



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-11-22-5**  
**May 11, 2022**

**Maryvale [Village Planning Committee](#)** Meeting Date: May 11, 2021

**[Planning Commission](#) Hearing Date:** June 2, 2021

**Request From:** RE-35 (Single-Family Residence District) (20.16 acres)

**Request To:** R1-18 (Single-Family Residence District) (20.16 acres)

**Proposed Use:** Single-family residential

**Location:** Northeast corner of 107th Avenue and Missouri Avenue

**Owner:** MPAAL, LLC

**Applicant:** Lou Turner, Hillstone Homes

**Representative:** David Maguire, Land Solutions Inc.

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Residential 1 to 2 dwelling units per acre	
<a href="#">Street Map Classification</a>	Missouri Avenue	Minor Collector	0-feet north half street
	107th Avenue	Minor Collector	33-feet east half street

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.**

The subject site is currently vacant and as stipulated, would provide a low-density residential subdivision that is compatible with the adjacent residential neighborhood character.

**CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed development, as stipulated, is respectful of local conditions by including wide lots and enhanced perimeter standards that would be compatible with the surrounding neighborhood.

**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 development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and pedestrians.

#### **Applicable Plans, Overlays, and Initiatives**

**[Housing Phoenix Plan](#)**: See Background Item No. 5.

**[Tree and Shade Master Plan](#)**: Background Item No. 6.

**[Complete Streets Guidelines](#)**: Background Item No. 7.

**[Zero Waste PHX](#)**: Background Item No. 8.

<b>Surrounding Land Uses and Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant / Agricultural	RE-35
<b>North</b>	Single-Family Residential	RE-35
<b>South (across Missouri Avenue)</b>	Single-Family Residential	RE-35
<b>East</b>	Single-Family Residential	RE-35
<b>West (across 107th Avenue)</b>	Single-Family Residential	R1-10

<b>R1-18 – Single-Family Residential (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>R1-18 Requirements</u></b>	<b><u>Proposed</u></b>
Gross Acreage		20.16 acres
Maximum Total Number of Units	41; 47 dwelling units per acre with bonus	41 units (Met)
Maximum Density	2.05; 2.34 dwelling units per acre with bonus	2.03 dwelling units per acre (Met)
Minimum Lot Width	None	90 feet (Met)
Minimum Lot Depth	None	120 feet (Met)
Maximum Building Height	2 stories and 30 feet	21 feet (Met)
Maximum Lot Coverage	Primary structure, not including attached shade structures: 25%, Total: 30%	Not specified
Minimum Perimeter Standards	20 feet adjacent to a public street (this area is to be in common ownership unless lots front on the perimeter public street); 15 feet adjacent to property line.	107th Avenue: 20 feet (Met) Missouri Avenue: 20 feet (Met) East property line: 15 feet (Met) North property line: 15 feet (Met)
Minimum Building setbacks	25 feet front	25 feet (Met)
Minimum Common Areas	5% of gross area	12.5% (Met)

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 20.16 acres located at the northeast corner of 107th Avenue and Missouri Avenue from RE-35 (Single-Family Residence District) to R1-18 (Single-Family Residence District) for a single-family residential subdivision. The site is currently vacant and is adjacent to existing residential subdivisions to the east, west, north and south.

### **SURROUNDING LAND USES AND ZONING**

2. The request for R1-18 (Single-Family Residence District) is consistent and compatible with the surrounding residential land uses. The surrounding zoning districts are RE-35 (Single-Family Residence District) to the north, east and south and R1-10 (Single-family Residence District) to the west. Most of the properties in the area have been developed with single-family residential subdivisions.

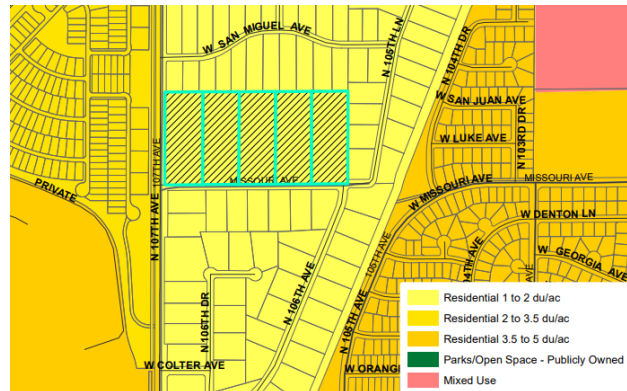


Existing Zoning Aerial Map

Source: Planning and Development Department

### **GENERAL PLAN LAND USE MAP DESIGNATION**

3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The General Plan Land Use Map designation for the north, south, and east is Residential 1 to 2 dwelling units per acre. The General Plan Land Use Map designation for the west is 2 to 3.5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation, and it is compatible with the surrounding land uses.



