



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-39-23-2
September 26, 2023

Desert View Village Planning Committee Hearing Date: October 3, 2023

Planning Commission Hearing Date: November 2, 2023

Request From: [S-1 DRSP](#) (Approved [R1-6 DRSP](#)) (Ranch or Farm Residence, Desert Ridge Specific Plan) (Approved Single-Family Residence District, Desert Ridge Specific Plan) (1.71 acres)
[S-1 DRSP](#) (Approved [R-2 DRSP](#)) (Ranch or Farm Residence, Desert Ridge Specific Plan) (Approved Multifamily Residence District, Desert Ridge Specific Plan) (18.81 acres)

Request To: [C-2 DRSP](#) (Intermediate Commercial, Desert Ridge Specific Plan) (20.52 acres)

Proposal: Commercial shopping center

Location: Southwest corner of Black Mountain Boulevard and Deer Valley Drive

Owner: Arizona State Land Department

Applicant: Ryan Ash, Vestar

Representative: Stephen Anderson, Gammage & Burnham

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>	
<u>General Plan Land Use Map Designation</u>	<u>Current</u> Residential 2 to 5 dwelling units per acre
	<u>Proposed (GPA-DSTV-2-23-2)</u> Commercial

<u>General Plan Conformity</u>			
<u>Street Map Classification</u>	Deer Valley Drive	Major Arterial	70-foot south half street
	Black Mountain Boulevard	Arterial	Width varies from 65-foot to 70-foot west half street (Abandonment from ADOT to City of Phoenix)
	34th Street	Local Street	Approximately 30-foot east half street
	Mayo Boulevard	Local Street	Width varies from 0 foot to 12-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, & CORRIDORS; DESIGN PRINCIPLE: Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible.</p> <p>The proposal, as stipulated, will provide a commercial center with a pedestrian plaza, shaded walkways, enhanced features for pedestrian safety, bicycle parking, and a safe crossing to the adjacent school.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.</p> <p>The proposal will contribute to a mix of land uses by providing retail and services closer to surrounding residential neighborhoods.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.</p> <p>The proposal will enhance accessibility to retail uses by locating retail closer to neighborhoods and providing pedestrian and bicycle amenities that promote non-vehicular transportation.</p>			

General Plan Conformity

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 proposed development, as stipulated, provides shaded detached sidewalks on all bounding streets and enhanced shade to pedestrian areas and surface parking areas on site, which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays and Initiatives

Desert Ridge Specific Plan – See Background Item No. 5.

Comprehensive Bicycle Master Plan – See Background Item No. 6.

Complete Streets Guiding Principles – See Background Item No. 7.

Tree and Shade Master Plan – See Background Item No. 8.

Transportation Electrification Action Plan – See Background Item No. 9.

Monarch Butterfly – See Background Item No. 10.

Zero Waste PHX – See Background Item No. 11.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 DRSP (Approved R1-6 DRSP) and S-1 DRSP (Approved R-2 DRSP)
North (across Deer Valley Drive)	Single-family residential	R-2 PCD
South (across Mayo Boulevard)	School	S-1 DRSP
East (across Black Mountain Boulevard)	Single-family residential	R1-6 DRSP
West (across 34th Street)	Vacant	S-1 DRSP (Approved R1-6 DRSP)

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provision on the Proposed Site Plan</u>
<i>Minimum Building Setbacks</i>		
Adjacent to Street	20 feet, Average 25 feet	Deer Valley Drive: 25 feet (Met) Black Mountain Boulevard: 25 feet (Met) Mayo Boulevard: 25 feet (Met) 34th Street: 25 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Adjacent to Street	20 feet, Average 25 feet	Deer Valley Drive: 25 feet (Met) Black Mountain Boulevard: 25 feet (Met) Mayo Boulevard: 25 feet (Met) 34th Street: 25 feet (Met)
Maximum Lot Coverage	50 percent	19.7 percent (Met)
Maximum Building Height	2 stories, 30 feet	2 stories, 30 feet (Met)
Minimum Parking	530 spaces	533 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 20.52-acre site located at the southwest corner of Black Mountain Boulevard and Deer Valley Drive from S-1 DRSP (Approved R1-6 DRSP) (Ranch or Farm Residence, Desert Ridge Specific Plan) (Approved Single-Family Residence District, Desert Ridge Specific Plan) and S-1 DRSP (Approved R-2 DRSP) (Ranch or Farm Residence, Desert Ridge Specific Plan) (Approved Multifamily Residence District, Desert Ridge Specific Plan) to C-2 DRSP (Intermediate Commercial, Desert Ridge Specific Plan) to allow a commercial shopping center.

This is a companion case to two other cases that are running concurrently. GPA-DSTV-2-23-2 is a request to change the General Plan Land Use Map designation of the subject site from Residential 2 to 5 dwelling units per acre to Commercial. GPA-DSTV-3-23-2 is an amendment to the Desert Ridge Specific

Plan, Superblock 12, Parcel 12.L, which would create a commercial parcel coterminous with the subject site of this rezoning case.

The subject site is undeveloped land owned by the Arizona State Land Department that was annexed into the City of Phoenix in 1988. The site was incorporated into the Desert Ridge Specific Plan at the original adoption of the plan in 1990 and was identified as a low-density residential parcel. The site was platted in 1997 with a state plat that created the surrounding street grid and blocks and tracts in the area. In 2007, the Phoenix City Council approved rezoning case Z-135-06-2, rezoning the site to R1-6 and R-2 for a proposed single-family residential development; however, the site was never developed.

2. The subject site is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. The properties to the north, east, and west are also designated as Residential 2 to 5 dwelling units per acre. The property to the south is designated as Public/Quasi-Public.



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

The applicant is proposing a minor General Plan Amendment (GPA-DSTV-2-23-2) to change the designation of the subject site to Commercial. The proposed zoning district is consistent with the proposed General Plan Land Use Map designation.

EXISTING CONDITIONS AND SURROUNDING ZONING

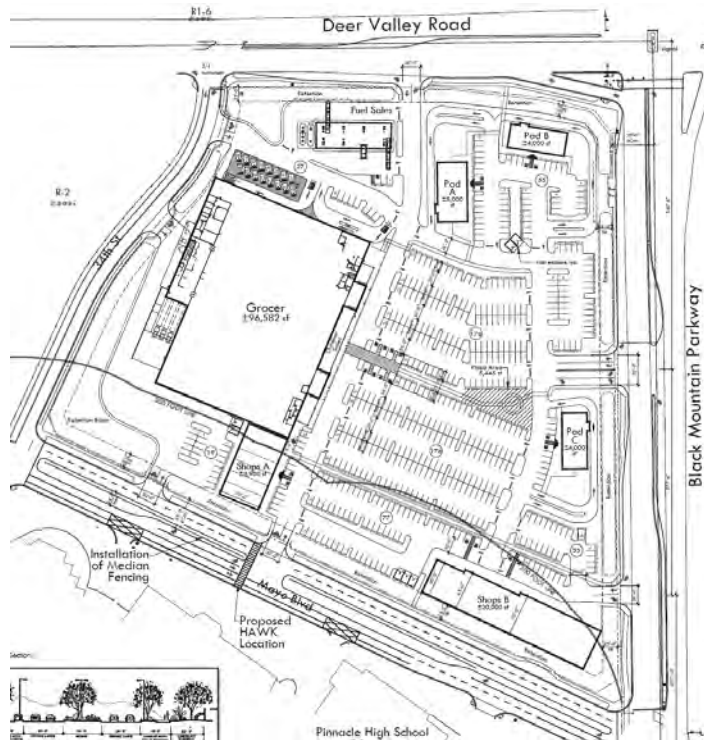
3. The subject site is a 20.52-gross-acre undeveloped lot, zoned S-1 DRSP (Approved R1-6 DRSP) and S-1 (Approved R-2 DRSP). To the north are single-family homes, zoned R-2 PCD (Multifamily Residence District, Planned Community District). To the east are single-family homes, zoned R1-6 DRSP. To the south is Pinnacle High School, zoned S-1 DRSP. To the west is undeveloped land zoned S-1 DRSP (Approved R1-6 DRSP).



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

- The proposed development is a commercial shopping center with surface parking, which would include a grocery store as a major tenant, in addition to other medium and small commercial spaces throughout the site. The conceptual site plan shows vehicular access on all four street frontages and indicates 567 surface parking spaces.



Conceptual Site Plan, Source: Suite Six Architecture and Planning

The conceptual site plan includes a 5,000-square-foot pedestrian plaza and will include a north-south pedestrian pathway through the site, per Stipulation Nos. 2 and 3. These are discussed further in Item No. 5 below.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

- [Desert Ridge Specific Plan](#)**
The Desert Ridge Specific Plan is a 5,700-acre master planned community in northeast Phoenix, generally located between Pinnacle Peak Road to the north, Union Hills Drive to the south, 32nd Street to the west, and 64th Street to the east. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved in 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations. The subject site is currently within Superblock 12, Parcel 12.L of the Desert Ridge Specific Plan, which is designated for single-family residential use with a density range of 2 to 5 dwelling units per acre. Companion case GPA-DSTV-3-23-2 is a proposed amendment to the plan that

would create a Parcel 12.C coterminous with the subject site and identify the parcel as a commercial parcel with C-2 as a permitted zoning district.

The Desert Ridge Specific Plan identifies a commercial core area in Superblock 5, which today contains the primary retail destination for the Desert Ridge area. Additionally, the plan allows for convenience retail to be located within all residential superblocks, which is limited to three acres per site and must be away from arterial streets to facilitate pedestrian access from residential communities. To date, most residential superblocks have been developed without any convenience retail included. This proposal fills a gap by providing additional retail options closer to the residential Superblocks and providing an alternative to the commercial core of Superblock 5. In order to meet the original intent of the Desert Ridge Specific Plan, to promote pedestrian connectivity to the commercial development, and to reduce the impact of the development on the surrounding area, staff recommends the following.

- Lighting limitations, including a height limit of 20 feet. This is addressed in Stipulation No. 1.
- A minimum 5,000-square-foot pedestrian plaza to be provided on site as a gathering place for the public. The plaza shall be designed for pedestrian access, incorporate seating and amenities, and be lined with vegetation. This is addressed in Stipulation No. 2.
- A minimum six-foot-wide pedestrian pathway, providing cross-block access. The pathway shall adhere to the paseo standards of the Walkable Urban Code, connect with the pedestrian plaza and the HAWK crossing at Mayo Boulevard, and be lined on both sides with either landscaping or buildings with transparent windows to promote activation and pedestrian comfort of the pathway. This is addressed in Stipulation No. 3.

6. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposed development will provide bicycle parking, per Stipulation No. 7.

7. **[Complete Streets Guiding Principles](#)**

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. Per the Desert Ridge master plans and Stipulation Nos. 12, 14, and 17, the proposed development will provide shaded detached sidewalks on all street frontages. The proposal will also provide north-south pedestrian connectivity through a shared-use path along Black Mountain Boulevard (Stipulation No. 13) and a mid-block

pedestrian pathway (Stipulation No. 3), in addition to providing a new HAWK crossing at Mayo Boulevard to allow safer pedestrian crossing (Stipulation No. 21). Additionally, all pedestrian pathways, where they cross drive aisles will provide visually contrasting treatment to enhance pedestrian safety (Stipulation No. 4).

8. **[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. Per the Desert Ridge master plans and Stipulation Nos. 12, 14, and 17, the proposed development will provide shaded detached sidewalks on all street frontages. Shade will be provided at a minimum of 75 percent for all walkways including sidewalks (Stipulation No. 5) and a minimum of 25 percent for surface parking areas (Stipulation No. 6).

9. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Stipulation No. 8 provides requirements for electric vehicle parking, charging and infrastructure.

10. **[Monarch Butterfly](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 9 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The applicant states that their commercial developments incorporate green initiatives, including recycling.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has received 180 letters in opposition, three petitions in opposition with a total of 663 names, 233 letters in support, 23 letters stating general support but requesting a gas station not be included, three petitions in support with a total of 753 names, and four letters providing general comments. Among those opposed, concerns include the change in the residential character of the area, increased traffic and conflicts with Pinnacle High School traffic, pedestrian safety, increased lighting, the presence of homeless individuals, crime issues, and a reduction in property values.

INTERDEPARTMENTAL COMMENTS

13. The Public Transit Department requested dedication of right of way and construction of a bus stop pad on southbound Black Mountain Boulevard and that the development provide sufficient pedestrian connections to the public sidewalk. These are addressed in Stipulation Nos. 10 and 11.
14. The Street Transportation Department requested the following:
- Detached sidewalk on 34th Street (Stipulation No. 14)
 - Dedication of 70 feet of right-of-way for Black Mountain Boulevard (Stipulation No. 15).
 - Dedication of 55 feet of right-of-way for Mayo Boulevard, construction to Desert Ridge master plan standards, including a detached sidewalk, and inclusion of fencing in the median to prevent mid-block crossing (Stipulation Nos. 16, 17, and 22).
 - Median extension on Black Mountain Boulevard to the corner of Deer Valley Drive (Stipulation No. 18).
 - Fully funded and reconstructed signal at the intersection of Mayo Boulevard and Black Mountain Boulevard to city standards (Stipulation No. 19).
 - Traffic Impact Analysis and Master Street Plan for Superblock 12, including analysis of the impact and funding responsibility to the Sonoran Desert Drive corridor (Stipulation No. 20).

- New HAWK traffic control device on Mayo Boulevard (Stipulation No. 21).
 - Construction of turn lanes at the intersection Deer Valley Drive with Black Mountain Boulevard and with 40th Street, required per an existing Intergovernmental Agreement (Stipulation Nos. 23 through 26).
 - Construction of street improvements with all required elements and ADA accessibility (Stipulation No. 27).
15. The Aviation Department requested that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 28.

OTHER

16. 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. This is addressed in Stipulation Nos. 29 through 31.
17. 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. 32.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is consistent with the proposed General Plan Land Use Map designation and will contribute to a mix of land uses in the surrounding area.

2. As stipulated, the proposal enhances the surrounding area with features promoting pedestrian safety, facilitating alternative transportation, and providing pedestrianized amenity spaces for the community.
3. As stipulated, the proposal provides trees and shade, promoting thermal comfort for users of the site and pedestrians on adjacent sidewalks.

Stipulations

1. All on site lighting shall comply with the following:
 - a. Maximum of 20 feet in height including lamp, pole, and base.
 - b. All outdoor lighting fixtures must be designed, installed, and maintained to prevent light trespass, glare, and skyglow.
 - c. All outdoor fixtures must be full cutoff, ensuring zero light output emitted above the horizontal (90-degree plane).
 - d. Utilize LED lights with a correlated color temperature (CCT) of 3000K or lower.
2. A minimum 5,000-square-foot pedestrian plaza shall be provided and maintained by the developer as a gathering place for the public, adhering to the following standards, and as approved by the Planning and Development Department.
 - a. The plaza shall be designed to allow pedestrian access and shall not be restricted during the time the shopping center is open.
 - b. The plaza shall include seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, splash pad, shaded seating, enhanced landscaping, performance stage, fire pit, or other similar amenities.
3. A minimum 6-foot-wide pedestrian pathway, providing cross-block access and connecting with the public plaza, shall be provided consistent with the following standards, and as approved by the Planning and Development Department.
 - a. The pathway shall adhere to the requirements of Section 1304.H of the Phoenix Zoning Ordinance.
 - b. The pathway shall connect with the HAWK crossing provided at Mayo Boulevard.

- c. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:
 - (1) A minimum 5-foot-wide landscape strip, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.
 - (2) Building frontages meeting the glazing requirements of a minimum of 75 percent of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the entire width of the facade, consisting of clear windows that will allow a minimum of 75 percent of the visible light (as specified by the manufacturer) to be visible on either side of the window.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. All pedestrian pathways, including sidewalks and shared-use paths, shall be shaded by a structure or landscaping at maturity, or a combination of the two to achieve a minimum of 75 percent shade, as approved by the Planning and Development Department.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
7. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance, except that Section 1307.H.6.c shall not apply, as approved by the Planning and Development Department.
8. A minimum of 2 percent of the required parking shall be EV installed.
9. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
10. The developer shall dedicate right-of-way and construct a bus stop pad on southbound Black Mountain Boulevard. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from Deer Valley Drive according to City

of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to bus stop pad at full maturity.

11. A minimum number of pedestrian connections shall be provided from the development to the adjacent sidewalk, as follows: 2 connections to Deer Valley Drive, 3 connections to Mayo Boulevard, and 3 connections to Black Mountain Boulevard, as approved by the Planning and Development Department. Pedestrian connections shall be sufficiently spaced to allow convenient pedestrian access to the sidewalk from any portion of the proposed development.
12. The landscape planters along all streets, separating the curb from the sidewalk, shall be planted to the following standards, as approved or modified by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings to provide a minimum of 75 percent shade at tree maturity.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75 percent live coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

13. A 20-foot-wide shared-use path easement (SUPE) shall be dedicated along Black Mountain Boulevard and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
14. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk, shall be provided along 34th Street, as approved or modified by the Planning and Development Department.
15. A minimum 70-feet of right-of-way shall be dedicated for the west half of Black Mountain Boulevard, adjacent to the development.
16. A minimum 55-feet of right-of-way shall be dedicated for the north half of Mayo Boulevard, adjacent to the development.
17. Mayo Boulevard shall be consistent with the Desert Ridge Specific Plan and the approved cross sections in the forthcoming Super Block 12 Master Street Plan.

