



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-33-19-1
August 8, 2019

Deer Valley Village Planning Committee Hearing Date August 15, 2019
Planning Commission Hearing Date September 5, 2019
Request From: [S-1](#) (18.41 acres)
Request To: [R1-18](#) (18.41 acres)
Proposed Use Single-Family Residential
Location Northwest corner of 33rd Avenue and the Jomax Road alignment
Applicant Norris Design c/o Ron Harris
Representative Mike Musulin
Owner EB Rezzonico Properties, LLLP/Et Al
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 0 to 2 dwelling units per acre and Parks / Open Space-Public	
Street Map Classification	33rd Avenue	Minor Collector	40-foot west half street
	35th Avenue	Local	50-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</i></p> <p>The proposed development will be compatible with the existing single-family residential uses surrounding the site. The General Plan Land Use Map designation for this area is Residential 0 to 2 dwelling units per acre and Parks / Open Space - Public. The proposed density of 2 dwelling units per acre is consistent with a portion of the General Plan Land Use Map designation.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: ESTABLISH DESIGN STANDARDS</i></p>			

AND GUIDELINES FOR PARKING LOTS AND STRUCTURES, SETBACKS, AND BUILD-TO-LINES, BLANK WALL SPACE, AND OTHER ELEMENTS AFFECTING PEDESTRIANS, TO ENCOURAGE PEDESTRIAN ACTIVITY AND IDENTIFY OPTIONS FOR PROVIDING PEDESTRIAN-ORIENTED DESIGN IN DIFFERENT TYPES OF DEVELOPMENT.

The proposed development, as stipulated, will provide sidewalks and trees to encourage walkability within the subdivision and provide connectivity to the Riordan Ranch trail which connects to the Deem Hills Recreation Area to the west.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: PROVIDE MULTI-USE TRAIL CONNECTIONS WHERE APPROPRIATE.

The proposed development offers an opportunity to develop an undeveloped property at a scale that is compatible with the surrounding area. This is a unique area that is close to Deem Hills Recreation Area to the west. The proposed development, as stipulated, will provide connectivity to the Deem Hills Recreation Area trail systems.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix](#) – see Item No. 9 below.

[Tree and Shade Master Plan](#) – see Item No. 10 below.

[Guiding Principles for Complete Streets](#) – see Item No. 6 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant/Undeveloped	S-1
North	Vacant/Single-Family Residential	S-1, approved S-1 SP
South	Vacant/Undeveloped	S-1
East	Vacant/ Single-Family Residential	S-1, approved S-1 SP
West	Vacant/Single-Family Residential	R1-18

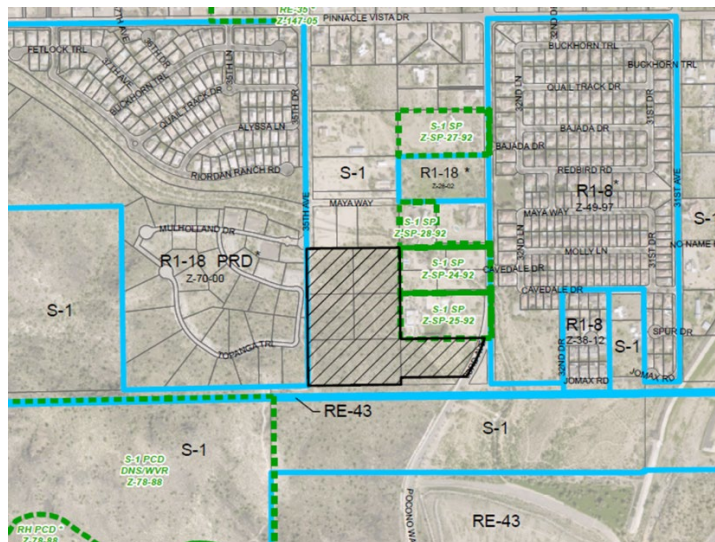
R1-18 (Single-Family Residential District), Planned Residential Development Option (PRD)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Minimum lot dimensions (width and depth)	None	+/-65 feet wide by +/-125 feet deep (Met)
Maximum Dwelling unit density (units/gross acre)	2.05; 2.34 with bonus	2.01 (Met)
Total Number of Lots	37; 43 with bonus	37 (Met)
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.	20 feet minimum adjacent to a public street; 15 feet minimum adjacent to property line. (Met)
Minimum Building setbacks	25 feet front	25 feet (Met)
Maximum height	2 stories and 30 feet	2-stories or 30 feet (Met)
Maximum Lot coverage	Primary structure, not including attached shade structures: 25% Total: 30%	Primary structure, not including attached shade structures: 25% Total: 30% (Met)
Minimum Common areas	5% of gross area	15% of gross area (Met)
Allowed uses	Single-family attached and single-family detached	Single-family detached (Met)
Street standards	Public street or private accessway	Private accessway (Met)