General Plan Land Use Map

Source: Planning and Development Department

### **PROPOSAL**

#### **4. Site Plan**

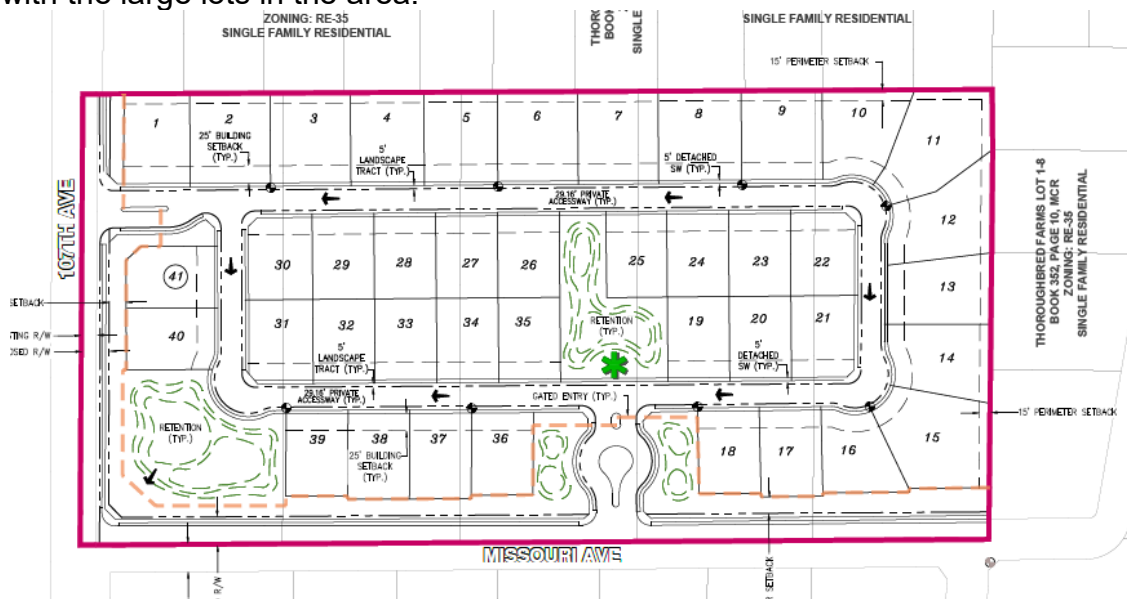
The proposal is for a single-family detached residential subdivision with access along both 107th Avenue and Missouri Avenue. The proposal is for 41 lots, with

typical lot sizes at 90 feet wide and 120 feet long.

To limit the impact of the development to the single-family residences to the north staff recommends the position of the lots to match the north lots. Stipulation No. 1 calls for general conformance to the site plan date stamped February 22, 2022 so that the site develops as presented on the site plan.

To buffer the proposed use, increase shade coverage, and to ensure compatibility with the surrounding area, staff recommends Stipulation No. 4 which requires enhanced planting standards adjacent to 107th Avenue and Missouri Avenue.

Stipulation No. 5 and 6 promote large open space areas with recreational elements to mitigate the concern of loss of open space and be more compatible with the large lots in the area.



Conceptual Site Plan  
Source: Hilgart Wilson

### Elevations

The conceptual building elevations included as an exhibit depict various architectural styles, colors, and textures. To ensure the building elevations contain architectural embellishments, staff recommends that the site be subject to Single-Family Design Review. This is addressed in Stipulation No. 2. Further, Stipulation No. 3 limits the building height to 21 feet to ensure a compatible development with the surrounding area.

### Agricultural Character

The surrounding large lot RE-35 single-family residences to the north, east, and south have an established equestrian and agricultural character. To ensure that

future owners of the proposed development are aware of near-by agricultural uses, Stipulation No. 14 requires the disclosure of agricultural uses.

## STUDIES AND POLICIES

### 5. [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.

### 6. [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 stipulations designed to provide trees and enhance shade within the development:

- Seventy-five percent two-inch caliper and 25 percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 4);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees (Stipulation No. 7).

### 7. [Complete Streets Guidelines](#)

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. Stipulation No. 7 requires detached sidewalks, and Stipulation No. 9 and 10 require dedications and improvements to adjacent right-of-ways. Stipulation No. 8 requires that any street improvements be done to City of Phoenix and ADA standards.

8. **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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals. However, recycling service is provided by the City to single-family residential developments.

COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff has received letters in opposition to this rezoning application. The stated concerns are the loss of possible large one-acre single-family residences, the increase in traffic, and the loss of the agricultural character in the area.

INTERDEPARTMENTAL COMMENTS

10. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
11. The City of Phoenix Aviation Department has indicated that due to the proximity of the Glendale Airport and potential for noise from airport related activity, stipulations have been included regarding disclosure of the airport's operations, a requirement that the applicant receive a No Hazard Determination from the FFA and that the applicant dedicate aviation easements to the City of Phoenix and Glendale. An additional stipulation has been included requiring the applicant to certify that the homes will be constructed in a manner that will achieve a maximum interior noise level. The conditions are addressed in Stipulations No. 15 through Stipulation No. 18.
12. The Street Transportation Department has indicated that the developer will be required to make dedications and improvements for 107th Avenue and Missouri Avenue. Additionally, the Street Transportation Department has identified the existence of irrigation and electrical facilities along 107th Avenue and has required the applicant to underground all existing facilities. These conditions are addressed in Stipulation No. 8 through Stipulation No. 12.
13. The Public Transportation Department has indicated that the developer will be required to construct a bust stop pad along 107th Avenue. This is addressed in Stipulation No. 13.

## OTHER

14. 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. These are addressed in Stipulation Nos. 19 through 21.
15. 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. 22.
16. 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 proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
2. As stipulated, the requested R1-18 zoning is consistent with the General Plan Land Use Map designation, and the R1-18 zoning would act as a transition from the RE-35 zoning to the north, south, and east and the R1-10 zoning to the west.
3. The proposal will allow for additional housing opportunities in the Village and will help alleviate the housing crisis.



### **Stipulations**

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 minimum 40-feet of right-of-way and construct the east side of 107th Avenue, as approved 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 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. A bus stop pad shall be constructed along northbound 107th Avenue. The design shall be according to City of Phoenix Standard Detail P1260 with a depth of 10 feet and located from the intersection of Missouri Avenue according to City of Phoenix Standard Detail P1258.
14. 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".
15. 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.
16. The developer shall dedicate to the City of Phoenix an aviation 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 aviation easement in favor of the City of Glendale in the form submitted to the City of Phoenix. The aviation easements shall be noted in the CC&Rs in a section titled "airport nuisances".
17. 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.
18. 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).