18. The existing median in Black Mountain Boulevard shall be modified to extend northward to the Deer Valley Drive intersection.
19. The existing traffic signal at the intersection of Mayo Boulevard and Black Mountain Boulevard shall be fully funded and reconstructed to meet City of Phoenix standards.
20. A Traffic Impact Analysis (TIA) and Master Street Plan shall be submitted to the City for this development and Super Block 12 of the Desert Ridge Specific Plan. The Traffic Impact Analysis (TIA) shall also be expanded to address the proposed development's impact and funding responsibility on the Sonoran Desert Drive Corridor. No preliminary approval of plans shall be granted until the study and master street plan are reviewed and approved by the Street Transportation Department.
21. A HAWK traffic control device shall be fully funded and constructed on Mayo Boulevard between 34th Street and Black Mountain Boulevard, as approved by the Street Transportation Department.
22. Decorative metal view fencing shall be constructed in the landscape median along Mayo Boulevard, as approved by the Street Transportation Department.
22. Acquire, dedicate sufficient right-of-way, and construct a southbound right turn lane, including incidental intersection improvements, on the northwest corner of the Deer Valley Drive and Black Mountain Boulevard intersection.
24. Acquire, dedicate sufficient right-of-way, and construct a westbound right turn lane, including incidental intersection improvements, on the northeast corner of the Deer Valley Drive and Black Mountain Boulevard intersection.
25. Acquire, dedicate sufficient right-of-way, and construct an eastbound right turn lane, including incidental intersection improvements, on the southwest corner of the Deer Valley Drive and 40th Street intersection.
26. Acquire, dedicate sufficient right-of-way, and construct a westbound right turn lane, including incidental intersection improvements, on the northeast corner of the Deer Valley Drive and 40th Street intersection.
27. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

28. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Deer Valley Airport to future owners or 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.
29. 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.
30. 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.
31. 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.
32. 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

Anthony Grande

September 26, 2023

Team Leader

Racelle Escolar

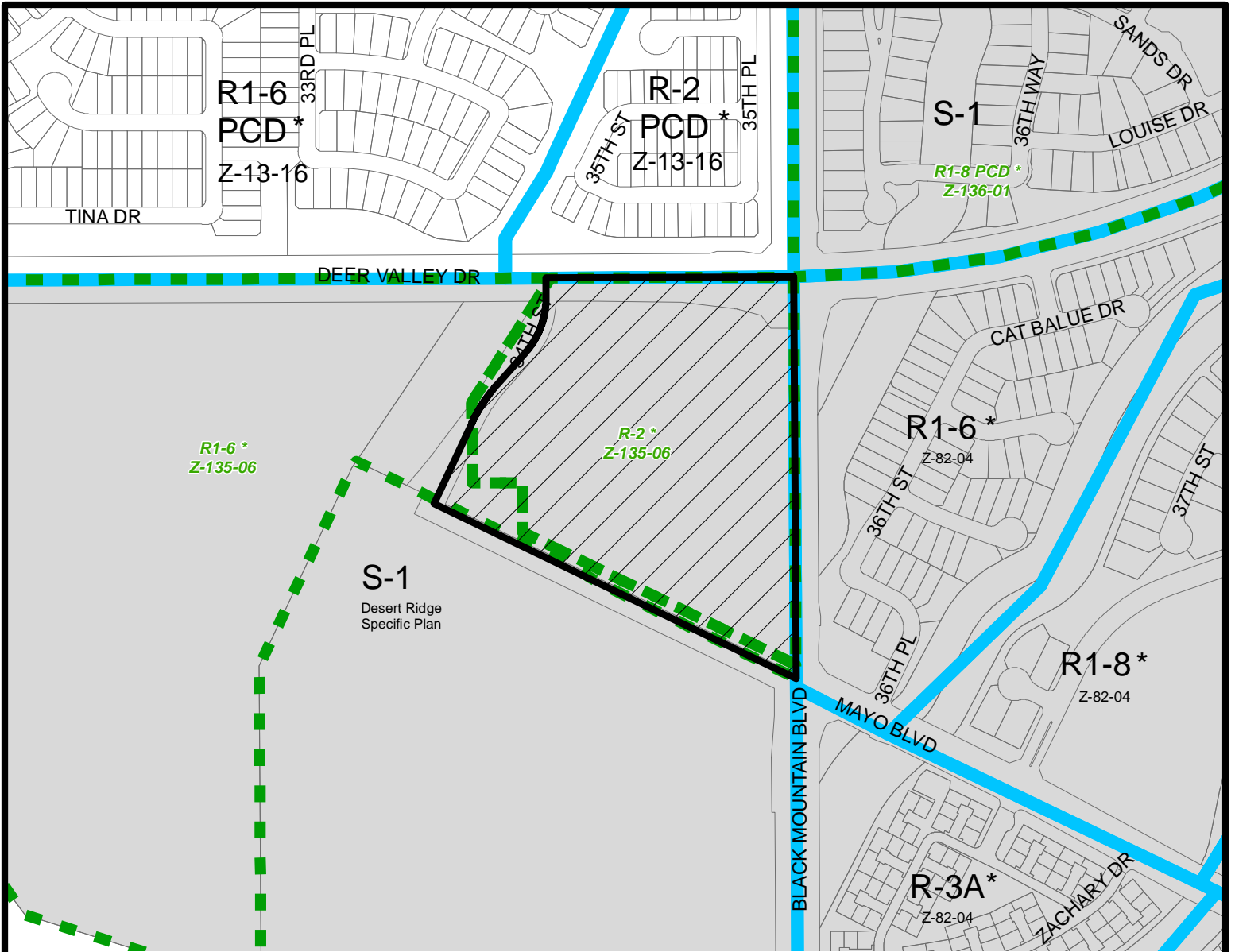
Exhibits

Sketch Map

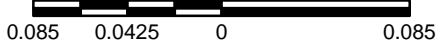
Aerial Map

Conceptual Site Plan Date Stamped September 22, 2023

Community Correspondence (600 Pages)

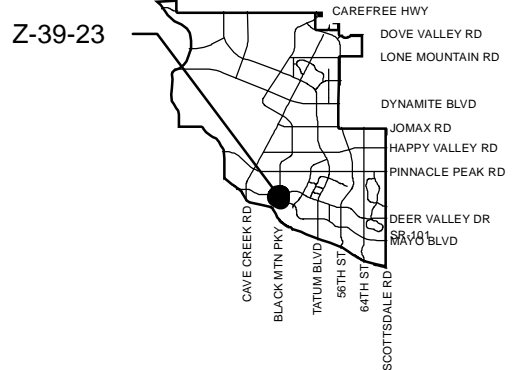


Miles



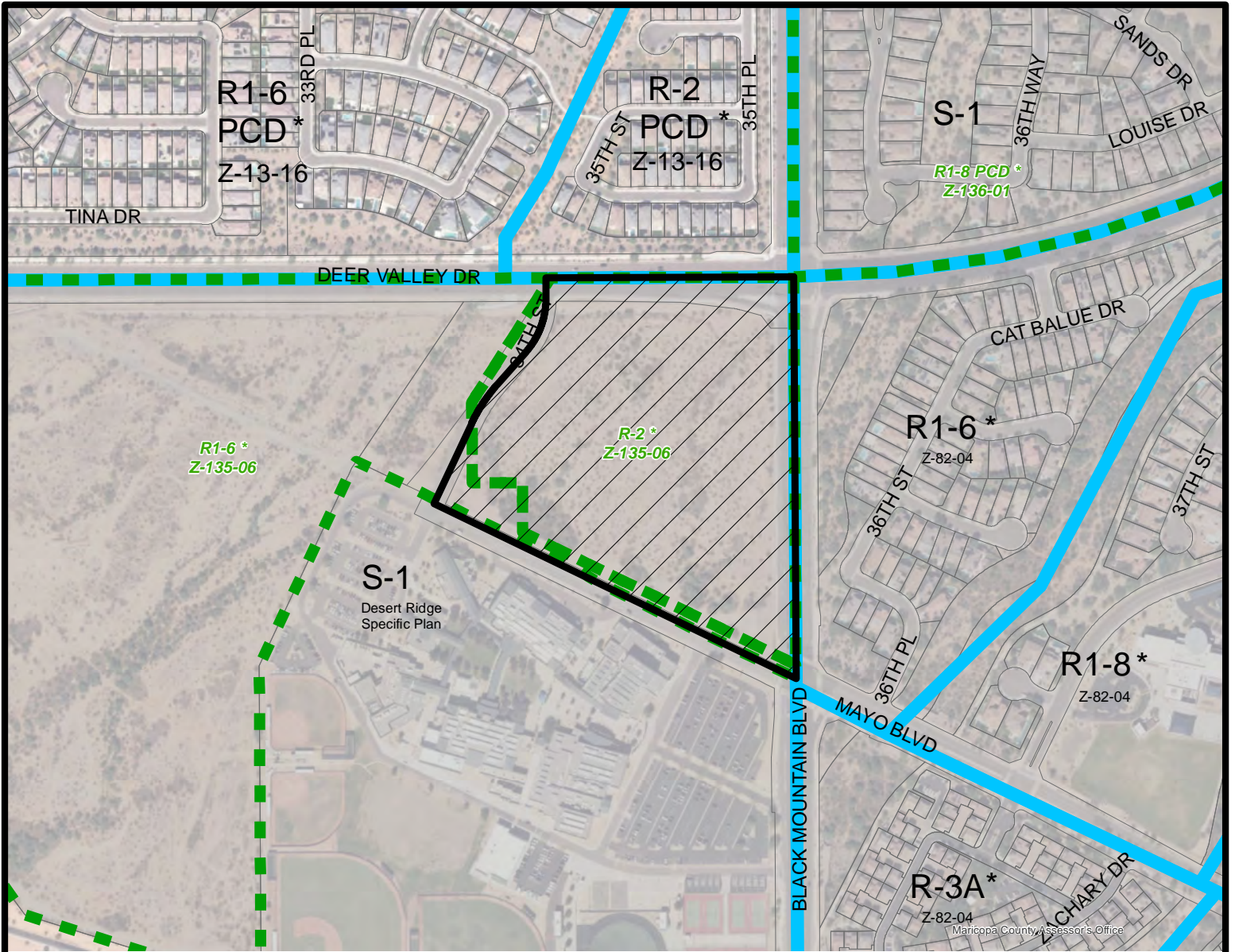
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

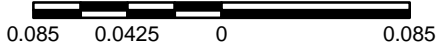


APPLICANT'S NAME: Ryan Ash of Vestar		REQUESTED CHANGE: FROM: S-1 DRSP (Approved R1-6 DRSP) (1.71 a.c.) S-1 DRSP (Approved R-2 DRSP) (18.81 a.c.)	
APPLICATION NO. Z-39-23	DATE: 7/03/2023 REVISION DATES:	TO: C-2 DRSP (20.52 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 20.52 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 42-35 ZONING MAP N-10		
MULTIPLES PERMITTED S-1 (Approved R1-6), S-1 (Approved R-2) C-2	CONVENTIONAL OPTION 1 (9), 18 (188) 297	* UNITS P.R.D. OPTION N/A (11), N/A (225) 357	

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



Miles

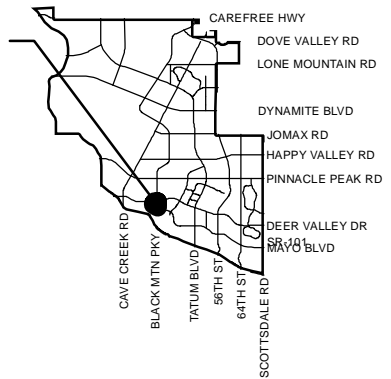


DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



Z-39-23



APPLICANT'S NAME: Ryan Ash of Vestar

APPLICATION NO. Z-39-23

DATE: 7/03/2023
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

20.52 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 42-35

ZONING MAP N-10

REQUESTED CHANGE:

FROM: S-1 DRSP (Approved R1-6 DRSP) (1.71 a.c.)
S-1 DRSP (Approved R-2 DRSP) (18.81 a.c.)

TO: C-2 DRSP (20.52 a.c.)

MULTIPLES PERMITTED
S-1 (Approved R1-6), S-1 (Approved R-2)
C-2

CONVENTIONAL OPTION

1 (9), 18 (188)
297

*** UNITS P.R.D. OPTION**

N/A (11), N/A (225)
357

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



Black Mountain Village
 SWC Deer Valley Road and Black Mountain Parkway
 Phoenix, Arizona

Revisions:

▲	Development Permit - Set
▲	RI-6 Set
▲	City Submittal
▲	City Comments Set

Ownership of Instruments of Service:
 The instrument(s) to be used for registration with the
 Office of Public Safety and Planning is the
 property of Suite Six Architecture + Planning, LLC.

Scale:
 Date: September 25, 2023
 Project Number: 711
 Drawing: 01-01
 Sheet Number

PA.1
 Master Site Plan A

S-1 ZONING

RI-6 ZONING

PROJECT INFORMATION

Project Name: Black Mountain Village
Project Address: SWC Deer Valley Rd and Black Min Pkwy
 Phoenix, AZ
Owner: Vestar
 2415 E. Camelback Rd, Suite 100
 Phoenix, AZ 85018
 Contact: Ryan Ash
 Tel: 602-866-0900

Architect: SUITE 6 architecture + planning
 6111 N. Cantlerack Road
 Scottsdale, Arizona 85250
 Tel: 480-348-7800
 Email: dean@suite6.net

SITE DATA
 Existing Zoning: S-1 (Approved R-2)
 Proposed Zoning: C-2
 Gross Site Area: ± 893,555 sf / ± 20.51 ac
 Net Site Area: ± 672,965 sf / ± 15.45 ac
 APN: 212-38-0238

GLA	Area	Req'd Pkg
Grocer	96,582 sf	386 sp
Shops	28,900 sf	116 sp
Peds	13,000 sf	52 sp
Total GLA	138,482 sf	554 sp
Lot Coverage		20.6 %

PARKING QUANTITIES

Required	554 sp
Provided	546 sp
Standard Spaces	21 sp
ADA Spaces	21 sp
Total Parking	567 sp
Prov'd	4.1 sp

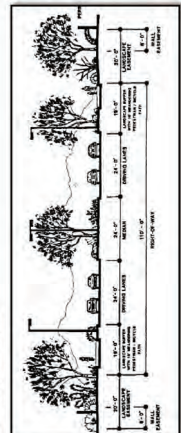
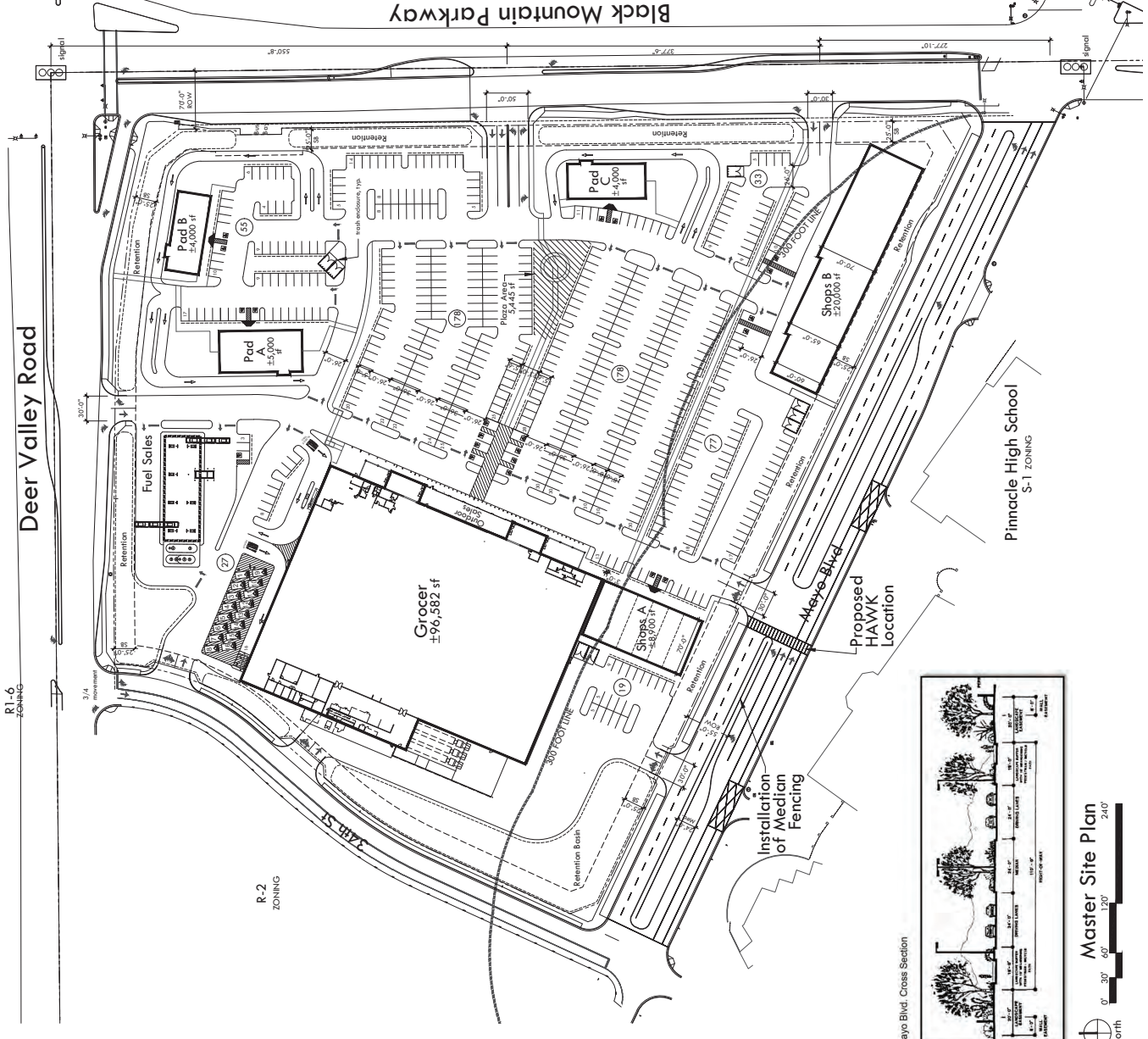
Rezoning Case: Z-135-06-2



CITY OF PHOENIX
 SEP 22 2023
 Planning & Development
 Department

Vicinity Map n.t.s.

Approvals Block



Master Site Plan
 0' 30' 60' 120' 240'

From: [Scott Clark](#)
To: [Anthony M. Grande](#)
Subject: Case GPA-DSTV-2-23-2/DSTV-3-23-2, Z-39-23
Date: Saturday, July 29, 2023 11:20:21 AM

Dear Mr Grande,

I am a resident of Aviano neighborhood and live 1 block from Deer Valley Drive and Black Mountain Blvd. I wanted to send an email that my family is opposed to rezoning the land use from residential to commercial, GPA-DSTV-2-23-2.

The reason that I am opposed is that the proposed site is next to Pinnacle High School and during the times of before and after school the area becomes very crowded with families driving their kids to school, children walking and biking to school.

Having a commercial shopping center next to the school is going to create an unsafe environment for the children walking and biking to school. There is a significant amount of vehicle congestion from drop off/pickup that makes that area very congested. Adding a commercial shopping area will make the area even more congested and unsafe. I have 4 children that may go to Pinnacle High School and think the current zoning as residential is appropriate for the area next to a high school.

Thanks

Scott Clark
Resident of 3610 E Donald Dr
602-363-7729 (Cell)

From: [Nathan Friedland](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village - Superblock 12
Date: Wednesday, August 2, 2023 10:52:40 AM

Mr. Grande:

I understand that you are the City Planner for the subject rezoning of the land parcel at the Southwest corner of Deer Valley and Black Mountain Boulevard. As a resident of Sky Crossing, directly across Deer Valley from this subject parcel, my family and I along with 1220 homeowners will be directly impacted by this proposed development.

I am not naive to believe that this development will be rejected and I appreciate our community's need for additional businesses like a grocery store and restaurants. However, I would like to bring to your attention some concerns that I have and I am sure our neighbors have relevant to this rezoning.

1. Traffic is already high on these two streets and with the addition of a large shopping center, the traffic will expand greatly bringing to our community more noise with drivers revving their engines and peeling out of the new center. This will be especially realized should a gas station be approved and built. A gas station, if approved on this parcel, must be restricted in their hours of operation with it being closed over night. In all candidness, a gas station is not really needed as there are a number of stations near by on Cave Creek and on Tatum - all within 2 to 3 miles from this area.
2. Light Pollution is another major concern. Nobody wants to see glaring bright lights during the night time that will disrupt the tranquility of our lives and interrupt our sleep over night. The developers must be required to adhere to dark sky compliance to limit the amount of blue light at night.

These two items are my current concerns and I am sure my neighbors will have other issues such as neighborhood safety and security that they will bring to your office's attention.

Thank you for your time and attention to this most important matter.

Nathan Friedland
North 34th Way - Sky Crossing
Phoenix, Az 85050

From: [Rachel McLean](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village Project
Date: Wednesday, August 2, 2023 3:18:23 PM

Hello Mr. Grande,

I am writing to you in regards to the Black Mountain Village Project (GPA-DSTV-2-23-2). I understand that you are the City Planner for this project and would like to share my opinion. I live in the Sky Crossing neighborhood directly across Deer Valley Rd from the proposed project. While I am in favor of commercial development on this parcel, I must urge you to only allow for businesses that will not degrade our neighborhood. For example, most neighbors are opposed to a gas station. This is an unnecessary addition as there are multiple gas stations on both Tatum and Cave Creek Rd. A gas station would bring unwanted loitering and excessive noise and traffic to this residential neighborhood.

Another issue I have is with a large grocery store (ie Frys, Albertsons, etc). Again, this being an entirely residential neighborhood it would detract from our community to have a large grocery store. I do however support a smaller grocery store with less traffic such as a Sprouts or Trader Joe's.

Both the grocery store and a gas station would create a large amount of light pollution. I would like to see building plans that involves less lighting, more landscaping and a more cohesive ambiance with the desert and the natural surroundings.

This leads me to my last point that our homes in Sky Crossing are typically selling around \$1M. To me, this would indicate a higher scale neighborhood. I would appreciate if the commercial businesses fit in with the demographic of the area, similar to business parks in Scottsdale. A gas station and large grocery store would be unwelcome and an eye sore whereas a smaller neighborhood grocery store and smaller, tasteful restaurants and shops would be a welcome addition.

Please consider these points and I look forward to attending the next meeting to hear the latest development.

Rachel McLean
Sky Crossing Resident

*Laurie D. Smith
3749 E Covey Ln
Phoenix, AZ 85050
602-826-3181*

City of Phoenix Planning and Development Department
Zoning Section
200 West Washington Street 2nd Floor
Phoenix, AZ 85003

Re: Case number GPA-DSTV-2-23-2, GPA-DSTV-3-23-2 and Z-39-23

August 2, 2023

To whom it may concern:

Thank you for notifying me of Vestar's application. I did attend the Desert View Planning Committee Meeting last night and after hearing Vestar's presentation and comments/questions from committee members and residents, I wish to express my strong opposition to this rezoning request.