Hillside Development Area Standards		
Standards	Requirements	Provisions on the Proposed Site Plan
Maximum Density in 10% to 14.9% slope category	1.80	Not provided
MINIMUM LOT AREA	As required by zoning district	18,000 square feet (Met)

Minimum Lot Dimensions	As required by zoning district	As required by zoning district (Met)
REQUIRED SETBACKS		
FRONT YARD	As required by zoning district	As required by zoning district (Met)
REAR YARD	As required by zoning district	As required by zoning district (Met)
SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	Not provided.
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	Not provided.
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	2-stories or 30 feet (Met)

Background/Issues/Analysis

1. This is a request to rezone an 18.41-acre site located on the northwest corner of 33rd Avenue and the Jomax Road alignment from S-1 (Ranch or Farm Residence District) to R1-18 (Single-Family Residence District) to allow for single-family residential.



Source: City of Phoenix Planning & Development Department

2. The subject site was annexed into the City of Phoenix in 1989 through Annexation No. 149. Maricopa County Historical Aerial photographs illustrate that

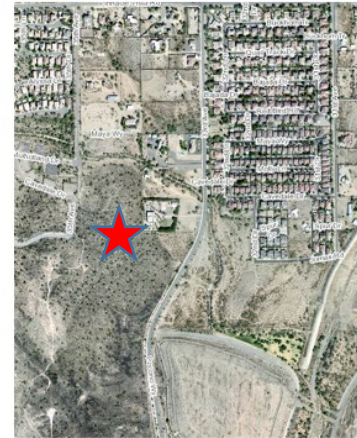
the area has developed with single-family residences over time. The subject site is surrounded by properties zoned S-1 and R1-18.



1976



1998



2017

Source: Maricopa County Historic Aerials

3. The General Plan Land Use Map designation for the subject parcel is Residential 0 to 2 dwelling units per acre on the north and east portions of the site shaded in yellow and Parks / Open Space – Public on the south and west portions of the site shaded in green on the General Plan Land Use Map. The proposed rezoning is consistent with the Residential 0 to 2 dwelling units per acre portion of the General Plan Land Use Map.

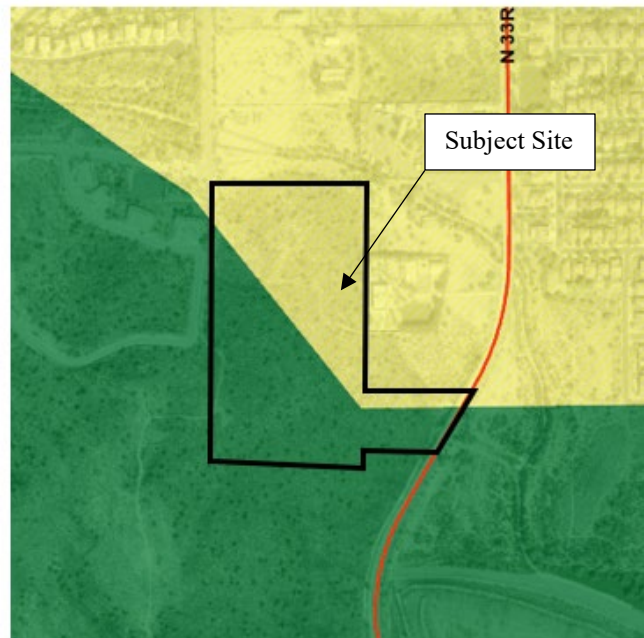
The following General Plan Land Use Map designations are surrounding the site:

North: Residential 0 to 2 dwelling units per acre

South: Parks / Open Space - Public

East: Residential 0 to 2 dwelling units per acre

West: Parks / Open Space - Public



■ Parks/Open Space - Publicly Owned
■ Residential 0 to 2 du/ac

4. The proposal is for a 37-lot subdivision with vehicular access to 33rd Avenue. Of the 37 lots, 13 are considered hillside lots because the property has a slope of 10% or greater. The maximum number of lots that can be built in the designated hillside area will be determined during the site plan review process. In order to provide compatibility with the scale of the surrounding development the conceptual site plan includes several open space areas with a centralized amenity area. A preservation easement or tract shall be dedicated on areas above a 15% slope. Staff is recommending several stipulations to maximize the required open space area. Amenities in the open space area will help to preserve natural desert areas on the hillsides within the subdivision. Staff is recommending Stipulation Nos. 1, 2, 3 and 4 to ensure the site develops as proposed.
5. The proposal includes a pedestrian access point located at the northwest corner of the site. There is an existing trail located approximately 105 feet north of the northwest corner of the site on 35th Avenue that connects to the Deem Hills Recreation Area. This is addressed in Stipulation No. 6.
6. To preserve existing undisturbed desert, staff is recommending Stipulation No. 2 which requires that the development dedicate a preservation easement or open tract above the 15% slope line.
7. At the time the staff report was written, three letters of concern / opposition and a citizen petition containing 46 signatures from area residents have been received by staff. Their concerns are listed below:
 - Traffic
 - Infrastructure
 - Rainwater runoff
 - Crime
 - Lifestyle
 - Home Values
8. The Guiding Principles for Complete Streets encourages a more walkable environment. The combination of trees adjacent to sidewalks are consistent with a complete streets environment. These provisions are also addressed in Stipulation No. 5.
9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
10. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by

leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 5 requires that the developer provide detached sidewalks and plant shade trees 20 feet on center, along both sides of the sidewalks. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.

STREETS

11. The Street Transportation Department has indicated that 33rd Avenue is complete for western frontage requirements. Internal roads are proposed as private accessways. No stipulations are proposed by the Streets Transportation Department. The Street Transportation Department will continue to review through the site plan development process.

PARKS AND RECREATION

12. The Parks and Recreation Department has indicated that a multi-use trail and multi-use trail easement is required at the northwest corner of the site. This is addressed in Stipulation No. 6.

FLOODPLAIN

13. The City of Phoenix Floodplain Management division of the Public Works Department has determined that two parcels are in a Special Flood Hazard Area (SFHA), and is located in a Shaded Zone AE, on panel 1260 L of the Flood Insurance Rate Maps (FIRM) dated June 20, 2018. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries.

WATER

14. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development, however there is potential need to extend water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

14. The City of Phoenix Fire Department has commented that no fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

AVIATION

16. The City of Phoenix Aviation Department has noted that the site is within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace and has requested a disclosure statement be completed. This is addressed in Stipulation No. 8.

ARCHAEOLOGY

17. The site is not located in an archeological sensitive area. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the

City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.

OTHER

18. 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, technical appeals and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 0 to 2 dwelling units per acre that is on the majority of the site.
2. As stipulated, the proposal is compatible with the surrounding land uses because of the density and connectivity to existing trail systems in the area.
3. This proposal directly abuts the Riordan Ranch subdivision to the west, which is also zoned R1-18. The proposed project, as stipulated, is compatible with other single-family projects in the area.

Stipulations

1. The project shall not exceed 37 lots.
2. The developer shall dedicate a preservation easement or tract on areas above 15% slope, as approved by the Planning and Development Department.
3. A minimum of 15% of the gross project shall be retained as open space, including washes and hillside areas, not including required perimeter setbacks, as approved by the Planning and Development Department.
4. There shall be a minimum of one private open space amenity area. The area shall provide, at a minimum, one of the following active amenity elements or other similar elements, as approved by the Planning and Development Department:
 - a. Pavilion or Ramada
 - b. Barbecue and Picnic Area
 - c. Fire Pit
5. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper drought tolerant shade trees planted a minimum of 20 feet on center or

equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

6. The applicant shall provide a minimum of one access point to the regional trail system located at the northwest corner of the site as approved by the Planning and Development Department.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.