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.
22. 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.

**Writer**

Nayeli Sanchez Luna

May 11, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

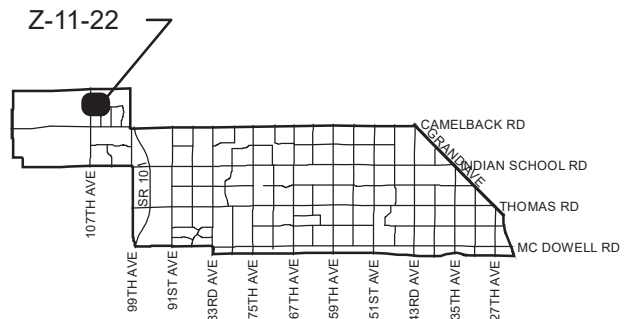
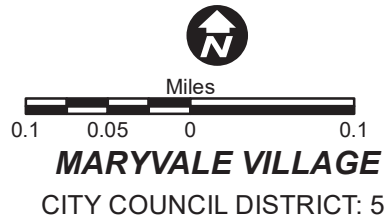
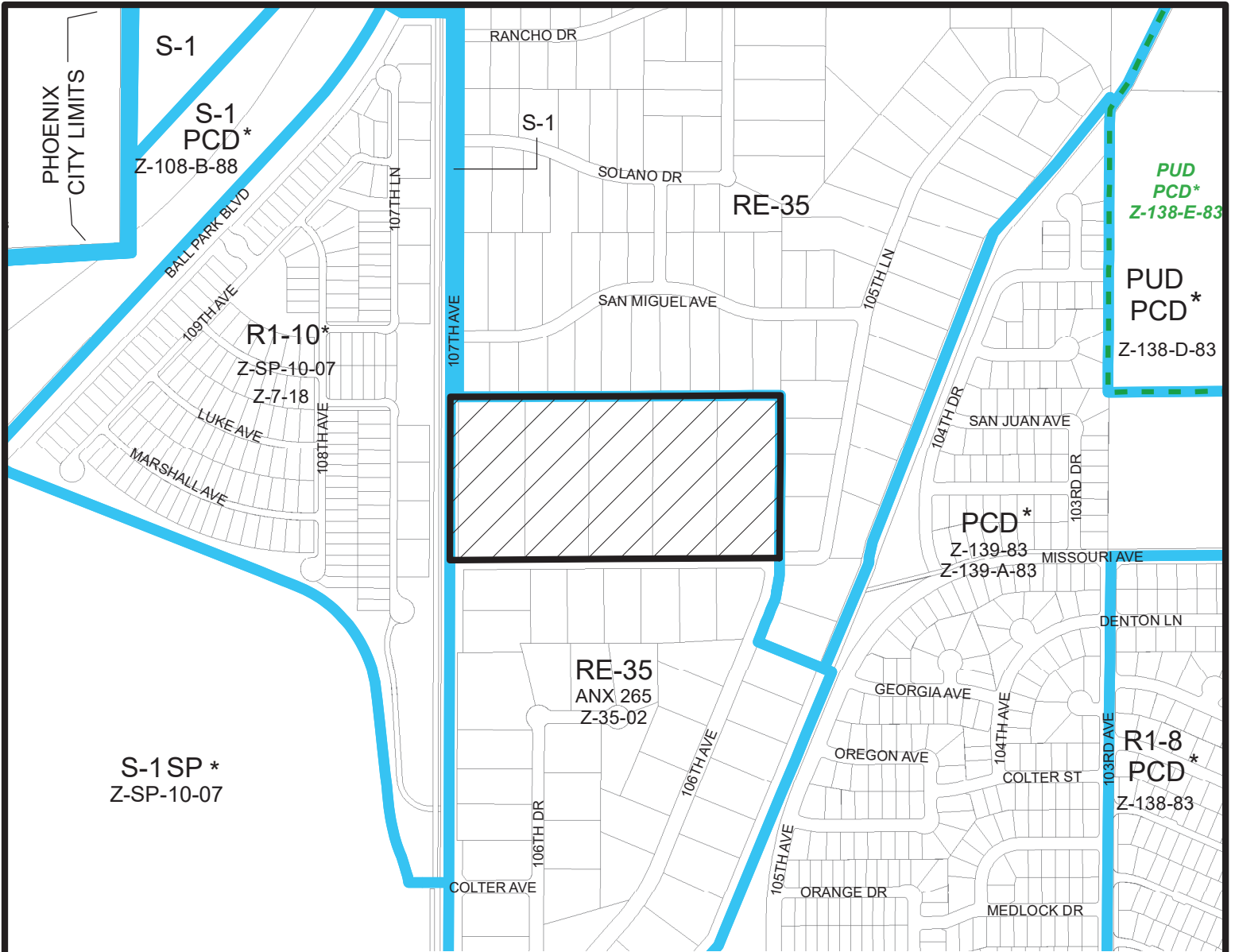
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped February 22, 2022