A change to the City's General Plan, and particularly a change from residential to commercial, is a major change in general and to our Desert Ridge master planned community in particular. I was struck by the very close proximity to Pinnacle High School and surrounding residential communities.

The following concerns were expressed by residents during Public Comments and are shared by me:

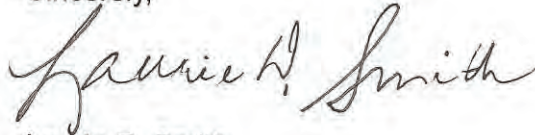
- Traffic in that area continues to be a major challenge, especially during drop off and pick up times at the high school. It is frankly unsafe, yet the city and the school have been unable to find solutions. A shopping center of any size will, of course, generate additional traffic.
- On Vestar's conceptual site plan three driveways are shown on Mayo Blvd, which directly adjoins the school. Pedestrian and motor traffic safety on that shared street will be real concerns. Oddly, there are fewer points of ingress/egress shown on the major roads of Black Mountain Blvd and Deer Valley.
- Drive-through fast food restaurants/coffee shops present additional concerns for lines and traffic like those seen at Starbucks on Tatum Blvd.
- Residential homes will be impacted by light and noise pollution homeowners could not have anticipated when they purchased their homes under the current General Plan.

Some homeowners paid a premium for view fences that would look right over the natural open area into the shopping center. Their quality of life and their property values will be negatively impacted.

- A gas station generated the strongest opposition, adding gas fumes to the negative impacts.
- Tanker trucks and semi-trucks making deliveries to a grocery store, restaurants and gas station will generate noise in the nighttime and early morning.
- The Arizona Republic reported, "The application also claims the development would provide options for Pinnacle High School students before and after school, and during lunch, which could reduce their car trips." I would disagree that student hangouts close to a high school would be of benefit to anyone.

I appreciated the thoughtful questions and comments from Planning Committee members last night as well as this opportunity to express my opposition. I will plan to attend the next Village Planning Committee Meeting.

Sincerely,

A handwritten signature in cursive script that reads "Laurie D. Smith". The signature is written in black ink and is positioned above the printed name.

Laurie D. Smith

From: [Richard Starr](#)
To: [Anthony M. Grande](#); [PDD Desert View VPC](#)
Subject: planned commercial/retail center at SWC Black Mtn Pkwy & Deer Valley
Date: Wednesday, August 2, 2023 3:50:16 PM

Hello Anthony and Desert View VPC,

I am a nearby resident (Fireside) of this proposed project. My main concern here is Pinnacle HS parking. The high schoolers often park in the adjacent residential neighborhoods as Pinnacle's lot are simply not large enough for its growing population. The AZ State Land Department, Paradise Valley School District and any potential bidder/buyer of this ASLD property should work together (now) to facilitate the purchase of additional 3-5 acres for more Pinnacle High School parking north of Mayo Blvd. The school parking could be on west side of future retail center. Otherwise, students and visitors for sporting events will simply park in the new commercial center, upsetting retail tenants and customers alike.

Thank you.

Richard "R.T." Starr
(623) 521-5668
rtstarr@hotmai.com

From: [Ronee Korbin Steiner](#)
To: [Anthony M. Grande](#)
Subject: Construction possibilities Deer Valley and Black Mountain
Date: Wednesday, August 2, 2023 7:24:45 PM

As Sky Crossing homeowners, we wanted to express our objection to the potential of large commercial development at this corner. When school is in session the traffic is awful. It's going to be exceptionally worse if there is a commercial structure at that corner. Moreover, I have no idea how the owner will police the students parking there. It's going to bring more traffic, crime, congestion and so on. This is not the kind of thing we want to see in our area. It's very likely to negatively impact home values as well.

Thanks so much for noting our objection.

Tracy and Ronee Steiner

From: [Sabrina Sundquist](#)
To: [Anthony M. Grande](#)
Date: Wednesday, August 2, 2023 11:45:07 AM

Mr. Grande:

I understand that you are the City Planner for the subject rezoning of the land parcel at the Southwest corner of Deer Valley and Black Mountain Boulevard.

As a resident of Sky Crossing, directly across Deer Valley from this subject parcel, my family and I along with 1220 homeowners will be directly impacted by this proposed development.

I am not naive to believe that this development will be rejected, and I appreciate our community's need for additional businesses like a grocery store and restaurants.

However, I would like to bring to your attention some concerns that I have, and I am sure our neighbors have relevant to this rezoning.

1. Traffic is already high on these two streets and with the addition of a large shopping center, the traffic will expand greatly. Please do not allow a gas station on this corner, it is not a major arterial intersection. There are plenty of gas stations in both directions of this corner and those are both busier streets and can accommodate the need.
2. Light Pollution is another major concern. Nobody wants to see glaring bright lights during the nighttime, this will greatly disrupt the tranquility of our lives and interrupt our sleep over night. The developers must be required to adhere to dark sky compliance to limit the amount of blue light at night.

These two items are my current concerns, and I am sure my neighbors will have other issues such as neighborhood safety and security that they will bring to your office's attention.

Thank you for your time and attention to this most important matter.

Sabrina Sundquist
3506 E. Daley Lane

From: [nav bajwa](#)
To: [Anthony M. Grande](#)
Subject: REZONING OF THE LAND AT BLACK MOUNTAIN AND DEER VALLEY
Date: Friday, August 4, 2023 7:38:56 AM

To Mr. Grande,

My name is Nav Bajwa. I am a resident of Aviano. As a concerned citizen, I am writing this email to urge and appeal that you reconsider keeping the area zoned for residential purposes only. The infrastructure in that area is not built to handle a shopping complex, with all the increased traffic from the Pinnacle high school as well.

Thanks,
Nav.

From: [Julie Gibson](#)
To: [Anthony M. Grande](#)
Subject: Oppose the development Black Man Deer Valley
Date: Friday, August 4, 2023 7:55:25 AM

Hi Anthony,

First I want to thank you for what you do. I worked ever so briefly in planning in Portland, OR. I know it's a tough and under appreciated role in development. So I do not like sending an email with a negative tone, but on this one I must.

Regarding the development at Black Mountain Blvd and Deer Valley I have 2 major concerns:

1. The additional traffic to an already clogged area - especially with high schoolers in the area. It increases frustration and potential for life treating accidents. (Teen brains in the mornings aren't really the the sharpest in the intersection).
2. How can we guarantee that this doesn't end up a strip mall of vape stores and liquor stores? Again the last thing that should be placed near a high school. Our kids have so much on their plate already in terms of the availability of addictive substances. Why make this any harder for them?

I do hope the City will take in consideration the development's proximity to a high school and the challenges it poses with the teens that will no doubt surround the area before and after school.

I will do my best to be at the next meeting in October.

Warm regards,
Julie

Julie Gibson
julsgc@me.com
480-352-8612

From: [Gordon Smith](#)
To: [Anthony M. Grande](#)
Subject: Development at the corner of Deer Valley and Black Mountain Blvd
Date: Friday, August 4, 2023 2:17:59 PM

I live close by and strenuously object to developing this land for commercial use. This would place a commercial lot right in the middle of neighborhoods and a school. I happen to live in the closest adjoining neighborhood (Fireside - Copper View) and my property values will be negatively impacted by this decision. My quality of life will be negatively impacted by this decision.

From a practical perspective, this is a dangerous place to build a development of that nature. We already suffer from high school kids parking and clogging our streets in the adjoining neighborhood. At best, this would shift that burden to this new development. Having entitled parents with their bad parking/waiting habits combined with parking lots full of high school teens disobeying parking regulations and the increased pedestrian traffic there is a recipe for disaster. I sure hope they have amazing insurance - they'll need it.

This will create light and noise pollution, add more traffic to an already congested area and degrade my property values. If anything, this state land should be used for an expansion of the school itself to allow for more high school parking and activities of the existing population attending that school.

We have gas stations nearby already. We have grocery stores nearby already. We have fast food nearby already. We do not need this development.

Sincerely,

Gordon Smith
3608 E Salter Dr
Phoenix AZ 85050

From: [Christian Klein](#)
To: [Anthony M. Grande](#)
Subject: Case: GPA-DSTV-2-23-2
Date: Friday, August 4, 2023 12:42:04 PM

Dear Anthony Grande,

I am writing today regarding Vestar's proposals (case numbers) GPA-DSTV-2-23-2, GPA DSTV-3-23-2, and Z-39-23. As a resident of Desert Ridge, I oppose Vestar's proposal for rezoning the Southwest Corner of Black Mountain Boulevard and Deer Valley Drive from Residential to Commercial/Retail for several reasons.

First, Desert Ridge is a highly desirable planned **residential** community that continues to attract buyers willing to pay a premium for a prime location. Adding commercial/retail mixed-use space in the middle of the community would decrease the desirability of Desert Ridge and lower the values of residential real estate within the community.

Second, the traffic flow within Desert Ridge is already too great for the limited infrastructure within the community. Pinnacle Peak High School is located adjacent to the proposed site. The traffic caused during the morning/afternoon pick up/drop off combined with regular commuting already creates a safety issue on Black Mountain and Deer Valley with vehicles backed up in every direction. Adding unnecessary commercial/retail space would only increase the traffic and lead to safety issues.

Third, there is no need for mixed commercial/retail space in the middle of single-family homes. The area has more than ample shopping options - Desert Ridge Marketplace, High Street, and shopping off of Cave Creek Rd and the 101 are all within an extremely close distance. Finally, creating a commercial/retail space in the middle of a residential area will bring increased instances of crime which when coupled with declining property values would limit the marketability of Desert Ridge.

Given the detrimental impacts on our home values, marketability, safety, noise/light pollution, and increased traffic without adequate infrastructure these proposals should be denied. Please do not hesitate to reach out if I can provide any additional information.

Regards,

Christian Klein

From: [Ronee Korbin Steiner](#)
To: [Anthony M Grande](#)
Subject: Additional information on potential project at Deer Valley and Black Mountain
Date: Friday, August 4, 2023 7:33:48 AM

I urge you or someone from your office to come by between 7 am and 7:30 and see what the traffic is like. It's unbearable. I literally have to change my work schedule by leaving either before 7 or after 7:30. Any commercial addition to that corner is going to make things exponentially worse, create more accidents or worse. Kids are walking across the street and not at the intersection because there is gridlock and they think that they can just do that.

The Steiners

Jeffrey Smith
3749 E Covey Ln
Phoenix, AZ 85050
August 7, 2023

City of Phoenix Planning and Development Department
Zoning Section
200 West Washington Street 2nd Floor
Phoenix, AZ 85003

Re: Case Number GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23

Dear City of Phoenix Planning and Development Department:

I recently became aware, through your notification, of Vestar's application to have the above referenced parcel rezoned from residential to commercial. After attending the Desert View Planning Committee meeting on August 1st and listening to Vestar's presentation I wish to register my strong opposition to this rezoning change.

The property in question sits directly north of Pinnacle High School and butts up against two short stretches of major roads that lead in and out of the adjacent neighborhoods. These two roads are (and have been for 10+ years) choked with traffic to the point of gridlock twice a day with the start and end of the school session. Adding a commercial development with multiple businesses and around 500 parking spaces would simply add to the congestion already present. The current traffic situation has led to numerous accidents and unsafe practices and is unacceptable. To add to it would be irrational.

Additionally, Vestar made the claim that the businesses brought in would offer the high school students options before, during, and after school. I submit that such options to allow students to "hang out" are not beneficial to our community.

Lastly, to change from residential to commercial after the fact is also unacceptable. As homeowners, we bought in a master planned community because of the master plan and its planned land use. Changing the land use from the master plan violates the conditions under which we made our decisions and has the potential to materially impact our home values in a negative way.

For these reasons and others that were expressed at the Planning Committee meeting, I urge the Department to oppose these requests for rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Smith", with a stylized flourish extending from the end.

Jeffrey Smith

From: [Layla](#)
To: [Anthony M Grande](#)
Subject: Case#GPA-DSTV-2-23-2/ Desert Ridge Community
Date: Tuesday, August 8, 2023 10:25:52 AM

Mr. Grande,

My husband and I, and our children, have lived in the Desert Ridge Community since 2010. What attracted us to this area was the quiet, beauty of the desert, and the many, many young families that live here. Our children attend all the neighborhood schools including Pinnacle High School.

We feel strongly that changing this residential land site to commercial would be detrimental to our community. The increased traffic would be catastrophic to the neighborhood environment. It is already difficult to get my children to school, this would increase substantially. We have studied the developers plans for this land and we are deeply troubled. Our neighborhood will be forever changed with drive-thrus and a gas station. Huge semi trucks will now be delivering gas and food to our quiet community. We cannot allow this to happen! We do not need another gas station or grocery store here. We can drive less than a mile to obtain that. Why destroy a neighborhood/community all for money.

We are pleading with you to put a stop to this! If you have any further questions, please let us know.

Thank you,
Darrin and Layla Saikley
602-329-4432

From: [Wendy](#)
To: [Anthony M. Grande](#)
Subject: Rezoning for Commercial of Corner Black Mountain & Deer valley
Date: Tuesday, August 8, 2023 10:00:00 AM

Hi Mr. Grande,

This email is too put in our objection for the rezoning to make commercial the corner of Black Mountain Blvd and Deer Valley.

The traffic in that area is already very busy with the school and subdivisions. As is there is usually backups. This is a residential neighborhood with lots of families and kids. We do not need to bring additional traffic or buildings that don't belong in the middle of a residential area. There is enough stuff very close by. We did not buy in the area to have that type of stuff right in the middle of our neighborhoods.

I highly object to this and would not approve it!

Thank you,
Wendy

From: [Helen's Cox Email](#)
To: [Anthony M Grande](#)
Subject: Application No. GPA-DSTV-2-23-2
Date: Thursday, August 10, 2023 10:42:07 AM

Hello Mr. Grande,

We are homeowners of (2) homes in Desert Ridge and we STRONGLY OPPOSE the proposed commercial tract along Black Mountain Blvd and Deer Valley Road next to Pinnacle High School.

Please make a note of our position.

Thank you,
Helana and Timothy Doyle

Sent from my iPhone

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 11:20:48 AM

Name

Peter Feldman

Email

peterjfeldman@gmail.com

Address / Neighborhood (Optional)

Fireside at Desert Ridge

Support Comments

This development is a terrible idea. Traffic in right lane of Deer Valley is already backed up for a half mile at drop off and pick up at high school. Black Mtn is impassible with the kids crossing the street and cars parked along the sides of the roads. Some kid is going to get hit by a shopper leaving that center and everyone associated with the development is getting sued.

This is literally the worst possible use for the property.

From: [Sue](#)
To: [Anthony M Grande](#)
Subject: Zone change of the Southwest Corner of Deer Valley Drive and Black Mountain Boulevard
Date: Thursday, August 10, 2023 11:23:32 AM

Dear Mr. Grande,

I am against the zone change from residential to commercial.

There are many, many reasons why I am opposed to this zone change (lights, noise, traffic , etc.).

I live in the Sky Crossing community.

I attended the August 1st meeting, but nothing favorable was convincing.

Sincerely,
Suzanne Corlett Sayegh
21827 North 33rd Street
Phoenix, Arizona 85050

Sent from my iPhone

From: [Rusty Ludwig](#)
To: [Anthony M. Grande](#)
Subject: Proposed Development on Black Mountain and Deer Valley
Date: Saturday, August 12, 2023 12:30:18 PM

Hi Anthony,

We have lived in Aviano for the past 17 years, when we purchased our home, in the general plan this was zoned residential. We have no problem driving to the commercial areas already developed for that type of businesses. From the sounds of the development it's catered to capture the local high school, the area is already congested in that area. Please forward this response to the City Staff responsible for the decision to change the zoning, please leave it residential.

Thank You,
Rusty Ludwig

--

Rusty Ludwig
RJL Excavating, Inc.
602-920-8003
rjlexc@gmail.com

From: [cmotjen](#)
To: [Anthony M Grande](#)
Subject: Deer Valley & Black Mountain
Date: Sunday, August 13, 2023 9:51:17 AM

Hi Anthony,

If possible, I hope you can restructure the thought of making Deer Valley and Black Mountain a commercial property. Our kids have to walk by this intersection everyday on their way to school. We moved into a neighborhood to have a neighborhood, not a city.

If commercial is the only option, please look at other corporations. The locations built by Vestar are tacky and unappealing, sprawling at best. We need something sophisticated and classy. We/You are beyond fortunate Sky Crossing Elementary, Fireside Elementary and Pinnacle High School are some of the BEST schools in the PV school district.

Please don't let us down in making a rash decision,
Christina Otjen

Sent from my iPhone

From: [Helen's Cox](#)
To: [Anthony M. Grande](#)
Subject: Application # GPA-DSTV-2-23-2
Date: Monday, August 14, 2023 11:05:23 AM

Hello Anthony,

I understand that the city would like a more detailed explanation as to why we are strongly against rezoning this tract for commercial building.

My husband and I have lived in Desert Ridge since 2004. Phoenix does not have many areas where the beauty and quiet of the desert is so prominent. However, the Desert Ridge community is one of the beautiful, quiet and family friendly neighborhoods in Phoenix. In fact when we outgrew our home and decided to buy another one we chose to remain in Phoenix in the Desert Ridge area because we love it so much.

All of our children have and do attend the neighborhood schools. The Desert Ridge area has always been a safe and quiet neighborhood. Building a commercial plot right next to Pinnacle High School would be outrageous. It would cause a dangerous amount of traffic, crime and be very disturbing to the school and surrounding neighborhoods. Desert Ridge Marketplace is less than 1 mile away.

We understand there is a proposed gas station in the plans. This is extremely short sighted. There is a gas station less than a mile away. The future is electric. In the next few years gas cars will become obsolete. Gas stations are so toxic, it is incredibly hard to convert the land when it will no longer be needed. This begs the question, is the development being funded by a gas company?

It appears that the city is being motivated by money and not seeing how this will impact a beautiful neighborhood.

Currently, the neighborhoods in Desert Ridge are very much like you'd see in the city of Scottsdale. The Desert Ridge area is highly sought after in the City of Phoenix and gives the City of Scottsdale a "run for its money". This proposed tract is obviously money motivated with no regards as to the impact it will have on Pinnacle High School and the surrounding neighborhoods and ultimately the City of Phoenix.

The City of Phoenix is already filled with unsightly commercial plots next to neighborhoods and schools which downgrades those areas immensely.

Keep the Desert Ridge neighborhood as one of the few in the City of Phoenix that is peaceful, beautiful and safe.

Be the future and preserve this neighborhood for generations to come. Please Do Not build commercial on this land. Be better and do what's right for the city.

Thank you,
Timothy and Helana Doyle
602-432-9504

From: [Ginger Kurtz](#)
To: [Anthony M. Grande](#)
Subject: new development in desert ridge phx az
Date: Wednesday, August 16, 2023 12:09:48 PM

I am a resident of Desert Ridge. We have been in Desert Ridge since the beginning March 1995. We have seen the growth . We feel blessed everything is within walking or a short drive . We have gas stations, grocery store and plenty of restaurants and some fast food. If you dont like Desert Ridge for shopping you have a short drive to Bell Road off Tatum for more choices or go to cave creek off of Deer Valley. We dont need to bring more traffic and more traffic and chaos to this neighborhood. We oppose the new development off Deer Valley Black mountain.

Thank you Ginger Kurtz, Kristina Koontz

From: [V.H](#)
To: [Anthony M. Grande](#)
Subject: Parcel at Black Mtn and Deer Valley
Date: Thursday, August 17, 2023 2:47:26 PM

Hi Mr. Grande,

I want to express my opposition to the proposed rezoning of the parcel on the Southwest corner of Black Mountain and Deer Valley. It is being proposed that the land be rezoned from residential to commercial. This is a terrible idea for many reasons. I am a full time resident in Sky Crossing and below are just a few potential issues that will be created by commercial zoning.

Violence, as experienced at Desert Ridge shopping area
Increased noise
Predators/sex trafficking
Light pollution
Increased burnouts - burnouts are currently in every intersection in the area
Increased traffic in an already crowded area
Safety - speeding is rampant in the area and there was a death on Deer Valley last year
High school pedestrian safety
High school drop off and pick up is already severely congested
Increased wear and tear on roads from commercial vehicles
Increased commercial vehicles - brakes, horns, noise

There is zero need for a gas station, grocery store, or any other commercial property on this land. Those services are already conveniently located 2-3 miles in either direction.