Writer

David Simmons

August 7, 2019

Team Leader

Samantha Keating

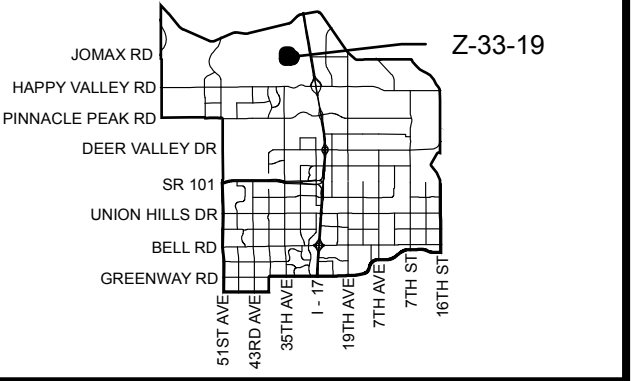
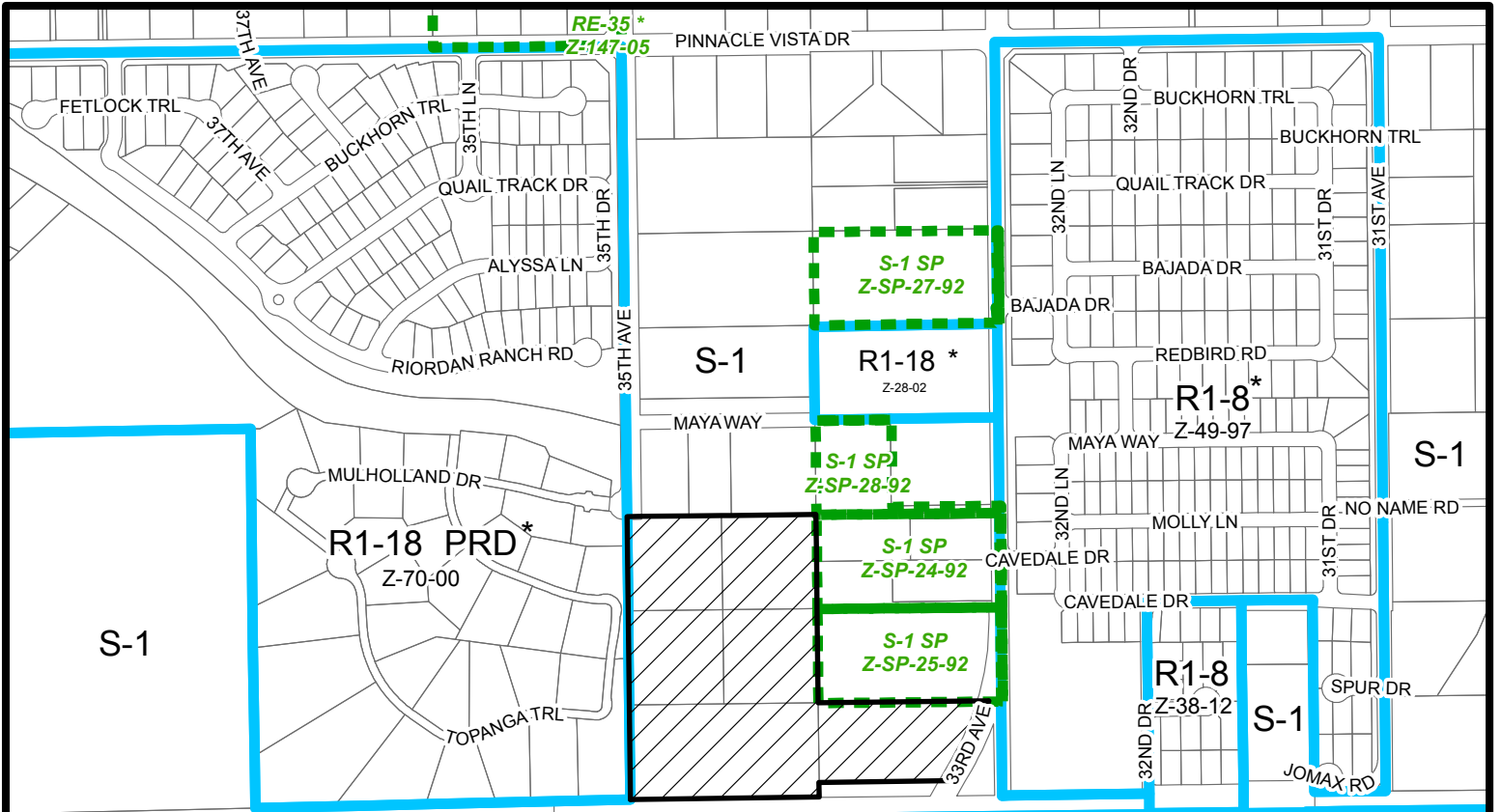
Exhibits

Sketch Map

Aerial

Site Plan date stamped July 25, 2019

Community Correspondence (16 pages)