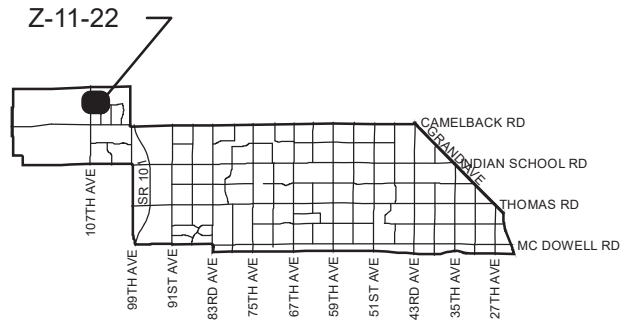
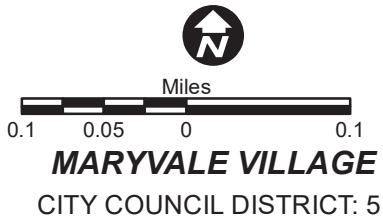
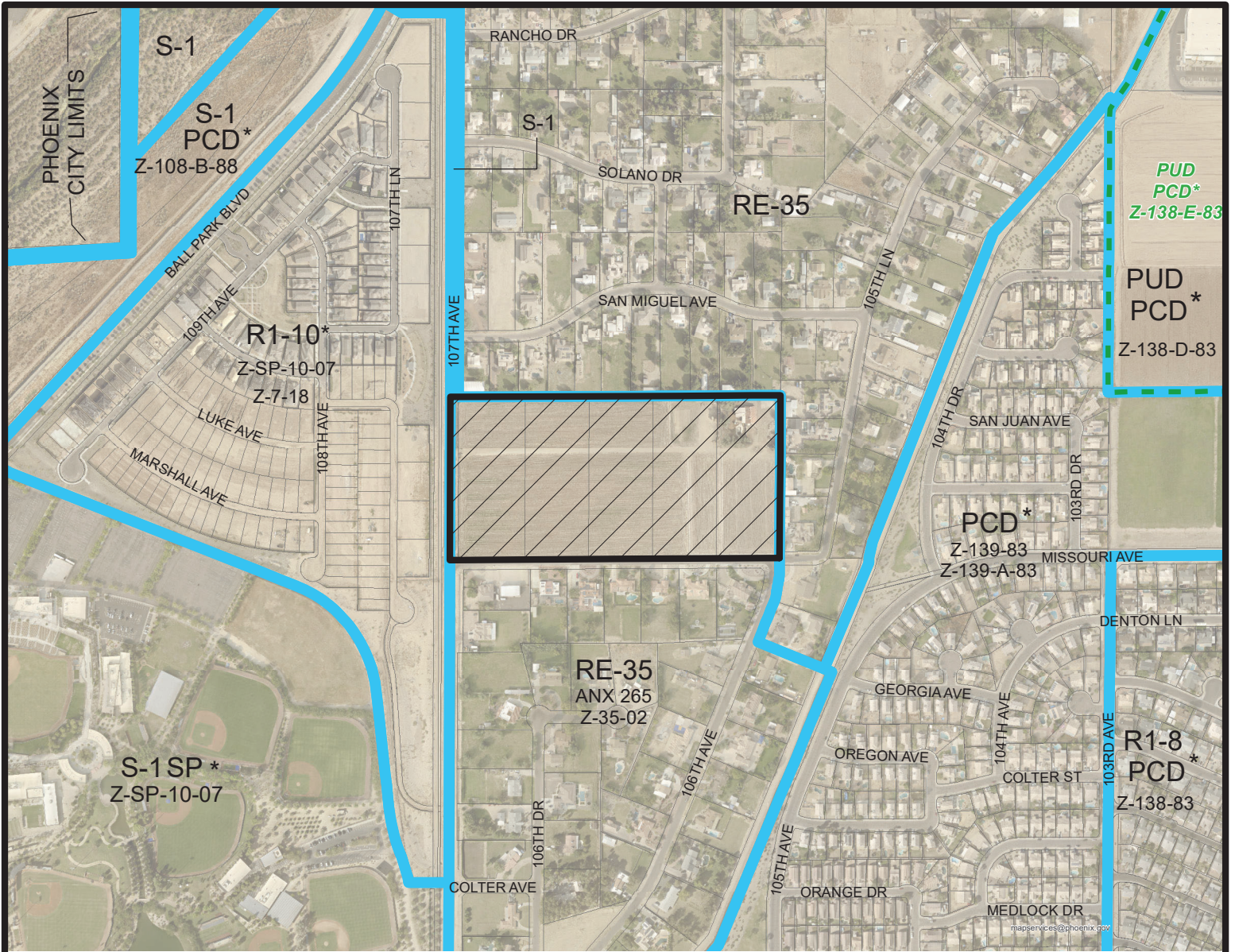
Conceptual Elevations date stamped February 22, 2022 (5 pages)

Community Correspondence (6 pages)



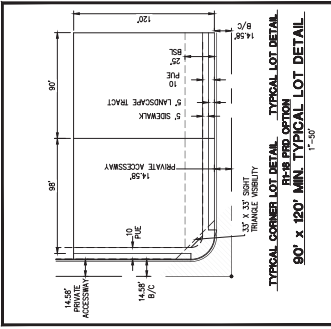
<b>APPLICANT'S NAME:</b> Lou Turner, Hillstone Homes		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-11-22		<b>FROM:</b> RE-35 ( 20.16 a.c.)	
<b>DATE:</b> 3/17/2022 <small>REVISION DATES:</small>		<b>TO:</b> R1-18 ( 20.16 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>20.16 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 20-3</b>	<small>ZONING MAP</small> <b>I-2</b>
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
RE-35		26	
R1-18		47	