Please don't make a decision to rezone the parcel. The future cannot be undone when issues arise. It's not always about money. Sometimes - in this case for instance - it's about keeping a neighborhood a neighborhood with residential properties as initially zoned. Home owners in Sky Crossing were sold on the idea of residential and not commercial across the street. No commercial zoning nearby was a huge selling point for property owners. Don't go back on this commitment.

Please don't rezone the parcel at Black Mountain and Deer Valley north of Pinnacle High School. Be proactive and put residents first.

Thank you for your time.

Vicki

From: [Wendy Piermarini](#)
To: [Anthony M. Grande](#)
Subject: Do Not Change Residential Lot into Commercial
Date: Friday, August 18, 2023 9:05:36 AM

Anthony,

We built in Desert Ridge back in 1997 and studied the Master Plan. It **DID NOT** include commercial inside the Desert Ridge Community. It is the worst idea to change the residential property into commercial. It will only bring crime, homelessness and more congestion to an already very congested area. Trying to navigate around Pinnacle High School is already ridiculous and any changes to the navigating that problem has not helped. . This was never the plan and it should not be a new plan in order to profit a few. Keep our area beautiful!!!!

From: wroodenburg@cox.net
To: Anthony M Grande; David Urbinato
Cc: Laura Farrell; Council District 2 PCC; Sarah Stockham; bgeorge@pyschools.net; nwilcox@pyschools.net; PDD_Desert View VPC
Subject: RE: Pinnacle High School - Traffic flow / Vision Zero
Date: Friday, August 18, 2023 4:00:29 PM
Attachments: [image003.png](#)
[image005.png](#)
[image006.png](#)

Thanks everyone for your input.

What strikes me in general is that it seems a very reactive process to “wait and see” who comes up with a plan for the vacant land.

There is :

1. already a master plan for Desert Ridge,
2. the land is owned by the Arizona State Land Department, beneficiaries include the k-12 schools,
3. there is a Vision Zero plan and budget to reduce casualties,
4. there is a federal program regarding infrastructure.

On top of that,

1. the school was build in 2000 during a time when Fireside/Aviano/SkyCrossing/DesertRidge marketplace were not even there yet.
2. The school was build in 2000 whilst the freeways like 101 were not build yet, etc, etc
3. During curriculum night at the Pinnacle High School, this topic was brought up and the principal re-iterated that he was 100% against the commercial proposal – this is not what came across in the meeting and I would love to see the exact wording used that night.
4. Pinnacle High school is further expanding the number of students every year and it should be able to get the infrastructure and parking capabilities for students to get to school safely.
5. Student Drivers are mixed with in with people that need to get to work in time and this creates a recipe for disaster for these drivers and the students crossing the intersection.

Adding up all these before mentioned items and elements of existing/approved budgets, would we (as a community) be wrong to assume that there is somebody at City or State level working with the school district to alleviate the pressures that now exist in this neighborhood, proactively.

We have escalated the issue, discussions and actions have taken place between the school and the city, but this year the dropoff and pickup is in exactly the same state of chaos around the school and we're all just waiting for 1 child to get run over.

This doesn't seem in line with the Vision Zero.

My main question is this;

Does the city planner and the village planning committee have the ability to – themselves - create a proposal for this vacant land, recognizing that the area has grown tremendously over the last decade and that improvements to the infrastructure, traffic patterns, school safety, etc are now needed.

Here are the benefits:

1. The biggest benefit is the fact that Pinnacle Highschool is one of the few lucky schools that has vacant land around it to still expand and address the issues.
2. Both committees are experts in State and City guidelines and laws
3. Both committees can invite other necessary parties to the table that they know are required to make a good plan and include people from the school districts and the department of education.
4. You have inside knowledge of budget and grant opportunities at State and Federal level to plan for funding
5. Vision Zero survey results are available in more detail then what the public gets to see and it should have been highlighted by the participation of the community in Aviano and Fireside.
6. State Land should benefit the school – so why not expand the footprint for this high school directly (and not selling the land for proceeds)

I'm no expert in what it is people on this email can do or not – but I would strongly urge all of you to take my points into consideration and NOT approve the vestar proposal in any shape or form, because it is NOT what the area needs and it is NOT in the best interest of student safety.

We can only decide ONCE what will happen to this piece of land and it was already decided to NOT be commercial.

We have a great community, they have engaged with surveys and shown up at meetings. We love where we live and it's mainly because of the master plan that is already in place.

If you require further input and or participation of our community and/or have any suggestions to have this proposal stopped, please let us know.

Much appreciated if this can be added to the proposal as feedback.

Kind regards,
Wouter Roodenburg
4805672716

From: Anthony M Grande <anthony.grande@phoenix.gov>
Sent: Friday, August 11, 2023 4:00 PM
To: David Urbinato <david.urbinato@phoenix.gov>; wroodenburg@cox.net
Cc: Laura Farrell <laura.farrell@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: RE: Pinnacle High School - Traffic flow / Vision Zero

Hi all,

I want to add some information here. Vestar has filed an application to rezone the property for commercial use. The Desert View VPC heard an informational presentation on August 1 and took public comments. I know Mr. Roodenburg, you were there and provided input on the rezoning proposal. As was discussed at the meeting, the case is still under review and won't have a formal staff recommendation until it returns to the VPC in October for public hearing and recommendation. In the meantime, we are reviewing all comments received, which will be made part of the case file and included in the staff report for the case.

Please feel free to reach out with any additional questions or comments.

Thanks,
Anthony

Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003



From: David Urbinato <david.urbinato@phoenix.gov>
Sent: Friday, August 11, 2023 12:37 PM
To: wroodenburg@cox.net
Cc: Laura Farrell <laura.farrell@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: FW: Pinnacle High School - Traffic flow / Vision Zero

Mr. Roodenburg, Street Transportation Department staff forwarded your question about development plans for the circled parcel below. This parcel of land is owned by the Arizona State Land Department. They submitted a request for a pre-application review (PAPP 2206799) of a site plan and potential rezoning that proposed a shopping center on the property. At this time, the owner has not submitted any additional documents beyond the pre-application stage. Please note that details of proposed plans can change somewhat as they move past the early pre-application stage.

I have copied the village planner for that area, Anthony Grande, if you have any questions about how the rezoning process would play out from here should the applicant choose to proceed.

The State Land Department sells parcels based on guidelines in state law. Whether they legally could donate the land to the school district would be a question to address directly with the Land Department. I've included a link to their home page as a place to start. [Home | Arizona State Land Department \(az.gov\) |land.az.gov/](http://Home | Arizona State Land Department (az.gov) |land.az.gov/)



David Urbinato
Economic Development Program Manager
Ombudsman Section
Phone: 602-534-3630
City of Phoenix
► Planning & Development Department
Ombudsman Section
200 West Washington St., 3rd Floor
Phoenix, AZ 85003
pdd.ombudsman@phoenix.gov

From: wroodenburg@cox.net <wroodenburg@cox.net>
Sent: Tuesday, August 1, 2023 1:48 PM
To: Laura Farrell <laura.farrell@phoenix.gov>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>; Tricia Quiroz <tricia.quiroz@phoenix.gov>; bgeorge@pvschools.net; nwilcox@pvschools.net
Subject: RE: Pinnacle High School - Traffic flow / Vision Zero

Laura,
Following our previous conversations, it seems that Pinnacle high school and the city have worked together on a better drop off procedure for this year by changing the drop off route to be going around the school.
There also seem to have been an investment in more signs everywhere and a reduction in speed at Mayo boulevard, but it won't stop the students being dropped off on the corner of mayo from where they literally cross this junction in anyway they can (no longer following the crossings). It actually has gotten worse in the last year.

Although these previous mentioned actions are positive signs, they do not seem to address the rootcauses of the traffic issue and doesn't directly help the safety of the students, nor provide extra capacity for drop off locations.

Only the land north of the school would be able to provide this with some development.

However, residents have noticed that the city is considering an application for rezoning the land North of the school with commercial intentions. ([Black Mountain Village / Superblock 12 - Gammage & Burnham | Attorneys at Law](#)[Gammage & Burnham | Attorneys at Law \(gblaw.com\) \[gblaw.com\]](#)). See Zoning hearings sign attached. I have copied some board members of the PV school district and hope they are aware of this rezoning application, impacting Pinnacle high school student safety.

After the Fireside residents have tried to communicate our concerns with the safety of this area with the City and our participation in the Road Safety surveys, I find it very surprising that the City is considering to add yet more traffic to this junction where a lot of high school students are and more new student drivers are going to be this year.

Are you able to share the information you have gathered last year that prompted some of the changes with this Planning commission to take into consideration?
Would you be able to advise us about the options, procedures needed to rezone/donate this exact piece of land to be of future use for Paradise Valley School district and expansion of the highschool?

Looking forward to further information on this topic.

Kind Regards,
Wouter Roodenburg.

From: Laura Farrell <laura.farrell@phoenix.gov>
Sent: Thursday, August 11, 2022 11:09 AM
To: Wouter <wroodenburg@cox.net>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>; Tricia Quiroz <tricia.quiroz@phoenix.gov>
Subject: RE: Pinnacle High School - Traffic flow / Vision Zero

Good morning Wouter,

I apologize for not getting back to you Monday, but I was unexpectedly out. I did leave you a voicemail yesterday afternoon, and I promised to follow up with an email today.

Staff analyzed the traffic count data and have been monitoring the two traffic signals near Pinnacle High School, especially the one at Black Mountain and Mayo boulevards, this week as school started. They determined that an adjustment to the signal at Black Mountain and Mayo was needed to allow for more green times when the signal detects an increase in vehicles. However, while the adjustment has helped some, the amount of traffic present during school pick-up and drop-off times is still causing congestion, which signal adjustment cannot remediate.

Staff also noticed some issues with the way students/pedestrians are crossing at this intersection. Therefore, staff will contact the school to work with them on safety education. Staff will also see if they can make some suggestions to the school regarding their pick-up/drop-off plans.

Unfortunately, there is no street engineering solution we can offer to solve this issue. The traffic congestion at Pinnacle High School is not unique; all high schools in the City have similar congestion issues during the peak morning and afternoon hours, which dissipate once those peak hours are over. We do have a school safety coordinator who works with schools on their pick-up and drop-off plans to minimize traffic impacts as much as possible, while also educating them on safety. However, we can only make suggestions as the City does not have the authority to force schools to change their plans. Arizona State Law exempts them from having to comply with zoning ordinance requirements as other businesses and property owners must do within the City. Schools are governed by the locally elected school district or the Department of Education at the state level.

I do understand that safety is of utmost concern to you and the other parents as it is for us, too. We will continue to provide as much assistance as we can by monitoring the signals and communicating with the school. I also urge you to contact the school board or district to solicit their assistance with your concerns.

I also want to thank you for participating in the Road Safety Action Plan Phase I survey. The results are available at phoenix.gov/streets/roadsafety. Another survey for Phase II is now open through August 31 if you'd like to take that one as well. Please keep checking the website for other community engagement opportunities and plan updates.

I do hope this information is helpful. Please feel free to call me if you have other questions or concerns.

Thank you,
Laura Farrell
Management Assistant II
City of Phoenix Street Transportation Department
200 W. Washington St., 5th Floor
Phoenix, AZ 85003
(602) 495-2047
laura.farrell@phoenix.gov
Follow us on Twitter [@StreetsPHX](https://twitter.com/StreetsPHX) [twitter.com]



From: Wouter <wroodenburg@cox.net>
Sent: Monday, August 8, 2022 7:47 AM
To: Laura Farrell <laura.farrell@phoenix.gov>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>; Tricia Quiroz <tricia.quiroz@phoenix.gov>
Subject: Re: Pinnacle High School - Traffic flow / Vision Zero

Laura,

Hope you also had some time off this summer.

We're ready to have the kids go back to school and was wondering whether any changes will be made to the traffic light timing of the various lights.

As a community we continue to participate in the questionnaires that came out, etc but hope there is something the city is willing to do now to make the situation safer.

Kind regards

Wouter Roodenburg
480-567-2716

Sent from my iPhone

On May 20, 2022, at 4:00 PM, Laura Farrell <laura.farrell@phoenix.gov> wrote:

Hi Wouter,

Thank you for your email, and I appreciate the chance to speak with you on the phone today.

Just to reiterate our conversation, we are monitoring the two traffic signals near Pinnacle High School, and we are finalizing traffic counts before school is out next week. We will analyze the data to see if there are any adjustments we can make. During our monitoring, we did note the school ingress/egress pattern, so our school safety coordinator is going to review and reach out to the school to see if we can provide some assistance.

I know school is out next week, but we will continue to work with the school and monitor the traffic signals especially when school is back in session in August. I've noted that one of your main concerns is with vehicles getting backed up on Mayo Blvd when turning onto Black Mountain (both turning left with the arrow going west then southbound onto Black Mountain and turning right when going east then southbound onto Black Mountain from Mayo) as they wait for students to cross. I have forwarded your concern to the traffic management center, so they can be sure to monitor this especially. I will let you know if there are any adjustments we can make.

I also let you know that the results of the Road Safety Action Plan (RSAP) public survey should be published on the RSAP website at phoenix.gov/streets/roadsafety in early to mid-June. I'll make sure to keep this on my radar to update you once it's available.

I do appreciate you letting us know of your safety concerns as we are dedicated to working on improving the safety of our roadways as much as possible.

Please feel free to reach out to me again if you have other concerns. In the meantime, I'll make sure to provide you with updates as I have them.

Have a wonderful weekend!

Thank you,
Laura Farrell
Management Assistant II
City of Phoenix Street Transportation Department
200 W. Washington St., 5th Floor
Phoenix, AZ 85003
(602) 495-2047
laura.farrell@phoenix.gov
Follow us on Twitter [@StreetsPHX](https://twitter.com/StreetsPHX) [twitter.com]



From: Wouter <wroodenburg@cox.net>
Sent: Friday, May 20, 2022 7:33 AM
To: Laura Farrell <laura.farrell@phoenix.gov>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>; Tricia Quiroz <tricia.quiroz@phoenix.gov>
Subject: Re: Pinnacle High School - Traffic flow / Vision Zero

Good morning
I wanted to follow up on the traffic light evaluation. Has it occurred yet?

There really should be some adjustments to make it safer for the kids

Will the results of the questionnaire be published ?

Much appreciate an update

Regards
Wouter

Sent from my iPhone

On Feb 17, 2022, at 7:46 AM, Laura Farrell <laura.farrell@phoenix.gov> wrote:

Good morning Mr. Roodenburg,

Thank you so much for sharing the survey with your neighbors and submitting your feedback.

I have requested the two signals be evaluated, and I'll follow up once they have been completed. Staff is also evaluating the area for any pedestrian crossing issues and looking into options.

We do appreciate your willingness to help. We can certainly let you know if there are any opportunities for neighborhood feedback. I'm copying Tricia Quiroz to be your future contact person. She is my counterpart in our Traffic Services Division, which is the division that handles traffic signals, pedestrian crossings, and school safety.

One of us will follow up with you with the results of the signal timing evaluations. Let me know if you have any other questions.

Thank you,
Laura Farrell
Management Assistant II
City of Phoenix Street Transportation Department
200 W. Washington St., 5th Floor
Phoenix, AZ 85003
(602) 495-2047
laura.farrell@phoenix.gov
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From: wroodenburg@cox.net <wroodenburg@cox.net>
Sent: Tuesday, February 15, 2022 2:47 PM
To: Laura Farrell <laura.farrell@phoenix.gov>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: RE: Pinnacle High School - Traffic flow / Vision Zero

Laura,
Thank you for the information. I will take this up with the school district as well.
I did post your survey on our community facebook page and you should see multiple submissions already from me and my neighbors.

I hope that traffic around schools gets prioritized appropriately in your plan.

Please start the process required to get the timing of traffic signals around that intersection reviewed again and adjusted accordingly.
The cross walk lights should be isolated and run separately from the cars to avoid accidents between the kids and cars making last minute turns.
The light from Mayo turning onto black mountain south - should be isolated and run longer to clear up the lines.

Again – there is a large group of parents in Fireside that wish to participate in any effort to make that area safer for our kids and ideally allow them to walk/bicycle more to school.
Let us know how we can help or who our contact is at the Transportation department.

Regards,
Wouter Roodenburg.

From: Laura Farrell <laura.farrell@phoenix.gov>
Sent: Tuesday, February 15, 2022 9:02 AM
To: wroodenburg@cox.net
Cc: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: RE: Pinnacle High School - Traffic flow / Vision Zero

Good morning Mr. Roodenburg,

Councilman Waring's office sent your email to the Street Transportation Department for investigation.

Thank you for contacting the City of Phoenix with your concerns. Unfortunately, the Street Transportation Department has no authority over your proposals for parking ingress/egress for the school. We also have no jurisdiction over the state land parcel. We suggest taking your proposal directly to the school district first to see if they can accommodate any of your parking proposals.

What the city can offer at this time is to review the timing of the traffic signals at Black Mountain and Mayo boulevards, and Black Mountain Boulevard and Deer Valley Road to ensure they are timed appropriately for the traffic volumes.

Regarding Vision Zero, Phoenix City Council did just recently approve adopting Vision Zero with the goal of eliminating all traffic fatalities on Phoenix roadways. We are also developing a comprehensive Road Safety Action Plan (RSAP) for the city and will be incorporating

Vision Zero goals into the RSAP. We are currently requesting public input to help shape the plan, so I highly encourage you and your neighbors to visit phoenix.gov/streets/roadsafety for information on the RSAP and to take the survey.

I do hope this information is helpful and thank you again for contacting the City of Phoenix. Please let me know if I can be of any further assistance.

Thank you,
Laura Farrell
Management Assistant II
City of Phoenix Street Transportation Department
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Phoenix, AZ 85003
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From: wroodenburg@cox.net <wroodenburg@cox.net>
Sent: Thursday, February 10, 2022 4:10 PM
To: Council District 2 PCC
Subject: Pinnacle High School - Traffic flow / Vision Zero

Dear Councilman Waring,
We are living in Fireside Community near Pinnacle High School. Every morning dropping our kids off has turned into a nightmare. A lot of traffic is building up around this area. Lot of frustrated drivers that I have filmed going through red lights and near collisions, mixed in with student drivers trying to park their car at the school.
Currently I'm not aware of any fatalities on this highschool junction, but we would hope the city will be pro-active in this case preventing any accidents before they happen.

Please find below a request to the city with regards to the traffic situation around Pinnacle High School.
Parents are getting very concerned about the safety of our kids.
A lot has changed in this part of phoenix, with big new housing divisions going in and black mountain blvd connecting to the 51 freeway. The way this new road was build did not consider the kind of traffic that we're dealing with currently. A bridge to cross Black mountain blvd was build 500 feet away from the junction which is causing nobody to use it.
Available State land on the corner – highlighted below in picture - is staying vacant and would be the perfect addition to repurpose for the safety of our kids and increase the parking capacity of the school.

I have seen articles regarding "Vision Zero" and new funding being available to reduce the number of accidents and fatalities in Phoenix and would very much hope that his will be a timely request to consider by the city council.

We would very much like to understand how we can work with the city to address this dangerous situation.
Much appreciate your feedback on the matter.

Kind regards,
Wouter Roodenburg
480-567-2716

From: wroodenburg@cox.net <wroodenburg@cox.net>
Sent: Thursday, February 10, 2022 3:42 PM
To: 'patrick.presley@phoenix.gov' <patrick.presley@phoenix.gov>
Subject: Pinnacle High School - Traffic flow questions

I'm trying to find out who to speak with regarding the traffic situation at Pinnacle High school.
Most parents in our Fireside community are very concerned about the junction our kids have to cross and cars that are driving through that intersection.
I've got some video's from just 1 random day and captured a lot of dangerous driving through red lights and almost collisions.
A lot of traffic is going down the same roads trying to reach the school or get onto the 51 freeway causing a massive traffic jam every day.

We would very much like to know if we could work with the City to resolve these situations to increase the safety of our kids.
The plot of state land highlighted in light blue should ideally become part of the highschool to have additional parking for a fast growing highschool.
Closing the entrance from black mountain blvd, forcing students to go via Deer Valley instead.