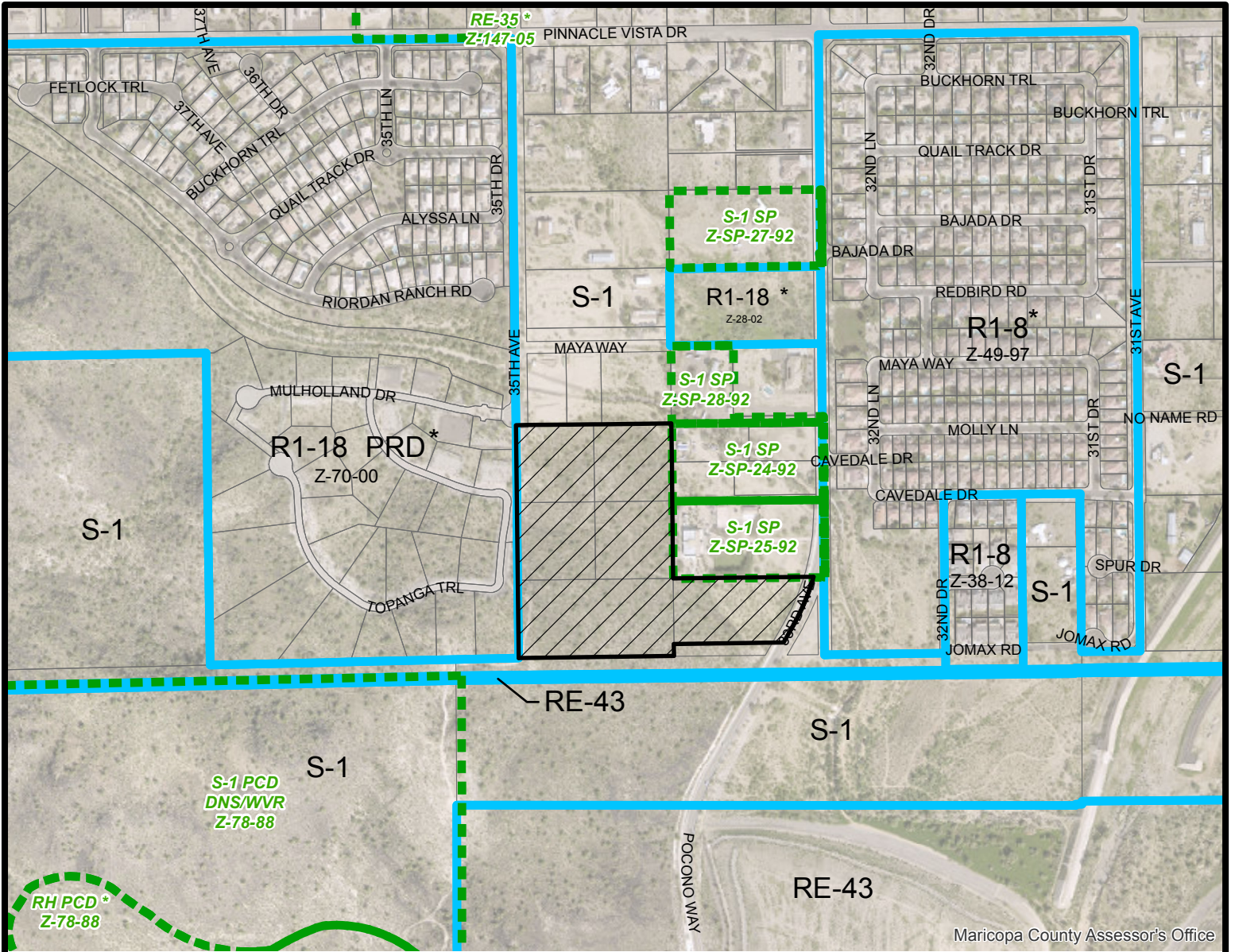


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1

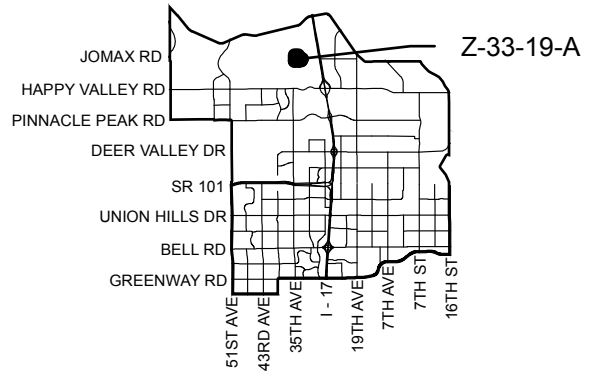
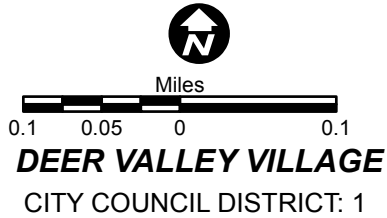


APPLICANT'S NAME: Norris Design c/o Ron Harris		REQUESTED CHANGE: FROM: S-1 (18.41 a.c.) TO: R1-18 (18.41 a.c.)	
APPLICATION NO. Z-33-19	DATE: 6/13/2019 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.41 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 49-21	ZONING MAP P-6	
MULTIPLES PERMITTED S-1 R1-18	CONVENTIONAL OPTION 18 36	* UNITS P.R.D. OPTION N/A 43	

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



Maricopa County Assessor's Office



APPLICANT'S NAME: Norris Design c/o Ron Harris		REQUESTED CHANGE: FROM: S-1 (18.41 a.c.) TO: R1-18 (18.41 a.c.)	
APPLICATION NO. Z-33-19-A	DATE: 6/13/2019 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.41 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 49-21	ZONING MAP P-6	
MULTIPLES PERMITTED S-1 R1-18	CONVENTIONAL OPTION 18 36	* UNITS P.R.D. OPTION N/A 43	