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



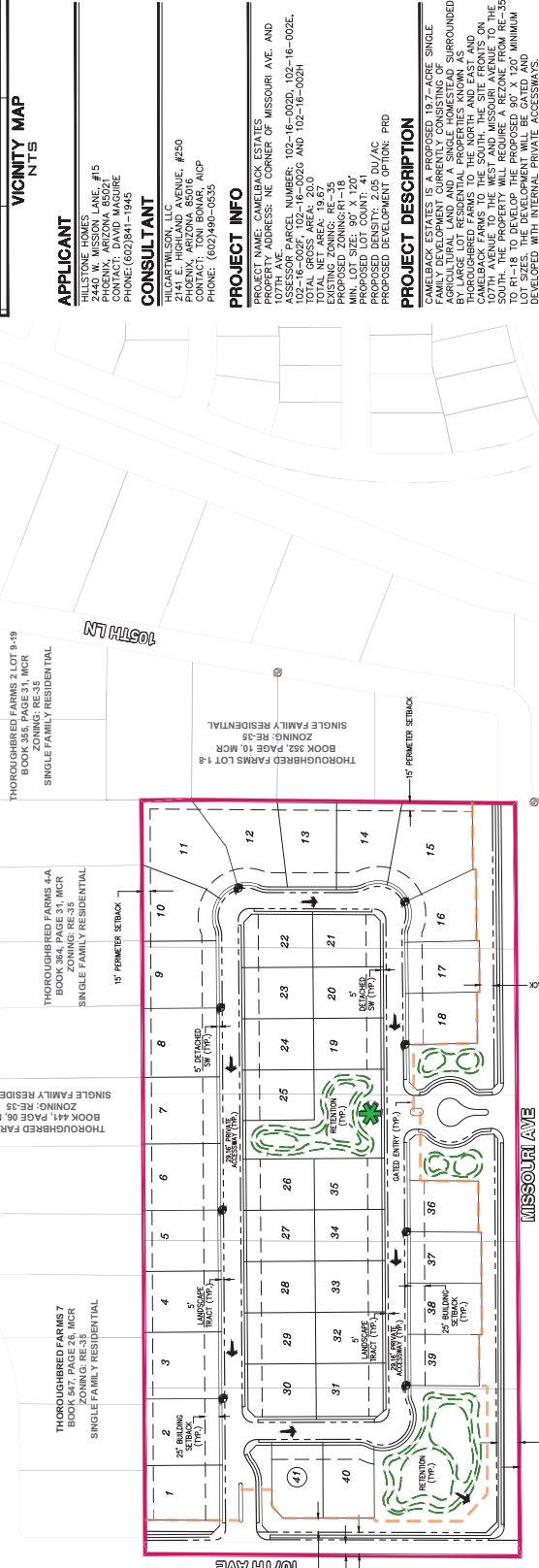
<b>APPLICANT'S NAME:</b> Lou Turner, Hillstone Homes		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-11-22		<b>FROM:</b> RE-35 ( 20.16 a.c.)	
<b>DATE:</b> 3/17/2022 <small>REVISION DATES:</small>		<b>TO:</b> R1-18 ( 20.16 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>20.16 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 20-3</b>	<small>ZONING MAP</small> <b>I-2</b>
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
<b>RE-35</b>		<b>26</b>	
<b>R1-18</b>		<b>47</b>	

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



**LEGEND**

- PROPERTY BOUNDARY
- AMENITY AREA
- SUBDIVISION WALL/GATES
- RETENTION/OPEN SPACE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- DRAINAGE FLOW ARROWS



R1-18 PLANNED RESIDENTIAL DEVELOPMENT STANDARDS	
Minimum lot dimensions (width & depth)	None
Dwelling unit density (units/gross acre)	2.05; 2.34 With Bonus
Perimeter standards	50' Adjoining to public street; 25' Adjoining to private street; This area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' Front
Maximum height	2 Stories and 30'
Lot coverage	Primary structures, not including attached shade structures: 25% Total: 30%
Common areas	Minimum 5% of gross area
Allowed uses	Single-family attached; plus (a)
Required review	Site plan per Section 507
Street standards	Public street or private accessway

**CAMELBACK ESTATES**  
 PHOENIX, ARIZONA  
**CONCEPTUAL SITE PLAN**

**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | LANDSCAPE ARCHITECTURE

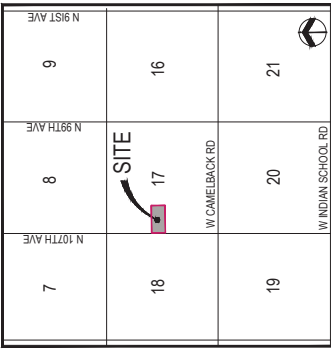
**PROJ #23996**  
 OCTOBER 19, 2021

Scale: 1" = 100'  
 100' 50' 0' 0' 50' 100'

PLANNING & DEVELOPMENT  
 Department

FEB 22 2022

CITY OF PHOENIX



**APPLICANT**  
 HILLSTONE HOMES  
 7421 W. MISSOURI AVENUE, #15  
 PHOENIX, ARIZONA 85034  
 CONTACT: DAVID MACGURE  
 PHONE: (602)841-1945

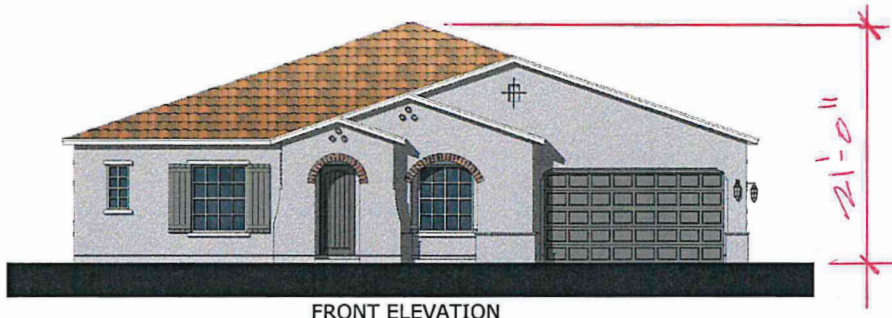
**CONSULTANT**  
 HILGARTWILSON, LLC  
 2141 E. HIGHLAND AVENUE, #250  
 PHOENIX, ARIZONA 85016  
 CONTACT: DAVID MACGURE, AICP  
 PHONE: (602)490-0535