I've included the situation and also some possible solutions to consider.
When the State land becomes part of PV district - Then you could have much needed additional parking and also incorporate a safe drop off and bridge to have them enter the school.
Traffic will then be diverted away from Mayo Blvd and Black mountain blvd

Much appreciate your feedback.



Kind regards,
 Wouter Roodenburg
 480-567-2716

Anthony M Grande

From: Chris Hanley <c3hanley@gmail.com>
Sent: Saturday, August 19, 2023 4:16 PM
To: Anthony M Grande
Subject: Black Mountain and Deer Valley Village

Hello Anthony,

My name is Chris Hanley and I live in the Sky Crossing community. I moved into this neighborhood in March 2020 and am the original owner of my home.

I understand there is a zoning hearing for the parcel of land on Deer Valley, West of Pinnacle High School. I also understand that a commercial developer wishes to buy the land to develop a shopping center and needs the land to be rezoned from residential to commercial.

I am opposed to this rezoning.

Sky Crossing is a new neighborhood. Many of us bought here in the last few years with the knowledge of the open land to our south being other homes, not a grocery store, gas station, and other retail. This isn't an old neighborhood where things have changed over the decades, we're less than 5 years into this.

As you know, Deer Valley is a 3 lane road in each direction. It is heavily travelled. The high school contributes to the traffic load at certain times of day. With Black Canyon as a feeder onto SR 51, there is high traffic already.

While I understand how that would appeal to a commercial developer, the community is highly concerned about the added traffic and congestion a shopping center would bring. In addition, the shopping center would add light pollution and added noise pollution.

As you also know, shopping centers draw in pan handling, the homeless, and additional trash. We don't need that in a family community, next to a high school and close to Sky Crossing Elementary.

Cave creek road to our West has 2 gas stations on it (north of the 101) and plenty of retail. We have an Albertsons at Tatum and Deer Valley, with a gas station, and again lots of retail at Desert Ridge. There is also a Safeway and Frys north of us at Tatum and Cave Creek. We don't need any more grocery stores and there are plenty of gas stations.

Please do not approve the rezoning. Thank you for your consideration on this matter and please reach out if you would like to discuss.

Chris Hanley
3118 E. Herrera Dr
Phoenix AZ 85050
c3hanley@gmail.com

Anthony M Grande

From: Justin M <justinmeyers20@yahoo.com>
Sent: Sunday, August 20, 2023 9:44 AM
To: Anthony M Grande
Subject: Opposition to Vestar Development Group's Plans for Northwest Corner Deer Valley and Black Mountain

Dear Anthony Grande,

I hope this messages finds you well. I am writing to express my very strong opposition to the proposed development and rezoning of the land from residential to commercial at the Northwest Corner of Deer Valley and Black Mountain by Vestar Development Group. The conversion of this residential area into a commercial zone would have severe consequences, detrimental implications, and potentially devastating impacts on both the environment and the community. I implore you to reconsider this decision and prioritize the well-being of the city, its residents, and its natural surroundings.

The City of Phoenix has outlined a comprehensive sustainability plan for the year 2050, with clear guidelines for responsible development that considers the efficient usage of resources, including water. One crucial aspect of this plan is the expansion of parks, preserves, and open spaces, ensuring that all residents are within a five-minute walk of such spaces, but those spaces must be sustainable or else the whole point of having a commercial center within walking distance is null. Furthermore, the goal of reducing urban heat-island effects through green infrastructure and increasing tree and shade canopy coverage is paramount.

However, the proposed development contradicts these essential sustainability goals. Converting the area into a car-centric commercial zone would undoubtedly lead to increased traffic congestion, resulting in higher CO2 emissions. The associated light and noise pollution would disrupt the delicate balance of the ecosystem and erode the serene character of the Sonoran Desert environment, its flora and fauna, and its natural aesthetic.

I urge you to consider the broader impact of this development on the city's future. Will it be in line with the City of Phoenix's sustainability regulations, ensuring that the structures incorporate features such as vertical gardens and agricultural areas on their roofs? Will there be proper infrastructure in place, including ample bicycle racks, substantial green spaces covering over 80% of the area, and designs that prioritize pedestrian and micromobility traffic over internal combustion engine vehicles? Specifically, bicycle lanes which are physically protected by a barrier to protect cyclists from traffic?

The City of Phoenix has shown a commitment to reducing air pollution and safeguarding public health through various programs and initiatives. However, this development project poses a significant threat by potentially increasing the emission of Volatile Organic Compounds (VOCs), negatively impacting the environment, ecosystem, and the health of the community.

The City of Phoenix states, "The City of Phoenix is strongly committed to reducing air pollution and protecting public health. The city implements a wide range of air quality programs to reduce ozone and particulate pollution (dust and smoke). Transit, light rail, bikeways, and pedestrian-friendly development reduce vehicle emissions and promote land use planning and urban designs for a more sustainable environment". How will this development protect public health when in fact, it will introduce vulnerabilities within the community? It will actively degrade and destroy the health of the surrounding community and communities.

Equally concerning is the potential destruction of native plants in the area due to this development. The loss of biodiversity and destruction of the Sonoran Desert's unique ecosystem cannot be taken lightly.

The Environmental Protection Agency asserts that that, “Volatile organic compounds (VOC) means any compound of carbon, excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions”. These harmful chemicals would be released into our atmosphere if the proposed development is approved. We must oppose and condemn this egregious use of building authority with passion for the future of the City of Phoenix, and on a more global scale, the Earth itself.

In light of these concerns, I wholeheartedly disagree and very strongly oppose the Vestar Development Group's plans for the Northwest Corner of Deer Valley and Black Mountain. I urge you to immediately stop and immediately halt all current and future development plans and instead prioritize the city's sustainability goals, community well-being, and the preservation of the natural environment. By doing so, you can help shape a better future for the City of Phoenix and its residents.

Thank you for your attention to this matter.

Sincerely,

Justin M.
(602)-481-8143

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, August 22, 2023 4:30:19 PM

Name

Rebecca Eldridge

Email

rebecca.n.eldridge@gmail.com

Address / Neighborhood (Optional)

Fireside Desert Ridge

Support Comments

I do NOT support a shopping center at this location. It's already too congested as it is at that intersection and south toward the 101. This is not a prime location for something like this right near the high school and between so many large neighborhoods. Maybe great for the businesses but terrible for neighbors!

The design of our roads and infrastructure in our area was not designed and is not currently conducive for more high traffic areas. The roads will become a nightmare - even more so (esp in black mountain) than they are now.

It's relatively quiet in our area too - aside from the chaos on Tatum in Desert Ridge. Let's not bring that chaos west a few blocks!

I will not support a shopping center at this location and aside from those reasons shared above, I have a list full of others.

If anything, make parking and traffic easier on Pinnacle students and families so they don't have to block intersections, slow traffic, or bring their traffic for pick up and drop off into neighborhood streets. If anything, that high school and its community need support for better access before, during, and after school.

I guarantee if you put a shopping center in, that parking lot will be filled with student parking M-F. Make decisions that are to the benefit of the community, not for making money hungry investors richer.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, August 22, 2023 3:51:41 PM

Name

Jennifer Francyk

Email

jfrancyk@me.com

Address / Neighborhood (Optional)

Fireside

Support Comments

Please do not allow a gas station on that corner. How about a public library? A park? A community center? Do we really need to put junk food outlets and hang outs so close to the high school? Property values won't be the same if this is not done properly. If anything a small grocer like sprouts or Trader Joe's might be ok. Prefer it was just housing.

JAMES W. TUFFIN
21214 N. 36th Pl
Phoenix, Arizona 85050
(516) 359-6420
james.tuffin@tuffinlaw.com
(retired attorney not offering services to the public)

August 22, 2023

VIA EMAIL (anthony.grande@phoenix.gov)

Mr. Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department

Re: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2; Resident Statement in Opposition

Dear Mr. Grande:

I reside in Desert Ridge, and I am opposed to the above listed applications. My home is well west of the commercial core, overlooking Black Mountain Boulevard and Pinnacle High School (“PHS”), and with a view of the parcel in question. I have reviewed the application materials posted on the website of Applicant’s (“Vestar”) counsel, and I attended the informational meeting of the Desert View Village Planning Committee on August 1, 2023.

The requested change is beyond inequitable, it is unconscionable. It does extreme violence to the terms of the Desert Ridge Specific Plan (“DRSP”)¹ and the reasonable expectations of Desert Ridge homeowners along Black Mountain Boulevard under the terms of the plan. It does nothing to further the well-being of nearby residents and poses myriad problems. The arguments offered by Vestar to justify the change do not pass muster, as will be readily demonstrated below.

THE PROPOSED CHANGE IS AN EXTREME DEPARTURE FROM THE DRSP

DRSP contemplates that “commercial development is restricted to the Village Center . . .” except for “neighborhood commercial uses located within the residential superblocks”.² DRSP goes on to explain the extremely limited size and scope of such commercial uses:

The neighborhood convenience commercial centers are very limited in size. They are intended to serve only the superblock in which they are located and not intended to serve a population outside the superblock boundary. The **maximum total acreage for neighborhood retail uses**, including buildings, parking, landscaping, and any other items related to the existence of the neighborhood retail use, **shall be three (3) net acres**, while the minimum acreage will be one (1) net acre.³

Furthermore, DRSP strictly limits the permitted uses within non-core superblocks, and the list does not include gas stations or drive-through coffee operations⁴, both of which were touted by Vestar's counsel at the informational meeting. Indeed, DRSP specifically prohibits "Drive-through uses".⁵

Under the DRSP, no family purchasing a single-family home in a non-core superblock would reasonably anticipate having a drive-through Dutch Brothers or Starbucks, or a gas station, across the street from their home. Vestar now proposes a 20-acre commercial development in Superblock 12.⁶ Vestar is essentially asking the City of Phoenix to throw out DRSP and stab nearby homeowners in the back.

OBVIOUS INTENT TO DRAW ADDITIONAL TRAFFIC FROM SR 51

When Black Mountain Boulevard south of Mayo Boulevard was completed and made the terminal exit of SR 51, concerns of nearby residents were addressed by placing a traffic circle to slow down traffic and discourage heavy trucks, and by providing a pedestrian bridge for safe access to PHS.

The proposed change represents a complete reversal of what was until now a concerted effort to keep Black Mountain Boulevard more quiet and more safe. The placement of the proposed shopping center, at the first traffic light after the SR 51 terminal exit, is obviously intended to attract vehicles that would otherwise continue west on SR 101 and exit at Cave Creek Road or further west. It is a repudiation of DRSP's promise that homeowners could expect to live in clean, quiet neighborhoods while commercial activity was limited to the Village Commercial Core.

MAGNET FOR UNSUPERVISED ADOLESCENTS

Placement of the shopping center within spitting distance of PHS is problematic. This is not meant to disparage the PHS student body as a whole. Nevertheless, in any group of over 2500 teenagers⁷, there will be those whose immaturity or lack of direction makes them prone to get in trouble. While the studious and industrious will disperse to more wholesome activities, there will undoubtedly be those who choose to hang out. The shopping center, just across a narrow street from PHS, will obviously become the hang out venue of choice.

There are numerous reports of problems with unsupervised teenagers in retail environments across the country⁸, and unsupervised time leads to drug use and other issues.⁹ Given the location, these problems will undoubtedly spill over into the surrounding residential areas, which already experience litter, graffiti, vandalism and doorbell pranking. Encouraging high concentrations of hundreds of unsupervised teenagers cannot be a benefit to the teenagers or anyone else. It is best for all concerned if the students disperse when not involved in supervised activities.

Vestar claims that the presence of the high school makes the parcel unsuitable for development as currently zoned.¹⁰ The opposite is true. DRSP and the existing zoning contemplate Superblock 12 to contain only the high school and residential use. PHS opened in or about 2000. Nothing has changed about PHS that would justify depriving nearby homeowners of their reasonable expectations under DRSP.

AIR, NOISE AND LIGHT POLLUTION

DRSP prohibits “Drive-through uses”¹¹ in non-core superblocks for very good reasons. These operations generate considerable pollution. Not only are PHS and numerous homes nearby, but Fireside Elementary is not far and generally downwind. Air pollution from idling engines is a serious problem¹², and some communities have gone so far as to try banning drive-through operations entirely¹³. The air quality in Phoenix, and Maricopa County generally, is notoriously poor with many “bad air” days.¹⁴ Encouraging drivers to turn their motors off while waiting will never work when the temperature is over 90 degrees. DRSP’s approach of limiting these operations to the Village Commercial Core is not arbitrary and should be maintained.

Although Deer Valley Drive and Black Mountain Boulevard have some traffic at rush hours, things tend to quiet down in the evening and there is a distinct residential tone to the neighborhood. This holds true when attendees disburse after PHS Friday night football. The proposed shopping center will keep the noise up and the lights on much later than nearby residents are used to, greatly diminishing the residential character of the community.

TRAFFIC CONGESTION

I am aware that other residents have commented on traffic issues. I will not belabor the point here, except to note that in the chaos that occurs every morning when PHS is in session, I have at times been unable access westbound Mayo Boulevard from the N. 36th Way gate of my community. Vestar contemplates cars entering and exiting the shopping center on all four surrounding streets. This would include Mayo Boulevard directly across from PHS, and will surely exacerbate the existing problems.

VESTAR’S SCHEME IS NOT JUSTIFIED

Vestar’s purported justifications of its scheme do not withstand scrutiny.

There are no traffic or parking impediments to residents obtaining daily needs at the Desert Ridge Marketplace (“DRM”).

DRM was designed to enable local folks to get to the pharmacy, gas station, grocery store, and various other businesses without getting involved with traffic headed to the big box stores, apparel outlets or entertainment district. The local needs providers are located in the northwest corner of the marketplace and are readily accessed from two curb cuts on Deer Valley Drive just east of Tatum Boulevard. The apparel and box stores, as well as the entertainment district, are closer to other, much larger, parking lots which are served by numerous additional entrances to DRM. I have lived in Desert Ridge for over 11 years and have never, even on Black Friday, had a problem finding parking at Albertson’s. To illustrate this, I recorded a video at [Grocery Run Sat 08-19-2023 - YouTube](#).¹⁵

The proposed center is unlikely to provide alternative groceries.

At the informational meeting, Vestar's counsel admitted that Vestar is unable to identify any specific grocer that would occupy the proposed grocery store. Although Vestar says it expects the grocery store to be smaller than the existing Albertson's, its counsel conceded that none of the proposed businesses are sure to occupy the shopping center. Assuming that a grocery store is established, there is no reason to believe that it will offer merchandise different than that offered at Albertsons.

Creation of minimum wage retail jobs is not a community priority.

The small number of jobs projected to be "created" on the new shopping center could easily be placed elsewhere. It should also be noted that substantial construction is taking place at nearby High Street and City North where much higher density residences, offices, and retail spaces are being built.

Purported benefits to the community are illusory at best.

Keeping the Current Zoning will have the same effect on dust and storm runoff.

The supposed dust control and storm runoff management benefits are speculative and unquantified. In 11 years, I have never seen significant flooding along Black Mountain Boulevard. Residential development at the site would have the same effect.

The "safe alternative" for students is illusory.

Encouraging teenagers to consume junk fast food benefits no one. The so called "safe alternative . . . before school, after school, and during the lunch hour" actually describes an unsupervised hangout for hundreds of teenagers with all the attendant problems described above. A concession by PHS's principal that the project "would potentially reduce the number of off-campus trips by car"¹⁶ hardly demonstrates a full-throated endorsement of the scheme. Had there been a firm expression of general support for the project from anyone in authority at PHS or the school district, Vestar would surely have mentioned it in its explanatory letters.

The residential remnant shows how the change is repugnant to DRSP.

The fact that Vestar wants to gobble up 20 acres of the Superblock while leaving a mere remnant for residences demonstrates how the proposal is repugnant to both the letter and spirit of DRSP.

The gas station and shopping center have no health benefits and will not be a community social center.

There is nothing about the proposed project that will foster connection among the citizens. There are innumerable such shopping centers around Phoenix, and there is nothing unique about this proposal. There are no outdoor parks, exhibition or performance spaces illustrated on the Conceptual Site Plan. The purported health benefits are nothing but speculation. It is my observation after 11 years living here that very few people walk with groceries around Desert Ridge, regardless of the season. The health hazards of innumerable automobiles spewing particle pollution on the drive-through lines clearly outweigh these specious claims of health benefits.

The proposed gas station will not provide a net benefit to the community.

A gas station will generate excess light, noise, and fumes on a 24/7 basis. The convenience store that will inevitably accompany it will only encourage additional teenage loitering.

In my 11 years here, I have only fueled my car once or twice at the Shell station at DRM, even though it is the most conveniently located, and I am there several times a week while visiting the grocery store or the pharmacy. The problem is that Shell stations generally charge considerably more than Circle K, QT or Arco. The issue, if there is one, is the price, not the location.

The proposed gas station is obviously intended to draw traffic from SR 51 as discussed above. Located as the last gas before the freeway, competitive pricing is doubtful.

The Desert Ridge Community Association (DRCA) has not taken a position on this project.

Although there have been communications between DRCA and Vestar, the board of DRCA has never resolved to support this project. While I am not privy to communications that may have taken place between Vestar and DRCA's officers or board members, the Association has never formally endorsed the project. A copy of an email from DRCA confirming this is attached as Exhibit A.

THE PROPOSED CHANGE IS AN UNCONSCIONABLE STAB IN THE BACK

Zoning determinations must be "... equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and the consideration of the interests of the citizens of the City."¹⁷

DRSP provides for a mix of densities and uses, from mixed commercial and multi dwelling to condominiums, to rental apartments to single family homes. Purchasers of single-family homes were encouraged by a central feature of the plan: all significant commercial activity is placed in the Village Commercial Core. Retail conveniences in the non-core residential superblocks are limited to a list of specified uses, limited to three acres, and drive-through operations are expressly prohibited. Thus, purchasers of single-family homes could look forward to living in

clean, quiet residential neighborhoods. Vestar now proposes to simply rip up that plan and asks the City to stab nearby homeowners in the back.

Rejecting this proposal is not unfair to any Desert Ridge Residents who may endorse, in the abstract, a gas station or additional retail operations. There was nothing about DRSP that gave them any reasonable expectation that these things would be built on Black Mountain Boulevard, and they were content to buy their homes under that plan. Vestar's plan to ruin the lives of residents along Black Mountain Boulevard is grossly unfair; indeed, it is unconscionable and must be rejected.

Respectfully submitted,

James W. Tuffin

Copies to:

Mr. Terrence Smith (terrance.smith@fsresidential.com)
DRCA Board of Directors (desertridge.az@fsresidential.com)
Steven W. Anderson, Esq. (Sanderson@gblaw.com)
Hon. Jim Waring (council.district.2@phoenix.gov)
Hon. Kate Gallego (mayor.gallego@phoenix.gov)
Mr. Eric Molenaar (EMolenaar@AssociatedAsset.com)
Ms. Corina Vanek (cvanek@arizonarepublic.com)
Mr. Wouter Roodenburg (wroodenburg@cox.net)

¹ All references to "DRSP" are to the Specific Plan as revised through November 2, 2022 (accessed on 8/19/23 at https://www.phoenix.gov/pddsites/Documents/PZ/pdd_pz_pdf_00086.pdf)

² DRSP at 5-3. (5.C.1)

³ DRSP at 6-6 (6.C.3.A.)

⁴ DRSP at 6-7 (6.C.3.B.2.c)

⁵ DRSP at 6-8 (6.C.3.B.2.d)

⁶ SPA-B2-Application, (accessed on 8/19/23 at <http://www.gblaw.com/wp-content/uploads/2023/07/SPA-B2-Application-Form.pdf>)

⁷ PHS reported enrollment of 2556 for 2021-2022 school year (PHS AZ School Report Card, accessed 8/20/23, at <https://azreportcards.azed.gov/schools/detail/79268> .

⁸ See, e.g., [Bartlesville mall bans unsupervised teenagers due to crime increase](https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307) (<https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307>); [Teen bans on the rise](https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307) (<https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307>).