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

David O Simmons

From: Bob Saigh <bsaigh@aol.com>
Sent: Thursday, July 25, 2019 3:20 PM
To: David O Simmons
Cc: Council District 1 PCC
Subject: Case # Z-33-19-6

DATE: July 25, 2019

FROM: Robert and Patricia Saigh, 25242 N. 44th Dr., Phoenix, 85083-1689, bsaigh@aol.com

TO: Mr. David Simmons, Village Planner, City of Phoenix, david.simmons@phoenix.gov

CC: Ms. Thelda Williams, District 1 Councilwoman, City of Phoenix, council.district.1@phoenix.gov

RE: Case No. Z-33-19-1, zoning change petition of Norris Design

Mr. Simmons,

My wife and I are opposed to the zoning change requested by Norris Design in order to build another high-density development in the community immediately east of and adjacent to the Deem Hills Recreation Area (DHRA).

We believe residents of the community correctly identify traffic, storm water runoff, infrastructure and quality of life concerns with this development, as they have with the proposed Taylor Morrison development, case # Z-25-19-1.

We live in the area, and I visited the Norris site yesterday at 3 p.m., observing it at its north end from 35th Ave. and Mulholland Dr., and at its east side along 33rd Ave (photos attached). I was struck by the site's natural hilly desert terrain and plant life, and its important roles in complementing the DHRA and other nearby undeveloped areas, and literally serving as a landmark and transition for existing development in the community. This can be seen at the following link from the City of Phoenix's site, DHRA -

<https://www.google.com/maps/d/viewer?mid=1PVDtUcSmmezBGs8qRaK2g2cUhHQ&ll=33.69984992180607%2C-112.07963156883233&z=14>

We understand the site is currently zoned S-1. We wish it was part of the DHRA and off-limits for development.

While I was on-site for approximately 45 minutes, I couldn't help but notice the amount of vehicular traffic on 33rd Ave. at that hour - dozens of cars and trucks of all sizes, and many of them traveling above the posted speed limit on a "S" curving portion of two-lane (one lane in each direction) road. This was at a time when nearby Sandra Day O'Connor High School is on summer recess. The access and safety concerns are obvious.

So is a concern about storm-water runoff; a large storm grate (photo attached) catches some of the run-off from the higher terrain above it and channels it under 33rd and into a wash, but it's hardly enough for the proposed Norris development. Also, it had rained in the area much earlier in the day, but I saw large areas of standing and pooled water at the 35th Ave.-Pinnacle Vista intersection and the Arizona Hillcrest common, along 33rd Ave., respectively.

The concerns we stated in our May 26, 2019 email (attached) to you regarding the Taylor Morrison development also apply in the case of the Norris development; please make that email part of this record.

Finally, the unique community in question seems to be facing powerful threats to a way of life it's long had and wants to keep. Its voices before the Deer Valley Village Planning Committee on July 18, 2019 seemed clear, consistent and unanimous in this regard. We hope those voices are being heard, understood and supported by the City of Phoenix.

Again, thank you for your assistance in this matter.

Sincerely,

Bob Saigh

Looking south from 35th-Mulholland



Looking southeast from 35th, Mulholland



Looking northwest from 33rd, near possible access point for Norris development



Storm water grate to channel water under 33rd into storm wash



DATE: May 26, 2019

FROM: Robert and Patricia Saigh, 25242 N. 44th Dr., Phoenix, 85083-1689, bsaigh@aol.com

TO: Mr. David Simmons, Village Planner, City of Phoenix, david.simmons@phoenix.gov

CC: Ms. Thelda Williams, District 1 Councilwoman, City of Phoenix, council.district.1@phoenix.gov

RE: Case No. Z-25-19-1, Taylor Morrison Arizona, Inc., site at N. 37th and N. 39th Aves., W. Pinnacle Vista Dr. and W. Dynamite Blvd.

Mr. Simmons,

Taylor Morrison Arizona, Inc. (TM) wants a zoning variance on property it owns so it can do what it's always done - build, profit, move on to the next "development."

In this instance, TM is proposing more density and limited access that pose significant and obvious environment, infrastructure and resource concerns for neighboring residents, users of the Deem Hills Recreation Area (DHRA) and the City of Phoenix, the latter having the duty to ensure and safeguard the overall quality of life for its citizens.

Taylor Morrison's attorneys say the site plan for the proposed development "provide(s) for a respectful transition from surrounding properties, including providing expansive and sensitively located common areas and landscape buffers, increased perimeter building setbacks, and maximizing the number of lots that 'side' onto surrounding residences."

A visit to the site prompts the question why a transition, common areas, buffers, setbacks and maximized "side" lots are at all needed or necessary when common sense says leave things as they are - spaced, open, rural, established, balanced and in compliance with existing zoning.