**PROJECT INFO**  
 PROJECT NAME: CAMELBACK ESTATES  
 PROPERTY ADDRESS: NE CORNER OF MISSOURI AVE. AND  
 107TH AVE.  
 ASSESSOR PARCEL NUMBER: 102-16-002D, 102-16-002E,  
 102-16-002F, 102-16-002G AND 102-16-002H  
 TOTAL LOT AREA: 232,340  
 TOTAL NET AREA: 19,677  
 EXISTING ZONING: RE-35  
 PROPOSED ZONING: R1-18  
 MIN. LOT SIZE: 90' X 120'  
 PROPOSED LOT COUNT: 41  
 PROPOSED DENSITY: 2.02 DU/AC  
 PROPOSED DEVELOPMENT CAPACITY: PRO

**PROJECT DESCRIPTION**  
 CAMELBACK ESTATES IS A PROPOSED 18.7-ACRE SINGLE FAMILY DEVELOPMENT CURRENTLY CONSISTING OF UNBUNDLED LOTS. THE PROPOSED DEVELOPMENT IS SURROUNDED BY LARGE LOT RESIDENTIAL PROPERTIES KNOWN AS THOROUGHbred FARMS TO THE NORTH AND EAST AND CAMELBACK ESTATES TO THE WEST AND SOUTH. THE PROPERTY WILL REQUIRE A REZONE FROM RE-35 TO R1-18 TO PERMIT THE PROPOSED BUNDLED AND MINIMUM LOT SIZED DEVELOPMENT. THE DEVELOPMENT WILL BE DEVELOPED WITH INTERNAL PRIVATE ACCESSWAYS.

**NOTES**

- LOT SALES PROPOSED: YES
- FRONT BUILDING SETBACK IS MEASURED FROM BACK OF CURB
- AREA BETWEEN CURB AND SIDEWALK AND THE SIDEWALK WILL BE MAINTAINED BY THE HOA.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CITY OF PHOENIX

FEB 22 2022

Planning & Development  
Department

SPANISH ELEVATION  
PLAN - 3558

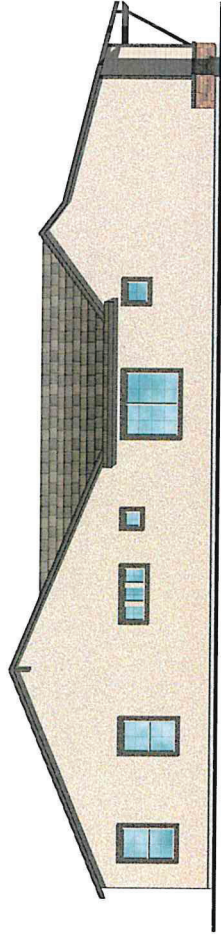
ARROYO RANCH  
Goodyear, AZ

December 15, 2021 | SF210437.00

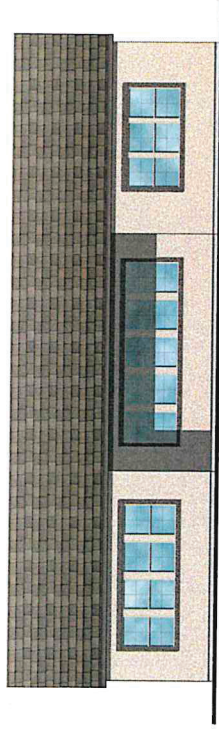


The drawings are not to be used for construction and design until they are approved by the City of Phoenix Planning & Development Department. All drawings are subject to change without notice. © 2021 BSB Design, Inc.

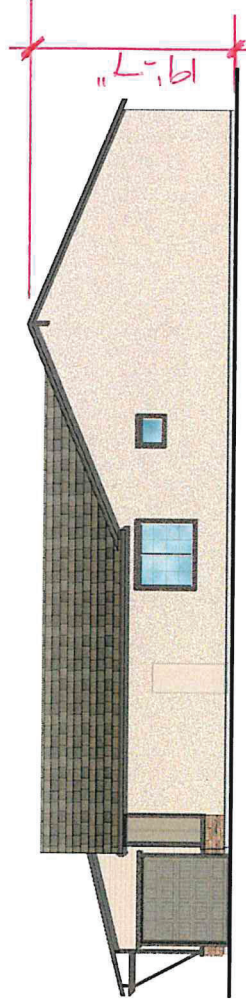




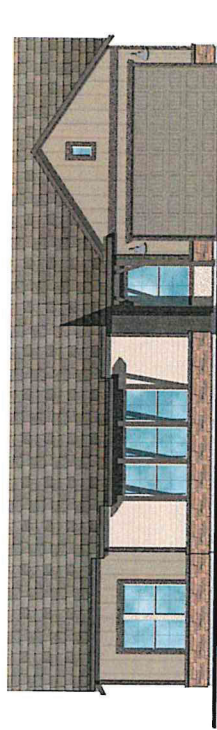
Left Side Elevation  
scale: 3/16" = 1'-0"



Rear Elevation  
scale: 3/16" = 1'-0"



Right Side Elevation  
scale: 3/16" = 1'-0"



Front Elevation  
scale: 3/16" = 1'-0"