⁹ See, e.g., [Teen Drug Use: Does a Lack of Supervision mean More Drugs?](https://cascadeheightsrecovery.com/unsupervised-teens/) (<https://cascadeheightsrecovery.com/unsupervised-teens/>); [After School: The Prime Time for Juvenile Crime](https://www.policechiefmagazine.org/after-school-the-prime-time-for-juvenile-crime/) (<https://www.policechiefmagazine.org/after-school-the-prime-time-for-juvenile-crime/>); [Unsupervised teens more likely to use tobacco, pot and alcohol](https://www.reuters.com/article/us-health-adolescents-unstructured-time-idUSKCN0RIILL20150918) (<https://www.reuters.com/article/us-health-adolescents-unstructured-time-idUSKCN0RIILL20150918>)

¹⁰ RZ-C5-Letter of Explanation, at p. 7 (accessed 8/21/2023 at <http://www.gblaw.com/wp-content/uploads/2023/07/RZ-C5-Letter-of-Explanation.pdf>)

¹¹ N.5, supra.

¹² See, e.g., Mendoza, et al, Pollution hot spots and the impact of drive-through Covid 19 testing sites on urban air quality, Environ. Res. : Health (<https://iopscience.iop.org/article/10.1088/2752-5309/ace5cb/pdf>); Idling Reduction for Personal Vehicles (https://afdc.energy.gov/files/u/publication/idling_personal_vehicles.pdf))

¹³ See, e.g., Cities ban new drive-throughs to fight climate change (<https://www.cbsnews.com/news/cities-put-brakes-on-drive-thrus-to-curb-carbon-emissions/>).

¹⁴ See, e.g., American Lung Association, State of the Aire Arizona: Maricopa (<https://www.lung.org/research/sota/city-rankings/states/arizona/maricopa>) ; State of the Air report ranks Phoenix among worst 25 cities for pollution, (<https://cronkitenews.azpbs.org/2022/04/21/air-pollution-phoenix-among-25-worst-cities-us/>) ;

¹⁵ https://www.youtube.com/watch?v=j2X_OOB2qew

¹⁶ SPA-B5-Letter of Explanation (accessed 08/20/2023 at (<http://www.gblaw.com/wp-content/uploads/2023/07/SPA-B5-Letter-of-Explanation.pdf>).

¹⁷ Phoenix Zoning Ordinance § 102.

EXHIBIT A

James Tuffin

From: Terrance Smith <Terrance.Smith@fsresidential.com>
Sent: Friday, August 4, 2023 4:26 PM
To: James Tuffin; Desert Ridge - az
Cc: Stephen W. Anderson
Subject: RE: TO ALL BOARD MEMBERS AND TERRENCE SMITH Re: Plan and Zoning Change Case Black Mtn and Deer Valley

Good afternoon Jim,

I hope all is well with you.

On behalf of the DRCA Board Members, please see below the corresponding response to the questions in your email:

1. No.
2. Yes, the DRCA received emails from Vestar's attorney to attend the monthly board meeting(s) to present and provide community updates regarding Vestar's Parcel 12 application process and proceedings relative to their conceptual development plans.

Respectfully,



TERRANCE SMITH, CMCA, AMS, LSM, PCAM
Executive Director

Desert Ridge 5415 E. High Street, Suite 133 | Phoenix, AZ 85054
Direct 480.551.4550 | Cell phone 480.254.5948
Property Fax: 480.551.6000
terrance.smith@fsresidential.com
desertridgelifestyles.com

24/7 Customer Care Center: 855.333.5149
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: James Tuffin <james.tuffin@tuffinlaw.com>
Sent: Friday, August 4, 2023 11:33 AM
To: Desert Ridge - az <desertridge.az@fsresidential.com>; Terrance Smith <Terrance.Smith@fsresidential.com>
Cc: Stephen W. Anderson <SAnderson@gbllaw.com>
Subject: TO ALL BOARD MEMBERS AND TERRENCE SMITH Re: Plan and Zoning Change Case Black Mtn and Deer Valley

Hi Folks,

It was great reconnecting with Reggie and Doug at the recent Desert Village Planning Committee meeting, and remembering the fellowship we enjoyed when I served as DRCA treasurer. Having stepped back from community affairs, I was taken by surprise by the rezoning notice and some of the things I heard at the meeting. Now I need to catch up and I hope you can help me.

At the meeting, and in an explanatory letter submitted to the City, Vestar's counsel suggested that the DRCA supports the proposed changes. I respectfully request answers to the following questions:

1. Did the DRCA ever pass a resolution supporting the proposed changes or the project in general? If so, please provide a copy of the text of the resolution(s) and the agenda(s) and minutes of the meeting(s) at which such resolution(s) was (were) adopted.
2. Is DRCA, its representatives or agents, in possession of any writings, correspondence, emails or texts showing communications between or among the DRCA, Vestar, Vestar's counsel or representatives, the City of Phoenix or the Arizona State Land Department related to the proposed project or the applications for plan and zoning changes? If so, how can association members get access to those materials?

I'm guessing you'll be seeing a bit more of me in the coming months and as always, whether we agree or disagree, as friends. As you might imagine, I need a response to each question as soon as you can do it. Please do not delay responding to question 1 if you need more time to answer question 2. I should mention, although I'm sure you know it already, that your response may be incorporated into submissions I may make to the City. As a professional courtesy, I am providing Vestar's counsel with a copy of this request.

Thank you very much.

Warm regards,

Jim (James W. Tuffin)

21214 N 36th Pl, Phoenix AZ 85050

516.359.6420

James.tuffin@tuffinlaw.com (retired attorney not offering services to the general public)

From: [Rajesh Gadde](#)
To: [Anthony M Grande](#)
Subject: Fireside resident - regarding black mountain village
Date: Wednesday, August 23, 2023 9:37:38 PM

Hello Anthony,

I am Rajesh Gadde live in fireside at desert ridge, I would like to formally email you my opposition about building Black mountain village , I think it's going to make our safe neighborhood area into commercial area thus causing danger to kids , we don't want this at all. Please help us om this matter.

Thanks
Rajesh

From: [Julia Levene](#)
To: [Anthony M Grande](#)
Subject: Desert View, rezoning application
Date: Wednesday, August 23, 2023 4:45:07 PM

Hi Anthony:

I attended the recent board meeting regarding case GPA-DSTV-2-23-2 regarding the rezoning of the 20.5 acres located on the corner of Deer Valley and Black Mountain in the Desert Ridge area.

I currently live in the Fireside neighborhood, and was taken back by plans to change this lot from residential use to commercial use. I would like to see that land developed for residential as it was originally intended; or given to Pinnacle High School, as they need additional parking for their students.

In no way would I want a gas station or large grocery store to be located in that area. Not only would the light pollution from the gas station be bothersome, and the noise from delivery trucks at early hours, but the added traffic to the area as well! This is already a busy corner!

Please take the residents, the high school students, and the neighborhoods into consideration before changing this lot from residential to commercial.

Thank you,

Julia

Julia Levene, CMP
CEO
Go West Destinations, Inc.
DBA: APP, Association Planner Partners
3734 E. Ringtail Way
Phoenix, AZ 85050
Phone: 602 320-8323
www.associationplannerpartners.com [associationplannerpartners.com]



From: [Andrea Remke](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC: Eric Molenaar](#)
Subject: Proposed land development at Mayo/black mtn
Date: Sunday, August 27, 2023 9:29:11 AM

Mr Grande, city officials, etc,

Assuming you are the proper representatives to contact regarding this matter, I'd like to please ask you and the city representatives to consider the opposition many residents here in Fireside Desert Ridge have to the proposed zoning changes of the property at Black Mountain Blvd and Mayo Blvd /Deer Valley Drive right next to Pinnacle High School.

It's currently zoned for residential and for the developer to change it to retail shopping opens this area up to increased traffic congestion and student/resident safety issues here in the area.

I invite any of you to please come observe the traffic at these intersections around the school during the peak times of dropoff 7:20-7:30 am and at 2:15-2:20 pm pickup when it's the worst. These intersections are a nightmare then. Drove of kids are walking to school and crossing/jaywalking across these intersections some are on bikes even—and they are NOT heeding any kind of traffic signals or signs because they are kids of course. Many cars are racing through yellow lights and people sitting in intersections at red lights because they tried to fit through. We have seen lots of accidents, a lot of honking and near misses. My son's Pinnacle soccer coach was just in an accident this past Friday during pickup when a man in a car not paying attention to stopped traffic on Mayo slammed into the back of him causing his car to hit the car in front of him, which was driven by a student. It happens all the time because of the sheer volume of cars and kids and mayhem happening during these times. It is only a matter of time before a kid is seriously maimed or killed at this intersection/area.

I live across the street in Fireside, a stone's throw from this land where they are going to build. My son attends the high school and my twin girls will attend next fall and then my youngest will attend in two years. We are stuck for a long time with whatever the powers that be decide should go here. I worry about the influx of traffic and congestion, the problems it brings to us as nearby residents, by way of safety especially—but also being a single mom I bought this home two years ago for its close proximity to school for my kids to walk to local schools and the safe neighborhood feel. But I'm worried at the potential drop in property values if they start putting in crappy shops or gas stations or smoke vape shops, causing our nice residential area to look, smell and sound like a truck stop dump attracting transients and homelessness, no doubt.

I know money will likely win out in the end, and something will be built here. It's a shame the school district couldn't have bought a piece of this property for added parking for the students at school because as it is currently, only seniors can park in the school lot, which is asinine. The principal at Pinnacle has even told parents last week they have addressed safety and traffic issues to Vestar but ultimately can't have a definitive say in this land development.

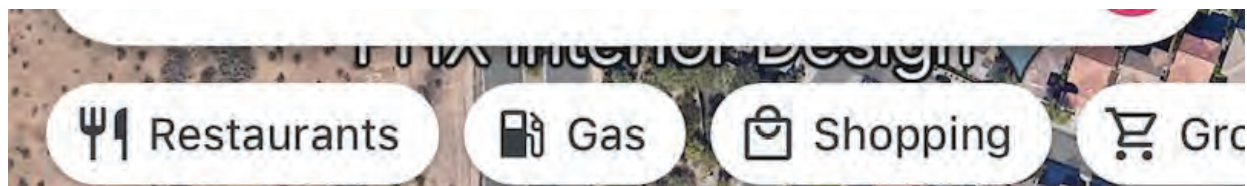
City officials have a duty to protect the interests of the residents here who live and work and pay taxes.

These developers have the monetary means to at least put an-over-the street walkway /sidewalk bridge from the Mayo/Black Mtn crosswalk over to the school so our kids aren't playing Frogger in traffic through red and green lights as they currently do every single school day. The existing walking bridge that some idiot designed and installed years ago is out of the way for kids to walk, located south at the 51 interchange, at the dog park entrance, so they would have to walk down there then back around to go back up to the school—it's an extra 10-15 min of walking —not a single soul is doing that and that pedestrian bridge remains not utilized.

My question: Could the city mandate the developer to at least relocate the pedestrian bridge to the problem/ busy intersection at the school instead of that bridge uselessly sitting down the street out of the way? (I included a pic of bridge area)

If something is built here eventually, I hope the people in charge will think first of the safety of students and residents over the quick buck they'll make in revenue at the site.

Thank you for hearing me,
Andrea Remke,
Phoenix resident of Fireside Desert Ridge





problem intersection

current bridge

Blvd

E Mayo Blvd

N 36th Pl

Cloud Reflexol

Black Mountain Blvd

Google

200 ft
50 m

From: [T.R](#)
To: [Anthony M. Grande](#)
Subject: Southwest corner of Deer Valley and Black Mountain
Date: Monday, August 28, 2023 10:28:56 AM

Hello Mr. Grande,

We are Desert Ridge community members. We have lived here for almost 15 years and in that time, we've seen many changes. Some are good, some not so good.

We are very concerned about the proposal to convert the property from residential to commercial at the corner of Black Mountain and Deer Valley. That corner is active all day, especially during school and sports hours. It's grown from 2 lanes into the large vein that cuts through Desert Ridge connecting Cave Creek to 56th and possibly in the future, Scottsdale Road. Added traffic and distractions could be disastrous for all drivers on the road. Traffic will become heavier (shoppers coming and going, drive-through lines, delivery trucks, etc.) creating an even more congested intersection. We would honestly love to see a traffic survey done as this is such a busy intersection and we all need to get a full idea of usage and traffic patterns.

There are 3 schools within walking distance of this area. We are very concerned about inviting strangers to the heart of our neighborhood for a quick stop. Security and issues at DR Marketplace have been escalating and we don't feel we need to invite more people into our neighborhood for some Chick-fil-A or to gas up their vehicles. We don't have the resources to handle disturbances in DR Marketplace. Why would this be any different?

We also don't believe stores and convenience markets should have the ability to sell alcohol and tobacco products that close to a high school. It will just bring issues to law enforcement that is stretched unbearably thin.

Our children are still young, but we've heard there isn't enough parking at the high school so this will just entice kids to park there and create issues with parents, the high school, and business owners. We've heard that the developer won't limit the store sizes so parking could be inadequate for the project which would add an additional level of stress for shoppers and drivers trying to find parking spots and exit or enter the center.

We feel converting this land will come with a whole host of issues that will outweigh the benefits to DR citizens. We in no way think the land developers have the community's best interest in mind. They, as many before them, build and leave. They never give a second thought to what impact they add to the communities they have worked within. Honestly, with all the new builds going up in Desert Ridge, we feel we need to proceed slower than we are to make sure the roads and area can handle all this growth. We have several big projects currently in different stages (clearing land on Deer Valley for 882 new apartments, a whole new community going in off 56th and the massive plans for City North) the added fallout including the number of new community members, additional cars on our already congested roads without an option for expansion and added pressure on the school district, etc., is yet to be seen.

Thank you for your time,
Adam and Timari Rusak

From: [Jason Tininenko](#)
To: [Anthony M. Grande](#)
Subject: planning committee
Date: Monday, August 28, 2023 7:13:35 PM

We have lived here in Aviano for 7 years. It's a great neighborhood with easy access to Fireside, Explorer, Wildfire and Pinnacle. If you allow a gas station and other stores to be built next to Pinnacle - the traffic will increase, the crime will increase, the traffic accidents will increase and our properties will devalue. Please vote against building in this area. thank you.

From: [Brad Burnes](#)
To: [Council District 2 PCC](#); [Anthony M Grande](#)
Subject: Black Mountain marketplace - NO
Date: Tuesday, August 29, 2023 5:03:20 PM

Hello, my name is Brad Burnes, and my family and I moved to 36th St in Fireside a little over 10 years ago. I can unequivocally say the idea of a shopping center at Deer Valley and Black Mountain is an awful idea, and only a play for cash.

Have you witnessed the traffic during school dropoff and pickup? It's a disaster. Can you provide details of home values in other neighborhoods where a shopping center was allowed to be built after a re-zoning?

We moved to this area because of the vision and community aspect. If the city proceeds with this development against the majority of Desert Ridge residents, how does that value the voice of the residents?

There's plenty of land north of Pinnacle Peak. Please use common sense and do not allow this to happen.

A very concerned voter and resident,
Brad Burnes

From: [Micheal Copeland](#)
To: [Council District 2 PCC](#); [Anthony M Grande](#)
Subject: Black Mountain Village
Date: Tuesday, August 29, 2023 9:43:47 PM

Hi Anthony,

My name is Micheal Copeland and I'm a resident in Fireside. I would like to express my deep concern and opposition to the proposed rezoning by Vestar of the parcel located at the SW of Deer Valley and Black Mountain High.

Potential uses including gas stations and quick service retail with drive would have quite a negative impact on the neighborhood. It would also increase the risk to high school students next door given the already existing issues with traffic and parking.

Ultimately - I would argue that whilst it is still State Land, it should benefit the schools per Arizona laws because Public Education is the main beneficiaries of state land sales. It should not hurt a public school when they sell it.

I'd also point to the City's "Vision Zero" (zero traffic casualties) plan to highlight my concerns with regards to the traffic situation and student safety around Pinnacle High School. I have not seen anything from Vestar that would ameliorate these concerns.

Furthermore, Vestar could easily develop what they want under the existing plan on pre identified commercial zones. Given the proximity to over 600,000 square feet of retail within a mile, there simply is not a need to add additional retail on this parcel.

Sincerely,

Micheal Copeland

Sent from my iPhone

Quick reminder to everyone that tonight at 6pm is the Fireside HOA meeting. The attorneys from Vestar will be doing their presentation and answer any questions you may have.

Goto zoom.com and use meeting ID: 811-9962-3685 and Passcode : 997589

I attended the Desert Ridge Community HOA meeting last week and my conclusion was that nobody in the HOA's, nor the Village Planning Committee for our area will stop this proposal.

It will take all surrounding communities to attend all the meetings and at least write their views on the proposal and submit them to our councilman ([council.district.2@phoenix.gov](<mailto:council.district.2@phoenix.gov>)) and the City Planner ([anthony.grande@phoenix.gov](<mailto:anthony.grande@phoenix.gov>)). Reference : GPA-DSTV-2-23-2

They should know that it needs their attention instead of making a quick buck by selling the land. We need to separate the school traffic from the work traffic to ease the congestion around that area and we should be adding safer drop off areas behind the school and away from Blackmountain boulevard and point out that this Highschool still has vacant land available to address the situation.

Once this is sold and a big box grocery, gas station, big trucks, etc, etc are put there instead, the community will have to live with the consequences. Everyone should also be concerned about the impact of Grocery/Gas stations on the students behavior and attendance of classes. Other folks from the community have brought up other concerns as well.

Ultimately - I would argue that whilst it is still State Land, it should benefit the schools per Arizona laws because

Public Education is the main beneficiaries of state land sales. It should not hurt a public school when they sell it.

The school will be there for a long time – so we should make an effort now to keep Desert Ridge communities desirable and family friendly.

We should put student safety before anything else whilst we still can.

Please email your views!!

Let us know your thoughts on this at the meeting or on this post.

From: [Andy M](#)
To: [Anthony M Grande](#)
Subject: Black mountain village plan - no vote
Date: Tuesday, August 29, 2023 10:50:35 PM

Hi Anthony,

I'm strongly against the Black Mountain Village plan and zoning changes (cases are GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2).

It feels like a bait and switch for our community (especially us in the cooper view sub-community on black mountain and deer valley who would feel this impact the hardest).

There is plenty of land closer to cave creek available and already designated for commercial purchase.

Thank you,
Andy Mesecher

From: [Sara Millett](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village - Strongly Oppose
Date: Tuesday, August 29, 2023 10:11:20 AM

Mr Grande,

I wanted to express my strong opposition for the commercial development Black Mountain Village. I am a parent of an 8th grader and a 5th grader in the community.

We purchased our home in this area for the community feel, residential zoning and walkability. The traffic near Pinnacle High School is already dangerous and adding a commercial building would surely lead to additional traffic issues and potential accidents.

Desert Ridge Marketplace and High Street already offer plenty of shopping and restaurants and we have plenty of convenient options being so close to the freeway.

Please halt plans for the Black Mountain Village shopping center.

Thank you for your time and consideration.

Sara Millett
3845 E Cat Balue Drive
Phoenix, AZ 85050

From: [Marisa OConnor](#)
To: [Anthony M. Grande](#)
Subject: Black mountain village - strongly oppose
Date: Tuesday, August 29, 2023 8:59:01 AM

Mr Grande,

I wanted to express my strong opposition for the commercial development Black Mountain Village. I am a parent of a freshman at the nearby Pinnacle High School and a 5th grader at Fireside Elementary.

We purchased our home in this area for the community feel, residential zoning and walkability. The traffic near Pinnacle high school is already horrible and adding a commercial building would surely lead to additional traffic issues and potential accidents.

There is plenty of shopping nearby with Desert Ridge Marketplace and High street.

Please help keep the children of our community safe!

Thank you for your time and consideration!

Marisa O'Connor
3905 E Half Hitch Pl
Phoenix AZ 85050

From: [Peter Feldman](#)
To: [Council District 2 PCC](#); [Anthony M Grande](#)
Subject: Reference : GPA-DSTV-2-23-2 - Proposed development at deer Valley and Black Mountain
Date: Wednesday, August 30, 2023 10:09:02 AM

I am a resident of Fireside and my children attend the local schools. I am writing to tell you that I am completely opposed to the rezoning of land for commercial development at the corner of Black Mountain Pkwy and Deer Valley Rd.

