the City to consider the consistent opposition from nearby residents regarding this issue and remove the requirement for the Ranger Road extension.

Thank you for your time and consideration.

Respectfully,

Name: William M. Walker

Address: 22605 N. 54th PL

City/Zip: Phoenix 85054

Email: walker85054@gmail.com

Signature: William M. Walker

Date: May 31, 2026