**Plan 3200**  
Elevation A - Farmhouse

CITY OF PHOENIX

FE# 2 2 2021

Planning & Development  
Department

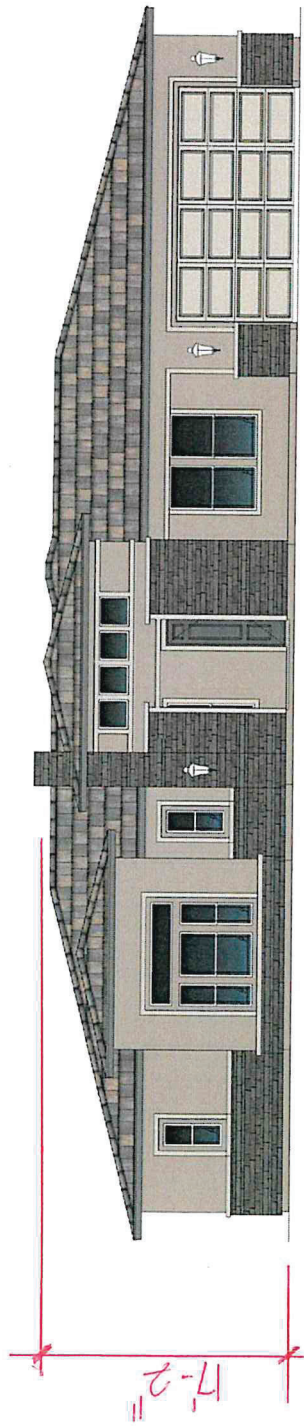
**ARROYO RANCH**  
Goodyear, AZ

September 9, 2021



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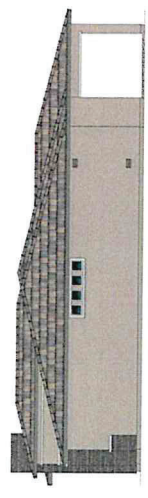
FRONT



BACK

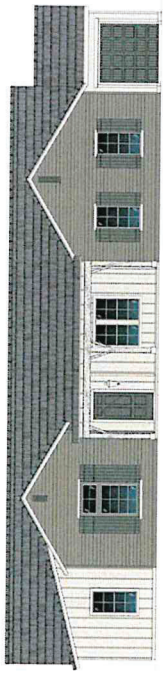


LEFT



RIGHT

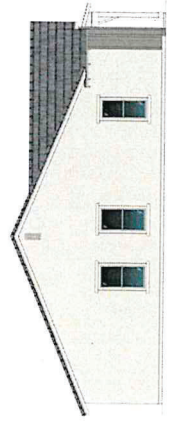
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Planning & Development  
Department



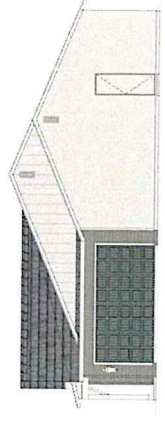
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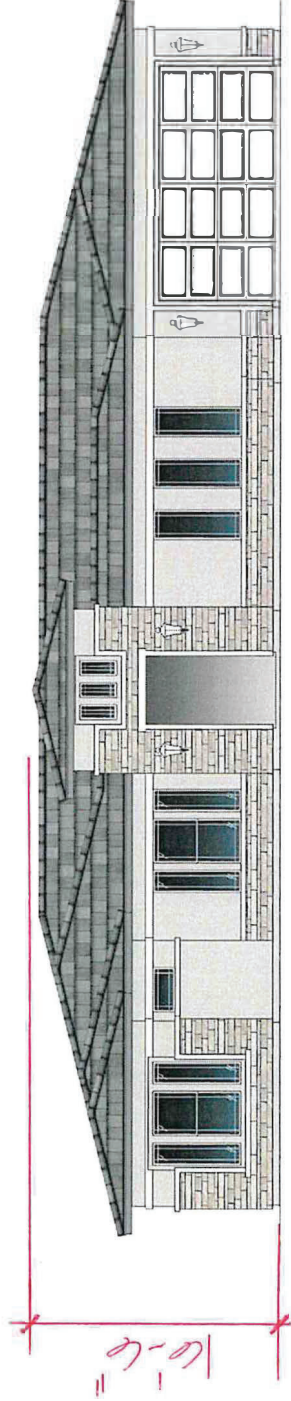


LEFT



RIGHT

CITY OF PHOENIX  
 FEB 22 2022  
 Planning & Development  
 Department



FRONT



BACK



LEFT



RIGHT

CITY OF PHOENIX  
 FEB 22 2022  
 Planning & Ordinance Department

FROM THE DESK OF

**Anita Grady**

April 8, 2022

Anita Grady  
10601 West SanMiguel, Avenue  
Glendale, AZ 85301

Re: Case #: Z-11-22, proposed rezoning of 20-acre site located at the NE corner of Missouri and 107th Ave

Dear David Maguire & Sarah Stockham; Zone Planning Committee/Commission

I am a resident of Thoroughbred Farms and was unable to attend the rezoning meeting being held on 3/31/22 at 7pm. I am opposed to the request of the rezoning from RE-35 to R1-18. As a resident here for 8 years, I moved here for the open space of horse property.

I do not think it prudent to place a gated luxury community in the middle of horse property with horses, goats, roosters, etc on three sides of this planned community. In addition, there is noise from the ballpark and two close airports.

I support maintaining a community with RE-35 zoning.

Sincerely yours,

Anita Grady

## Nayeli Sanchez Luna

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**From:** Sarah Stockham  
**Sent:** Monday, April 11, 2022 2:51 PM  
**To:** Ronny and Carol  
**Cc:** Nayeli Sanchez Luna  
**Subject:** RE: Re-zoning of Missouri and 107th Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Ms. Promberger,

Thank you for reaching out and sharing your comments. Your letter will be added to the case file and will follow the case throughout the public hearing process.

Nayeli is the Maryvale Village Planner assigned to this case and can answer any further questions you may have.