The proposed development will make an already difficult traffic situation dramatically worse. Student safety crossing Black Mountain is already compromised by the lack of crossing guards and / or police presence. Cars are parked on Black Mountain and Mayo Blvd at dropoff and pickup times, already blocking normal traffic flow. Eastbound traffic on Deer Valley already gets backed up for hundreds of yards on school days during pickup and dropoff times. This new development would make it significantly worse and dangerous for pedestrians.

The property in question was previously earmarked for public space, like a park. Why is that plan being dropped?

There are other plots of land nearby (Cave Creek / Pinnacle Peak) which are already approved for the type of development being proposed. There should be no changes of the use of the property at Deer Valley and Black Mtn, until that already approved plots are sold and developed.

-Peter Feldman

From: [Alexandra Hyszczak](#)
To: [Anthony M. Grande](#)
Subject: Opposition to Black Mountain Village / Superblock 12
Date: Wednesday, August 30, 2023 11:47:11 AM

Dear Anthony,

I am writing in regards to the rezoning of the land parcel at the corner of Deer Valley Rd and Black Mountain Boulevard (“Black Mountain Village / Superblock 12”). As a resident of Sky Crossing, across Deer Valley from this parcel, my family and I, along with 1220 homeowners, will be directly impacted by this proposed development.

I would like to bring to your attention some concerns that I have relevant to this rezoning.

Traffic is already high on these two streets – at morning drop-off, cars line up from the school around the corner onto Deer Valley all the way to 32nd St. The addition of a large shopping center will greatly increase this traffic, bringing more inconvenience, noise and pollution, especially so if a gas station is built. A gas station is not something we need in this location, as there are a number of gas stations nearby on Cave Creek and on Tatum, all within 2 to 3 miles from this area.

Additionally, the proposal contains multiple access/egress points with no provision for safe crossing or pedestrian/bike safety. A proposal that has the potential to create roughly double the traffic should be required to address these impacts, especially when located across from residential areas and next to a school.

The explanation letter for the project describes that for community benefit, the project has the potential to “increase health” and “reduce transportation burdens” of area residents by creating a walkable/bikeable retail/grocery destination and “may reduce emissions from residents driving to Desert Ridge Marketplace.” These statements are, frankly, unproven and unsupported by the conceptual design, given the proposed rezoning contains no description of how the commercial center will cater to walking and biking.

Light Pollution is another major concern. Nobody wants to see bright lights on all night that will disrupt the tranquility of our lives and interrupt our sleep.

We chose to build our home in Sky Crossing due to its location, being *between* two retail areas (Desert Ridge and Cave Creek Rd) and not directly adjacent to those busy areas. Creating a commercial zone in this community greatly reduces the value of this location.

Thank you for your time and attention to this important matter.

Alexandra Hyszczak

3144 E Tina Dr

Phoenix 85050

From: [Kelly Davis](#)
To: [Anthony M. Grande](#)
Cc: msantoro@gblaw.com
Subject: Black Mountain Village Development GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Thursday, August 31, 2023 1:43:39 PM

To whom it may concern,

I appreciate the opportunity to have my voice heard. I am a homeowner in Fireside and I absolutely love our neighborhood. I love it how it is. I am extremely concerned for the future of our neighborhood and the other surrounding areas if this project is allowed to commence.

I absolutely do not support this development. Desert Ridge Marketplace is bad enough with all the fights, theft, and sketchy people that it draws to the area! I refuse to allow my kids to go to Desert Ridge without an adult present, and my oldest is 16! There are too many homeless panhandlers, and unsavory people that are drawn to shopping centers. To have a development right next to the high school and elementary school than my kids attend is not what we were promised when we bought our home. My kids walk to school, that's a primary reason for buying our house. I would not feel comfortable with my kids walking to/from school if it was right next to a shopping center like Desert Ridge Marketplace, I see the type of people that shopping centers draw in. Even this one, being a more high end area brings in distasteful people.

This area is residential, and it needs to stay that way. The increased traffic alone, is a huge concern. Have you ever tried to come through the area in the morning or afternoon when kids are arriving or leaving school? I pray the day NEVER comes that an impatient or inexperienced driver strikes and kills a student, but this area is like a ticking time bomb. Too many cars on too few streets. The area cannot support more traffic. Does the bottom line only come down to money? What about our kids and their safety? We bought our home here to have a safe place for our kids to grow up...this was NOT a part of the plan for this community. The safety issue comes down to more than just cars. Do you realize how easy it is for a kid to be abducted in/around a shopping center or for kids to be lured into trying drugs or alcohol as they pass by on their way home? I am not in support of this development and I truly hope that this will not just be pushed through without the consent of the taxpayers living in the surrounding neighborhoods.

Kelly Davis
Fireside Homeowner

From: [Zak House](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village
Date: Thursday, August 31, 2023 11:57:07 AM

Hello Anthony,

I am reaching out to voice my displeasure and to ask for your support with ensuring that Vestar/other corporations are blocked from rezoning from “residential” to “commercial” for the proposed Black Mountain Village in Desert Ridge. The *residential* zoning was absolutely a key factor when we purchased our home and would be devastating to our community if rezoning is allowed. There seems to be plenty of commercial zoning between High Street, Tatum and Cave Creek Roads.

Regards,
Zak House

From: [Sam](#)
To: [Anthony M Grande](#)
Subject: Black Mountain Village/Superblock 12
Date: Thursday, August 31, 2023 5:06:20 AM

Sam Zytcer and Marlene Zytcer are totally against this commercial development project monstrosity. It will bring excess traffic and crime to an already over crowded area. My neighbors are also in concurrence with me.

There will be major resistance from your constituents to this commercial project as proposed.

Remember, we vote.

Sincerely,

Sam Zytcer

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

From: [Matthew D. Chitwood](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#); [Anne Chitwood](#)
Subject: land at Black Mountain and Deer Valley Road - rezone consideration
Date: Friday, September 1, 2023 12:51:36 PM

re: Black Mountain Village plan and zoning changes cases GPA-DSTV-2-23-2 and GPA-DSTV-3-23-2/Z-39-23-2

Mr Grande -

Writing as a concerned resident of Desert Ridge in the Fireside neighborhood. I moved here in 2007 and have watched this neighborhood grow. Love it. Raised 3 children here, two of which are at Pinnacle High School and another starting next year.

My wife and I are quite concerned with the proposed re-zoning of the property north of Pinnacle High School at the corner of Black Mountain Blvd and Deer Valley Road. This property is smack dab in the middle of other residentially zoned homes, Thousands. There are sufficient commercially zoned properties in the Desert View Village to support future resident growth of this beautiful area... not to mention a wonderful village core in and around Desert Ridge Marketplace.

There is the issue of commercial traffic conflicting with the Pinnacle traffic which is already a safety issue. I am aware of the fact that Pinnacle High School leadership is NOT supportive of this re-zoning even though that was misrepresented by the developer at the 8/1/23 village meeting. Adding commercial traffic to this area that is not familiar with the daily high school traffic patterns (as residential traffic would be) is IRRESPONSIBLE. This issue in and of itself should be enough for the Committee to reject this re-zoning request.

On top of this are the hundreds of neighbors of mine who invested in property thinking this land would be used for future residential use.

I don't intend to hop on the NIMBY train; I just don't think this request of Vestar is in alignment with what the General Plan originally intended this land be used for and I specifically request the Committee REJECT the developer's case.

Thanks for listening -

Matt Chitwood
21625 N 39th Place Phoenix 85050

From: [Steven Deacon](#)
To: [Anthony M. Grande](#); msantoro@qblaw.com
Cc: [Metty, Cody](#); emolenaar@associatedasset.com; [Steven Deacon](#)
Subject: Black Mountain Village plan and zoning changes GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 - Opposed
Date: Friday, September 1, 2023 10:58:13 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Anthony,

I also live adjacent to the project at Black Mountain Village proposal. From an outsider's opinion, I can see why the idea of more commercial real estate would monetarily benefit the city of Phoenix, Vestar and their attorneys Gammage & Burnham. However, **what is heavily being overlooked is the safety of our community and our children** with the rezoning from residential to commercial.

Safety of our children:

Our section in the Fireside community called Copper View sits adjacent to the proposed land at the southeast corner of Black Mountain and Deer Valley. Since 2012 our section has been a cut through for the aggressive drivers both parents and children of Pinnacle High School. On my street alone (Cat Balue Dr.) there are 27 children under the age of 10 years old that walk to the elementary school and play in our neighborhood. This doesn't include the other 4 streets with 50 additional homes to consider. We have seen too many close calls where our children were almost hit by these aggressive drivers! Imagine living in a community where you do not feel safe letting your kids play out front.

Additionally, Stephen, the attorney for Gammage & Burnham, said on our Fireside community call this Tuesday that the new traffic would be "counter cyclical patterns" around school hours during the week and weekend. This means to me that not only do we have to deal with aggressive drivers from Pinnacle High School, but now we must deal with aggressive drivers all day and on the weekends! We cannot live in a community where our children are at a greater risk of being hit by a car while walking to school or playing in their neighborhood.

Secondly, I am concerned that a commercial zone would bring a bus stop right at the corner of Copper View (Black Mountain & Deer Valley). There are numerous amounts of homeless people that sleep on the bus stops at Tatum & Deer Valley. I see them at all hours of the day starting at 5am when I go to Mountainside Fitness and in the evening. We do not want to attract nor give reason for more homeless to encroach our family neighborhoods with a commercial zone. This is not only a safety concern for our families but will also impact our property values. PLEASE keep our neighborhoods (Fireside, Aviano, Sky Crossing) a family suburb of Phoenix. **I am asking as a concerned parent of 3 little kids that you help us protect our children and the safety of our community by putting a stop to this project.**

I appreciate your time and commitment to keeping Desert Ridge a GREAT, family friendly community in Phoenix.

Steve Deacon & Family

3625 E Cat Balue Dr.
Phoenix, AZ 85050

3654 E Cat Balue Dr.
Phoenix, AZ 85050

Best,

Steve Deacon, CFP®, CIMA®, *Private Wealth Advisor*
CA Insurance License #0H03830

Five Point Wealth Advisors

8925 E Pima Center Pkwy, Suite 135
Scottsdale, AZ 85258

Phone: 480-948-2416

FAX: 480-291-8643

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From: Metty, Cody <CodyMetty@rocketmortgage.com>
Sent: Friday, September 1, 2023 8:40 AM
To: anthony.grande@phoenix.gov
Cc: Steven Deacon <sdeacon@fivepointwealth.com>
Subject: RE: Black Mountain Village- Please NO commercial development

Forgot to include this: Black Mountain Village plan and zoning changes GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

Anthony, I live adjacent to the project at Black Mountain Village proposal. We do not want to have beer, liquor and cigarette sales next to our neighborhood or Pinnacle High School. Nor do we want drive through restaurants and gas stations that are open 24/7. This will bring about crowds of people at all hours that we current have the benefit of avoiding as it stays closer to Tatum or Cave Creek roads. I feel that this completely changes the residential feel of our area in Desert Ridge and feel like this is a money grab right in our neighborhoods of Fireside, Aviano and Sky Crossing.

When we built our homes this was *never* a consideration and do not want this project proceeding. **Please help us put a stop to this project in any way we can.** If anything this area should be used as an overflow for the high school or some type of traffic mitigation for Black Mountain. We already see the overflow from the high school traffic in our direct part of the neighborhood and do not want this to increase where our kids walk to and from school every day, to their elementary school. We have 40+ children that walk every single school day and any increased traffic will up the risk of someone getting hurt through reckless driving, with people trying to avoid the traffic on Black Mountain.

Please help us and hear what we're asking before this goes forward. There are much better uses of that land and once it's commercial, all bets are off.

Cody Metty and family
3646 E Cat Balue Dr.
Phoenix, AZ 85050

Cody Metty
Triple Crown Banker
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From: [Metty, Cody](#)
To: [Anthony M. Grande](#)
Cc: sdeacon@fivepointwealth.com
Subject: RE: Black Mountain Village- Please NO commercial development
Date: Friday, September 1, 2023 8:40:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Forgot to include this: Black Mountain Village plan and zoning changes GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

Anthony, I live adjacent to the project at Black Mountain Village proposal. We do not want to have beer, liquor and cigarette sales next to our neighborhood or Pinnacle High School. Nor do we want drive through restaurants and gas stations that are open 24/7. This will bring about crowds of people at all hours that we current have the benefit of avoiding as it stays closer to Tatum or Cave Creek roads. I feel that this completely changes the residential feel of our area in Desert Ridge and feel like this is a money grab right in our neighborhoods of Fireside, Aviano and Sky Crossing.

When we built our homes this was *never* a consideration and do not want this project proceeding. **Please help us put a stop to this project in any way we can.** If anything this area should be used as an overflow for the high school or some type of traffic mitigation for Black Mountain. We already see the overflow from the high school traffic in our direct part of the neighborhood and do not want this to increase where our kids walk to and from school every day, to their elementary school. We have 40+ children that walk every single school day and any increased traffic will up the risk of someone getting hurt through reckless driving, with people trying to avoid the traffic on Black Mountain.

Please help us and hear what we're asking before this goes forward. There are much better uses of that land and once it's commercial, all bets are off.

Cody Metty and family
3646 E Cat Balue Dr.
Phoenix, AZ 85050

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From: [Neeraj Chandak](#)
To: [Council District 2 PCC](#); [Anthony M Grande](#)
Cc: [Neeraj Chandak](#); Emolenaar@AssociatedAsset.com
Subject: Desert Ridge Superblock 12 rezoning
Date: Sunday, September 3, 2023 9:57:47 AM
Importance: High

Hi,

I am a long-time resident of Fireside at Desert Ridge and am very concerned with the proposed changes to the land parcel between Pinnacle High school and Deer Valley Rd (**Case No. SPA-DS1 V-2-23-2**), (**Case No. CPA-DSTV-3-23-2**) and (**Case No. Z-39-23**).

We moved here 10+ years back with an explicit understanding that this was a residential area, with high quality living and low crime rates. Over the years, several things have happened that are cumulatively of an increasing level of concern :

- Connection to Hwy 51 has significantly increased vehicular traffic and noise levels at all times for the neighborhood
- It is a nightmare getting out near Pinnacle High school in the morning, traffic back up in all directions and is a nuisance to the Fireside neighborhood. I have to go around it to drop my daughter to PVHS at that same time.
- An extension of Mayo Blvd to Tatum will make it even worse
- As more homes have been added, traffic at both Tatum and Cave Creek is getting progressively worse

If the rezoning and the development project is approved, here is what I foresee happening :

- Retail center will have bright lighting and noise at night and early morning hours with logistics
- Already horrible traffic at school times will get even worse, plus additional delivery trucks going in and out
- Crime rates are likely to increase, homelessness and drug use are already of grave concerns in the nearby areas
- Property value will take a dip

A much better use of that space would be to expand parking access to Pinnacle high school that will also alleviate some of the traffic concerns everyone can feel and have raised.

I would urge you to strongly oppose this change, and save the serenity and quality of the neighborhood that we all love and like so much. It would be shame to have money-grab development destroy the character of the community.

Regards,
Neeraj Chandak
623-203-9583

From: [Kavita Chandak](#)
To: [Council District 2 PCC](#); Emolenaar@AssociatedAsset.com; [Anthony M Grande](#)
Cc: [Kavita Chandak](#)
Subject: Desert Ridge Superblock 12 rezoning- Opposing Vestar"s Balck Mountain Village proposal
Date: Sunday, September 3, 2023 10:36:21 AM

Hello,

As a long-time resident of Fireside at Desert Ridge I am deeply concerned with the proposed changes to the land parcel between Pinnacle High school and Deer Valley Rd (**Case No. SPA-DS1 V-2-23-2**), (**Case No. CPA-DSTV-3-23-2**) and (**Case No. Z-39-23**).

I moved here back in 2013 with my family and 2 young daughters to be part of this beautiful neighborhood with great community feel and low crime rates. Over the years, several things have happened that are cumulatively of an increasing level of concern :

- Increased traffic and noise level due to Connection to Hwy 51.
- Dis-respect and abusing of our neighborhood by Pinnacle High School drop off and pick up crowd. Our Neighborhood has become a parking spot for Pinnacle parent drop off and pick up making it extremely difficult for residents to walk or even take their cars out for morning and afternoon commute.
- Getting out of the copper view subdivision is at nightmare due to backed up traffic for Pinnacle High school in the morning, It back up in all directions and is a nuisance to the Fireside neighborhood. I fear for my teenage daughter's safety as she drives to her high school amidst this crazy traffic.
- An extension of Mayo Blvd to Tatum will make it even worse
- As more homes have been added, traffic at both Tatum and Cave Creek is getting progressively worse

This is what I fear with the rezoning and the development project is approved.

- Crime rates are likely to increase, homelessness and drug use are already of grave concerns in the nearby area
- Retail center will have bright lighting and noise at night and early morning hours with logistics
- Already horrible traffic at school times will get even worse, plus additional delivery trucks going in and out
- Our property values will dip considerably

A much better use of that space would be to expand parking access to Pinnacle high school that will also alleviate some of the traffic concerns everyone can feel and have raised.

I strongly oppose this change and request you to not zone this as a commercial zone to save the serenity and quality of the neighborhood that we all love and like so much. I would hate to see this beautiful neighborhood being destroyed by few folks who are looking at it for mere financial gains into their pockets.

Thanks,
Kavita Chandak

From: [Lori Tininenko](#)
To: [Anthony M. Grande](#)
Subject: Proposed Shopping Center
Date: Monday, September 4, 2023 7:06:39 PM

I am 13+ year resident of Desert Ridge and strongly oppose the proposal to build a shopping center at the corner of Black Mountain and Deer Valley. It will increase traffic tremendously at an already congested intersection, endanger kids walking in the area, increase crime, increase noise & light pollution, and serve as an overall eyesore.

PLEASE keep our residential area residential!

Lori Tininenko

Sent from my iPhone

September 1, 2023

Dear Members of the Desert View Village Planning Committee,

Paradise Valley Unified School District appreciates the opportunity to provide input regarding the potential retail development on the southwest corner of Black Mountain Blvd. and E. Deer Valley Dr. We understand the importance of responsible and thoughtful planning in our community, and we want to share our concerns regarding the proposed development.

In a holistic evaluation, it appears that the proposed development may not be optimally situated, given the potential challenges it could pose to Pinnacle High School. In the event that the committee decides to approve the development, we respectfully request that the following considerations be taken into account as a minimum requirement.

1. Student Safety with Crossing Mayo to Enter the Shopping Center:

Our primary concern is the safety of our students when crossing Mayo Blvd. to access the shopping center. This may pose a significant risk, especially during peak traffic hours. If this development is approved, we urge the committee to consider safety measures such as pedestrian crosswalks, traffic signals, or other infrastructure improvements to ensure the well-being of our students.

2. Increase in Traffic along Black Mountain and Mayo Blvds:

The proposed retail development is likely to lead to an increase in traffic along Black Mountain Blvd., which is already a busy thoroughfare, and Mayo Blvd. The additional traffic congestion could have a detrimental impact on the flow of school buses and the safety of our students. If this development is approved, we recommend a comprehensive traffic impact analysis to assess potential congestion and to explore mitigation strategies.

3. Parent/Student Parking at the Shopping Center:

The existing parking capacity at Pinnacle High School is currently quite constrained, and it is highly likely that some students will opt to utilize the parking facilities within the proposed retail development. It is important to acknowledge that the school lacks the necessary staffing and resources to effectively manage or mitigate this parking issue.

4. Shoppers Parking Along Mayo Blvd. or on School Grounds:

Without sufficient parking spaces within the shopping center, there is a risk that shoppers may resort to parking along Mayo Blvd. or, worse, on school grounds. This could lead to disruptions and safety concerns for our educational environment. We urge you to require the developer to provide ample parking options within the development.

5. Increase in Tardy/Truancy due to Shopping Center Services:

We are concerned that the proximity of the shopping center to our school may lead to an increase in tardiness and truancy. Students might be tempted to leave campus to access the services provided by the shopping center, causing disruptions to their education. We recommend working with the developer to establish guidelines that minimize these distractions during school hours.

In conclusion, we have serious reservations about the impact this project will have to the safety of our students. If the development is approved, we believe it is essential to address these concerns proactively to ensure the safety and well-being of our students and maintain the quality of our educational environment.