There is no good reason for Taylor Morrison wanting this variance in furtherance of its own ends and without serious regard for the rights and well being of the proposal's neighbors, DHRA users, nearby communities, and the City of Phoenix as it goes forward.

On the basis of the clear and compelling reasons against the requested variance, it should be denied.

Sincerely,

Robert and Patricia Saigh
Residents of Stetson Hills subdivision (adjacent to DHRA), in Phoenix, and regular users of the DHRA

Date: 7-18-19
 Case#: 2-33-19-4
 We, community owners in and around the proposed site
 are opposed to any zoning change that allows more than one dwelling per acre.

NAME	ADDRESS	EMAIL	PHONE
Lynne Brown Frank Brown	28425 N. Black Canyon Hwy #3080 Phoenix AZ 85085	mslymne@aol.com	410-688-3887
Winnie Dineen	28425 N. Black Canyon Hwy #2082 Phx, AZ 85085		623-296-0448
Danielle Mortensen	28425 N. Black Canyon Hwy Phoenix AZ 85085 #1032 27603 N. 39th Ave Phoenix, AZ 85028	danielle.mortensen@ducd.org	602 623 0919
Rosalie Treibner		rosas33@gmail.com	623 7800321
Ryan Russell	25925 N. Black Canyon Hwy	aguntrussell1980@yahoo.com	428 642 2168
Cristina Cruz	28425 N. Black Canyon Hwy	n/a	602-391-2201
TIROMÉ LAMB PAMELA LAMB	3605 W McARTHUR RD	PIECEY LAMB0424@gmail.com PIECEY LAMB0424@gmail.com	602-582-1793
Kenneth A. Vest	27635 N. 37th Ave	vest379@outlook.com	602-677-1685
Kerry Fouts	27040 N 32nd Ln	kfouts@cox.net	623-587-8812
Dana Churki	3501 W. Buckhorn Trail 8983	dana@contractdancers.com	602-295-5636
Patty Demers	27628 N. 37th Ave		602-347-2255

Date: 7-18-19
 We, community owners in and around the proposed site
 are opposed to any zoning change that allows more than one dwelling per acre.

Case#: 2-33-19-6

NAME	ADDRESS	EMAIL	PHONE
Matt Harmon	27806 N 37th Ave Phoenix AZ	mharmon-23@yahoo.com	602-434-4881
Dana Chioldi	3504 W. Buckhorn Trail, Phoenix AZ 85033	dana@contactdane.com	602-295-5696
Ann Stegny Artur	27526 N 33 Ave	AZGUS1944@gmail.com	623-703-9472
John & Brenda Arthur	27840 N. 31st Ave	JARTR@JENSEY.COM	602 679-2710
LINDA LOOK	87522 N. 33rd AVE	lmeook414@gmail.com	602 405-6343
Bob Smith NEENACIARST MURPHY	25242 N. 44th Dr.	bsmith@aol.com	6301 624-3546
Yvonne & Jeff Bland	3441 W. Pinnacle Vista Dr.	MURPHY@AMMOAZ.COM	602-300-9442
Deborah & Joseph Adeganju	3640 W. Pinnacle Vista Dr.	ybland4@gmail.com	623-308-1375
Christine Cahill	28425 N. Black Canyon Hwy	jbadejanju@yahoo.com	(773) 972-5024
Sandra Schasson	912 E Tanglewood Trail 3635 W Dynamite Blvd (lot location) 9316 W Barclay Ave, Peoria, AZ 85345	ccahill731@gmail.com Sandra.L.Fontaine@gmail.com	480-320-1771 623-487-4025

We, community owners in and around the proposed site are opposed to any zoning change that allows more than one dwelling per acre.

Date: 7-18-19

Case#: 2-33-19-6

NAME	ADDRESS	EMAIL	PHONE
Merrill Barrett	28425 N. Black Canyon Hwy	Prost382@yahoo.com	602-565-2831
RICHARD SMITH	28425 N. BIK CYN HWY		(303) 956-0688
Saeed Tehrani	~ ~ ~ 2059		582-979-9878
Miguel Cano	3825 W. Arrow Way #209 Arrow		602-6955943
Dustin Hamilton	3115 W. Oberlin Way.	ghxd31@yahoo.com	602 973 0999
JAVIER MULLER	28425 W BIK Canyon Hwy	mom290ezzy@gmail.com PROST AZ 85088	602 373-9477
Beverly Graves	3714 W. Foothold Trail	bevermen101a@yahoo.com	623 523-1329
Kent Blackitt	27055 W31 Ave		480-253 1201
Ed Riskay	3015 W. Pinnacle Vista N		
RICK SANDERS	3015 W. PINNACLE VISTA DR	RICKSANDERS079@GMAIL.COM	602-558-9870
Nobie Sanders	3015 W Pinnacle Vista Dr	" " "	602-358-9871

Date: 7-18-19
 We, community owners in and around the proposed site
 are opposed to any zoning change that allows more than one dwelling per acre.