Thank you,

Sarah Stockham  
Planner III  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

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**From:** Ronny and Carol <ronandcarol82@yahoo.com>  
**Sent:** Monday, April 11, 2022 2:35 PM  
**To:** Sarah Stockham <sarah.stockham@phoenix.gov>  
**Subject:** Re-zoning of Missouri and 107th Ave

Dear Ms. Stockham,

I am a resident of Thoroughbred Farms. We bought our home and 1 acre to have open spaces and to have animals.

I do not think it is prudent to place a luxury gated community in the middle of horse property with horses, goats, chickens on three sides. There is one way in and one way out on a two-lane road.

We are close to a spring training ballpark and Glendale Airport.

I am opposed to the rezoning request from RE-35 to RI-18PRD.

These homes will not integrate into our country lifestyle and will not enrich the area.

I support keeping the 20 acres zoned RE-35.

Sincerely yours

Carol Promberger  
10672 W. Rancho.Dr.  
Glendale, AZ 85307  
602-672-7211

## Nayeli Sanchez Luna

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**From:** Sarah Stockham  
**Sent:** Monday, April 11, 2022 2:06 PM  
**To:** Sara Hylton  
**Cc:** Council District 5 PCC; Nayeli Sanchez Luna  
**Subject:** RE: Re-zoning Missouri and 107th Ave. Z-11-22

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Ms. Hylton,

Thank you for reaching out and sharing your comments. Your letter will be added to the case file and will follow the case throughout the public hearing process.

Nayeli is the Maryvale Village Planner assigned to this case and can answer any further questions you may have.

Thank you,

Sarah Stockham  
Planner III  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

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**From:** Sara Hylton <sarahylton23@gmail.com>  
**Sent:** Monday, April 11, 2022 1:55 PM  
**To:** Council District 5 PCC <council.district.5@phoenix.gov>  
**Cc:** Sarah Stockham <sarah.stockham@phoenix.gov>  
**Subject:** Re-zoning Missouri and 107th Ave. Z-11-22

Hello Councilmember Betty Guardado,

I live in the neighborhood to the north of the proposed rezoning of 20 acres. I attended the recent neighborhood with the builder and do not feel my concerns were adequately addressed. The developer seemed only concerned with the new neighborhood and showed little regard for the existing neighbors.

I am very concerned about parking, they are building large homes with inadequate parking, most will only have a 2 car garage and 2 driveway spaces, as we know many people do not park in their garages, effectively leaving only 2 parking spaces per home. As we know Phoenix is growing at a rapid pace and with the prices going up many homes, especially large homes are more frequently occupied by multiple generations, and 2 parking spaces is simply not enough. This

neighborhood is not allowing street parking, so residents will be parking on our streets, I have seen this issue with many newer neighborhoods near us, people parking just outside of the neighborhood to avoid fines. I personally lived in a neighborhood previously that did not allow street parking, people would park pretty far from their home in front of other neighbors homes to avoid paying fines, those neighbors would get the letters and fines for the street parking. One very simple solution to the parking issue is for the new neighborhood to include street parking. When suggestions were brought up, such as this one, the builder was very clear that parking would not be an issue for the new neighborhood, with no regard to our homes. We have very large lots with ample parking and see very little street parking in our neighborhood and would really like to keep it that way.

Many neighbors, including myself, also expressed concern over keeping our zoning as it is now that allows for livestock, our livestock is noisy and smelly. That is just the nature of things, we are very concerned about complaints coming from the new neighborhood, and the city possibly taking away the rights this neighborhood enjoys.

I am also concerned about increased traffic on 107th, people already drive fast, we get lots of through traffic, even though it is a dead end, and lots of lost truck traffic. I have previously contacted several people in the city about this, and the best they were able to do was add a very small sign that says no through trucks, but you can't see it until you turn onto 107th. In response to this the builder simply said they did not believe there would be any traffic impact.

When we bought our home last year we fell in love with our neighborhood and our neighbors. I have not lived in a similar neighborhood and I do not want anything to change. I am not naive, and when I bought my home I looked up the zoning and was excited to see the farmland was zoned the same as the rest of the surrounding area, and thought it would be developed similar to our neighborhood.

I do not agree with the plan to rezone the property, it is surrounded by RE-35 and should remain the same. And if the city truly believes this is a good plan, and is going to allow it, neighborhood concerns need to be addressed and mitigated prior to approval.

The neighborhood meeting felt very belittling and dismissive from the builders.

Thank you for your time,

Sara Hylton  
707-502-9315



**From:** [Martha Peterson](#)  
**To:** [Sarah Stockham](#); [Nayeli Sanchez Luna](#); [dmaquire@landsolutionsinc.com](mailto:dmaquire@landsolutionsinc.com); [Council District 5 PCC](#)  
**Subject:** No rezoning 107th and Missouri  
**Date:** Sunday, April 17, 2022 6:05:47 PM

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I am a resident of Thoroughbred Farms. My home's backyard faces the field where luxury homes are being considered. We bought our home and 1 acre to have open space and a country living environment. We have a beautiful view of the mountains even though another community was built across. I do not think it is prudent to place a luxury gated community in the middle of horse property with horses, goats, chickens on three sides. There is one way in and one way out on a two-lane road. We are close to a spring training ballpark. The traffic is horrible during the spring training ballpark months, and I think building 40 additional homes will multiply if not triple traffic within a small area. We need this community to be kept as a farm community.

I am strongly opposing the rezoning request from RE-35 to RI-18PRD. These homes will not INTEGRATE into our country lifestyle and will not enrich the area. I support keeping the 20 acres zoned RE-35.

Sincerely yours,

Gene and Martha Peterson