Case#: 2-33-19-6

NAME	ADDRESS	EMAIL	PHONE
Michael Baillargeon	3431 W. Maya Way	Mike Baillars@hotmail.com	602-999-8230
Judy Kennedy	3431 W. Maya Way		602-502-6013
Russ Gardner	28018 N. 37th Ave	Russ@AEPROS.com	602-863-6800
SHEILA GARDNER	28018 N. 37th Ave	SHEILA@AEPROS.com	602.291.2220
STEPHAN MOSLEY	3745 W. DYNAMITE BLVD	CAULEY@MOSLEY@GMAIL.COM	602-919-9500
Rick Denton	3520 W. DYNAMITE RD	rdenton7197@hotmail.com	480-205-2139
Justin Wetternald	3535 W DYNAMITE BLVD	Wetternalds@gmail.com	602-686-0904
Jarkei Muldecker	22627 N 31st Ave	tmuldecker1@gmail.com	248-496-1204
Debi Loudakis	27852 N. 37th Ave		623-492-0457
Breana Krause	27807 W. 37th Ave	breana181@gmail.com	623-853-6778
DAN EMMA	27605 N. 31st AVE		623-392-1600

David O Simmons

From: Kenneth A. Vest <KVest@BrwnCald.com>
Sent: Monday, July 15, 2019 10:55 AM
To: David O Simmons
Cc: 'KENNETH VEST'
Subject: Re-zoning Case Number Z-33-19

Mr. Simmons,

As a resident in the area that will be affect by the proposed zoning change, I am **against** the rezoning from S-1 to R1-18 as proposed in Case Number Z-33-19. A new track home development at this location, governed by Zone R1-18 ordinance, will have negative effects on the entire area. Specifically:

- TRAFFIC:
 - There is a single (gated) entry point into the proposed development. This entry point is off-of 33rd Avenue, which is one of the main entry points into the neighborhood and is limited to one lane in each direction. The lack of turn lanes into the development will cause traffic delays and hazards at this location. Because the proposed entry point is on a curved section of 33rd Ave, there is also limited visibility, increasing the danger to motorists and pedestrians.
 - As there are limited travel routes into and out of the area, traffic on these roadways will be significantly increased.
- INFRASTRUCTURE: Increased demand on water, sewer, and power system will require construction/expansion of infrastructure causing disruption to the community.
- RUNOFF: The location of the proposed development is on a hillside. The increased runoff and drainage from higher density housing will increase the potential for damage to neighboring properties and to the main roadway coming into the area.
- CRIME: Increased population density also brings increase crime, both from individuals living in the more populated areas and from criminals targeting the area.
- LIFESTYLE: Most of us are living in the area to be away from the congestion cause by excessive track housing.
- HOME VALUE: An additional development of track homes in the neighborhood will bring down home values in the area.

Please record my viewpoint in the case file.

Thank you,

Kenneth A Vest
27635 N. 37th Avenue
Phoenix, AZ 85083
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David O Simmons

From: Pat Bell-Demers <contactpbell@hotmail.com>
Sent: Thursday, July 25, 2019 2:04 PM
To: David O Simmons; KENNETH VEST; Pat Bell-Demers; charlottemosley@gmail.com; mikebaillarg@hotmail.com; Fred Renn; phxjbc@gmail.com; Council District 1 PCC; Samantha Keating
Subject: Rezoning Case # Z33-19-6 neighborhood opposition petition on rezoning
Attachments: Rezoning Case - Z-33-19-607222019.pdf

Mr. David Simmons and
Deer Valley Planning Committee and
City of Phoenix Planning Commission and
City of Phoenix Council

RE: Rezoning Case # Z-33-19-6 (Norris Design Developer) - Neighborhood Opposition Petition dated 7-18-2019

This Petition was signed by concerned neighbors and community members who are opposed to any zoning change that allows more than one dwelling per acre.

These petitions were signed at the July 18, 2019 Deer Valley Planning Committee Hearing for Case # Z-25-19-1 (Taylor Morrison Developer, onsite in front of everyone at the Deer Valley Community Center, Multi-Purpose Room. As you can see (and for those of you where were present during that meeting), the neighbors in this community are greatly concerned about the negative effects on the entire area.

Yes - these are concerned neighbors and voters who now have to deal with **two separate developers** trying to come in and change the zoning. Please note, we are not opposed to developers coming in to build - just keep the current zoning.

Please accept these 4 pages of opposition.

Thank you!

Patty Bell-Demers
602-367-2299
contactpbell@hotmail.com