Thank you for your attention to these matters. We look forward to collaborating with you to ensure that this development aligns with the best interests of our students, parents, and the community as a whole.

Sincerely,

A handwritten signature in blue ink that reads "Troy J. Bales". The signature is fluid and cursive, with the first name being the most prominent.

Troy J. Bales, Ed.D.
Superintendent
Paradise Valley Unified School District

From: [Bill Smith](#)
To: [Anthony M. Grande](#)
Subject: Application No: GPA-DSTV-2-23-2 - Rezoning Request by Vestar
Date: Tuesday, September 5, 2023 6:52:27 AM
Attachments: [GPA-DSTV-2-23-2-App2Amend.pdf](#)

September 5, 2023

Greetings,

I'm writing you today regarding a rezoning request made here by Vestar application No. **GPA-DSTV-2-23-2** and some comments heard by residents resulting from a recent HOA board meeting held by Desert Ridge Community Association.

My name is William Smith and I am a resident of Regalia Bear Subdivision which is located just off Tatum Blvd and North of Marriott Drive in Desert Ridge for 13.5 years. Formally a resident in Vista Norte located at Dynamite and 57th Streets for 14 years. I've been a resident in Arizona since 1969 and have lived the majority of my life in North Scottsdale / North Phoenix 25 miles or more from downtown.

When my wife and I moved to Desert Ridge I began participating in many of the community HOA meetings assisting mostly on the Awareness Committee. I believe it's important we continue to live in a safe and healthy community. The many challenges I've witnessed over the past 13.5 years have been noise pollution, traffic congestion and bottle neck due to lack of arteries (roads), vandalism and crimes committed by an increase number of teenagers.

Noise pollution continues from above with fly overs; also truck deliveries made during overnight or early morning hours are heard by vehicles creating those loud safety warning beeps when backing up. With the increase of home deliveries since the pandemic we've seen an more delays within our Desert Ridge community and about. Thankfully a great deal of the air traffic above was reduced after our Desert Ridge community associates worked with the aviation department to reverse a decision that was made several years ago that allowed commercial places to fly directly over Desert Ridge using a new flight path. We still have a few non commercial planes and helicopters that don't always follow the appropriate flight path, but we are thankful the majority of commercial planes are no longer constantly flying low overhead. In addition, we reported to the Marriott about the noise issue from trucks backing up that could be heard for a mile in the silence of the early morning hours and that has stopped. Our voices are being heard!

As far as vehicle noise issues we continue to hear traffic due to the type of road surface and proximity of both Tatum Blvd and Marriot Drive. Everyone is racing to be first coming in both

directions cutting through our community because as we all know there aren't enough arteries (roads) that allow traffic to flow around the heart of Desert Ridge. Traffic on Tatum Blvd has met it's maximum capacity 5 years ago and its only getting worse. **Deer Valley road is starting to show signs of stress unless we start now and think forward.**

Let's talk a little about Desert Ridge planning and how Vestar was originally involved in the design and planning of this community. I believe just 13.5 years ago when we moved here I heard mention Desert Ridge was just over 40 percent built out. Since then we seem to continue cramming more and more condos, apartments, schools, single family homes in addition to the huge development along the 101 from 56th to Tatum Blvd. There seems to be this need to fill up every inch of both Super Blocks along the 101 from 56th through to Black Canyon Blvd. We all know growth brings congestion and headaches.

Listening to representation by Vestar at community planning meetings they talk about building another marketplace in an area of Desert Ridge that is zoned **low** residential. I'm writing you here today to provide my opinion about why we **shouldn't** change this residential parcel as this application suggest to commercial and that we should consider looking for a location that has better access to the 101 and has the ability to get vehicles in and out of the area from all four directions without impeding traffic and causing delays. For the past 8 years or so all I've brought up to anyone that would listen that the City of Phoenix must work on a plan that will open up more arteries (roads) that allow traffic to flow more around Desert Ridge Market Place and through our community as well.

We can not continue to build both up and out; allowing thousands of more residents, merchants, delivery vehicles and visitors to move about and not have additional access roads and arteries (roads) that will provide additional alternatives to Tatum Blvd and Deer Valley Road.

Everyone knows it will be expensive and we need it; an access road along the 101 that will allow traffic to access both super blocks from 56th street to as far as Cave Creek Road if we have too. The idea is to take excess traffic away from Tatum Blvd and Deer Valley Road when everyone is either trying to get to and from their residence in Desert Ridge, pass through it to get home in Tatum Ranch or visit Desert Ridge Market Place to enjoy all the shops, restaurants and planned activities Vestar an their business partners plan throughout the year. Additional roads that could help the flow of traffic could be at 40th street, Black Mountain Blvd, 56th street and any additional roads developed during the super block expansion phases which should include access roads along the 101 freeway. **We can't even head east or west using Black Mountain Blvd at the 101 to help avoid using Tatum Blvd at the 101?**

We understand change is necessary and some people believe we need more growth and there is no stopping it. However, the reason Desert Ridge has lasted as long as it has being in the

spotlight a community most desirable for its amenities and location is because we live in a place beyond the boundaries of the City. **A place between Rural and the big City life; simply a suburban experience like no other.**

If we allow another marketplace with a gas station at the location of Southwest Corner of Black Mountain Boulevard and Deer Valley Drive we are going to have big disappointment with additional traffic, noise, crime, vandalism not only during the day, **but all night as well.** We don't want or need any more attention drawn to close to existing residential community during the overnight hours. If you have to rezone **which I'm not for**, bring in medical therapy centers, Dental, Vision, Day Care Centers, Animal Veterinarians businesses that will bring value to the investment and more in line with education and health without attracting any negative impact we currently have going on at Desert Ridge Market Place and our Community City Parks by individuals that hang out in groups in public places with no regard for others property. There is so much open space in super block there where the fitness center is and the hotels are located that if Vestar thinks Desert Ridge needs another grocery store well go big and **put a Walmart there along the 101**; build the access road along the 101 and make it easy to visit the store without impeding any more traffic delays on Tatum Blvd and Deer Valley Road and push the traffic away from our beautiful neighborhoods.

Final thoughts that come to mind you can all think about ...

Observation #1 – The traffic gets so bad moving North and South on Tatum sometimes it takes 3 minutes just to exit out of my subdivision from Williams Drive onto Tatum. The traffic gets backed up so bad the distance on Tatum between Deer Valley and the 101 one can spend 6 minutes waiting for lights going in any direction. When there is construction, emergency vehicles or an accident forget being on time for any scheduled appointment. **This is not right!**

Observation #2 – Recently in the past 4 years after the completion of this new condos and new single family subdivisions we noticed in addition to Vestar bringing live entertainment along with Sip and Stroll attractions among other big events, that traffic delays have now extended everywhere including Tatum Blvd to 56th street going North or South along Deer Valley road. Drivers are in such a big hurry they speed illegally North on 56th to Pinnacle and in addition there is so much traffic during rush hours on Deer Valley from 56th all the way to Cave Creek and beyond due to the 101 bottlenecks experienced when approaching the 51 freeway from either direction. Drivers are not only using Deer Valley, but they are using Pinnacle Peak from Scottsdale all the way to Cave Creek Road to escape the 101 traffic debacle during rush hours.

Observation #3 -

Recently we've seen a huge increase in teenagers committing crimes and they seem to like

hanging out at Desert Ridge Marketplace. This was brought up at our meetings and Vestar did speak out regarding our community concerns about the lack of security and care anyone we would expect to be responsible for managing issues of this nature. Concerns about Target, Albertsons, In&Out Burger and Panda Express have been going on for as long as I can remember brought up at Community gatherings with our neighbors for coffee and other meetings. It's been on the news this summer about a gang of teenagers sucker punching a teenager from another group causing 15,000 worth of dental work needed. Teenagers hang out at Target and act like the sports department is there personal playground. Teens stealing a cell phone right out of another teenagers hand who was picking up a take out order from Panda Express and too often homeless people coming up to you for money in front of and in the parking lot of Albertsons. These attractions that are enticing young people to party drink and get high not only occur in the marketplace, now we are seeing these young people come into the neighborhoods within Desert Ridge causing quite a bit of damage. Our Cashman park has been vandalized at least 3 times within the last couple years that I've heard about.

Conclusion:

Please consider another location for this grocery store and gas station to be developed. Lets choose a location away from existing residential and try to develop existing locations already designated residential and take the idea of bringing another grocery store and gas station to already designated commercial zones.

We don't need any **24 hour a day business** on Deer Valley and Black Mountain Blvd. We already have Desert Ridge Market place a gas station on the intersection at Tatum Blvd and Deer Valley Road. Take this proposed plan and build on 20.5 acres closer to the 101 and Black Mountain Blvd. Even if you were to propose moving this development to 40th Street and Deer Valley Road my suggestion would be to insure there are enough roads leading away from Tatum and Deer Valley for vehicles to maneuver towards the 101 without impacting the already congested traffic flow on Tatum and Deer Valley.

We should consider bringing in a large super center like Walmart along the 101 in the super block between Tatum and Black Mountain Blvd's. Get the City of Phoenix and the Army Core of Engineers to build functional access roads and lets see how well traffic flows around Desert Ridge. Spread things out a bit, petition for business to build on one of the two corners on the north side of Pinnacle Peak Road.

Leave the corner next to the high school open for **residential** or if you really think businesses deserve to come in an take over that property; like I said before consider those businesses that would help families with their children's education, day care, health services (mental health services), vision and dental care along with considering Veterinarian services.

Look I could write a book on how if think about all this push for growth here in Desert Ridge, but I'm sure in the end people that have the most funding will win. In the past whenever there was a decision made about something that didn't entirely make good sense and I would later bring up my thoughts I was told where were you when during the planning stages and why didn't you speak up then. Well I decided maybe its time I did.

Thanks so much for the opportunity to speak my thought and for listening.

As Ever,

Bill Smith

SEP 05 2023

Planning & Development
Department

Anthony Grande
City of Phoenix Planning and Development Department
Zoning Section
200 W Washington Street, Second Floor
Phoenix AZ 85003

City of Phoenix Planning Case Nos:
Minor General Plan Amendment GPA-DSTV-2-23-2
Specific Plan Amendment GPA-DSTV-3-23-2
Rezone Z-39-23

Dear. Mr. Grande:

This letter is regarding the proposed rezoning of the Parcel **212-38-023B** and the application by Vestar Development to develop it as a C-2 medium intensity commercial property. The current proposals for Minor General Plan and Specific Plan Amendments, as well as Rezoning to C-2 commercial development are out of step with the character of the area and should be rejected.

The intersection of Black Mountain Boulevard and Deer Valley Drive is surrounded by a unique residential area with preserved natural desert spaces and carefully integrated bike and pedestrian paths. It is unlike the majority of Phoenix neighborhoods and honors the physical geography immediately around it. Socially, it is an active, engaged community full of care for the landscape and protective of the safety of people living there. With such a significant change in land use, the proposed zoning amendment and subsequent commercial development would result in considerable new traffic to the subject site, resulting in more traffic congestion, potential car-pedestrian-bike safety conflicts, added emissions, and light and noise pollution.

Further, there are a number of disconnects with the application itself. The developers have attempted to justify their zoning amendment proposal by saying that the nearby Desert Ridge Marketplace experiences traffic congestion and parking issues. This point is unsubstantiated in their application and from a resident's point of view, completely unsupported by the experience of living in the area and regularly visiting the shopping center. There is more than enough (much more!) parking at Desert Ridge and circulation in and around the site runs smoothly. The retail offerings are substantial and do not leave a gap in market offerings that would be improved by adding medium-intensity commercial at Black Mountain Boulevard and Deer Valley Drive.

The conceptual site plan put forth by the developers is also incongruous with their explanation letter. They attempt to claim community benefit from "a reduction in transportation burdens, increased opportunities for exercise and a cleaner environment." However, there is nothing to support their mention of transportation burdens on the residential area surrounding the subject parcel, nor anything in the conceptual site plan to suggest it would be safe for area residents to

walk or bike to the subject site if developed as a commercial property. Further, the explanation letter states that provision has been made for 580 parking spaces (well beyond the code requirement), while the conceptual design includes 533 spaces, which is still more parking than is required by code. This will not create a cleaner environment, as the developers claim, but will create increased emissions in a sensitive area where residents would like to keep emissions to a minimum. Worse still, the conceptual plan calls out opportunity for a fueling center, yet no designated space for electric vehicle charging (which would be far more helpful in the area, given a pronounced lack of public charging). As such, increased emissions will become a core characteristic of this shopping center if built as presented. It would not result in the “connected oasis” the City hopes to achieve, nor the “village” concept the developer is attempting to sell. What it achieves is what Phoenix already sees too much of—*islands of unspectacular commercial offerings drowning in a sea of parking.*

The subject parcel for proposed rezoning also lies immediately north of Pinnacle High School, which sees students regularly walking and biking to school, but the concept site design does nothing to ensure student and faculty safety or effective circulation around the school. To the contrary, the conceptual site plan shows 3 access/egress points just off Mayo immediately across from the high school with no provision for safe crossing by pedestrians and bicyclists. To put the greatest number of access points to the site directly across the road from the school shows a serious lack of awareness about school zone safety, as does proposing a site plan that does not incorporate effective circulation by pedestrians and bikes (as the surrounding neighborhoods do through extensive trail systems), but to cars. And the related traffic study does nothing to elevate hope for improved traffic circulation or safety. Instead, it reflects lower levels of service on streets that already experience diminished capacity.

While the concept of community commercial may have some potential if explored at a C-1 neighborhood level, the current applications for Minor General Plan Amendment GPA-DSTV-2-23-2, Specific Plan Amendment GPA-DSTV-3-23-2, and Rezone Z-39-23 to C-2 commercial do nothing to improve livability in the area and should be rejected in the interest of public safety, as well as public health.

Thank you for your consideration,

Ellen Kennedy

From: [Richards, Dan](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#)
Subject: Black Mountain Village - Superblock 12 Opposition
Date: Tuesday, September 5, 2023 4:24:56 PM
Attachments: [image001.png](#)

Hello Mr. Grande and Councilman Waring,

I wanted to formally write to you both to express my opposition to Vestar Development's push to rezone the Property known as a portion of Parcel 12.L, within Superblock 12 of the Desert Ridge Specific Plan. My wife and I did a lot of research about the area prior to purchasing and building our home 10 years ago, located at 21618 N 36th Street. I've attached a map with the proposed development layered on it. You can see the yellow star located on the East side of Black Mountain Boulevard showing the location of our house. I have been very vocal at each of the previous two meetings expressing my opposition to this development from happening.

As mentioned, my wife and I did our research prior to building the home we wanted to raise our three boys in. We understood we would have a roadway in our backyard that would create some noise, and that was fine because that meant we wouldn't have another house directly behind our backyard. We love the location, being across the street from Pinnacle High School. One of our boys is currently a sophomore with our other two boys being 8th graders. When they were younger, they could walk the opposite direction to Fireside grade school, so we figured this was a perfect location for our family. If you aren't aware of this yet, Pulte homes sold the West side of 36th Street as premium lots with view fences in our backyard. We all paid extra to have a view of the wash behind our homes. We all paid this knowing that the only thing going in across the street in the future would likely be an exterior block wall of another residential development. That's what the Desert Ridge Specific Plan called for so why would anyone think differently? The news of this commercial development potentially getting built across the street has made every one of these homeowners sick to their stomachs. Talk about a bait and switch!!!! Pulte probably wouldn't have built these lots as view fences if there was commercial development zoned for directly across the street. Serious question to Mr. Grande - Would the City even sign off on a residential development having view fences directly across the street from a commercial development if it was built after the commercial was already there?

One major concern from the residents of Copper View (36th Street from Mayo to Deer Valley) is the decrease in safety for all our families and our properties due to a commercial development being directly across the street. Shopping centers bring loiterers. Gas Stations are even worse. The increase in homelessness in the Desert Ridge area can't be ignored. If this development happens, this will make Deer Valley a main thoroughfare for these homeless people to walk down between Desert Ridge Marketplace to Black Mountain Village. Nobody wants the potential for this to happen. Several years ago, a group of neighborhood kids found a homeless encampment with mattresses in the wash near Mayo and Black Mountain Boulevard. It was in the storm sewer, under Mayo. We fear more of this will happen if you move forward with this project. None of us with a view fence, just across Black Mountain Boulevard, signed up to live across the street from this sort of development. I enjoy my backyard having a view fence. It makes these tiny yards feel a little larger. Now I will be fearing someone might jump my back fence because they see something they like.

Another major concern that Copper View resident have is light pollution. Nobody wants to live across the street from a lit up commercial development. If Vestar moves forward with plans to include a gas station with this proposal, I would imagine this would be right on the corner, where they have PAD C is shown on the map I included. That will be my new view from my backyard. A lit-up gas station. Can you even begin to imagine how upset we all were when we heard not only are we going to have a commercial development, but also a gas station? Nobody wants a bright gas station directly across the street from them. Every gas station has loiterers. No place attracts more loitering than a gas station. Copper View residents are not interested in having this across the street from us. Not to mention the constant smell of gasoline. Mr. Grande - Would the City sign off on a residential development having view fences directly across the street from a gas station if it was built after the gas station was already there? The argument for needing more gas stations within Desert Ridge is garbage. Replace Jacksons with a Circle K and I'm guessing you'll see a much higher volume of people using that gas station. Nobody uses that place because the prices are too high. I go to either Costco or Circle K on Union Hills because they're cheaper. Most people with half of a brain do the same.

A 20-acre commercial property in a mostly residential area wouldn't just be making a minor tweak to the Desert Ridge Specific Plan (DRSP). This commercial development would be taking the DRSP and completely throwing it out the window. The DRSP called for commercial development within the residential superblocks to be limited to neighborhood convenience commercial centers with a maximum of 3 net acres. During Mr. Anderson's presentation to the Desert Ridge committee, he mentioned there were 6 previous developments that could have included a neighborhood convenience commercial center but decided against adding them. These 18-acres of commercial development not getting added throughout Desert Ridge are being used to justify Vestar developing 20-acres in one location. Just because other developments decided against adding 3-acre neighborhood convenience commercial centers doesn't justify adding them all together and asking to rezone this area just because Vestar thinks it would be a good investment.

Please take into consideration the families that built around this area that thought they were moving close to commercial development, but not directly across the street from it. I know you have been contacted by several other residents expressing their concerns about the traffic impacts and proximity to the high school. I am 100% in agreement with all other concerns you have heard pertaining to these two topics. This development needs to be stopped. It's just not the right fit for this location. There are a growing number of residents that share this sentiment. We will be at the next OCT 3 Desert Village Planning Committee meeting as well as the NOV 2 City of Phoenix Planning Commission meeting to express our opposition.

Thanks,

Dan Richards

Strand Associates, Inc.®

602.437.3733 ext. 6052



dan.richards@strand.com | www.strand.com [\[strand.com\]](http://strand.com)

Excellence in EngineeringSM

From: [paul dunn](#)
To: [Anthony M Grande](#); [Council District 2 PCC](#)
Subject: Vestar Development Amendment and Zoning Requests for Superblock 12 in Desert Ridge
Date: Wednesday, September 6, 2023 6:01:06 AM
Importance: High

It is indisputable that the area affected by Vestar's proposal already has a traffic problem. The 366-page October 2022 Traffic Impact Analysis commissioned by Vestar acknowledges this existing problem. Please note the following excerpt from that Analysis:

The results of the existing conditions analysis indicate that all study intersections operate with acceptable levels of service (LOS D or better) with the exception of the northbound approach at the intersection of Black Mountain Boulevard & Deer Valley Drive and the northbound and southbound left at the intersection of Aviano Way & Deer Valley Drive.

This same Traffic Impact Analysis also reveals the extent to which Vestar's proposal would exacerbate this existing problem. The Analysis describes this impact as follows:

The Black Mountain Village proposes to rezone approximately 16-acres of undeveloped land from existing R-2 (residential) to C-2 (commercial) to consists of approximately 76,200 square feet (SF) of grocery supermarket, 41,500-SF of various commercial shops each under 40,000 SF, and 19,700-SF of fast-food restaurants with drive through window. The proposed developed is located on the southwest corner of Black Mountain Boulevard and Deer Valley Drive in the City of Phoenix, Arizona. The site is planned to provide a total of eight (8) access points, of which five (5) are planned for full movement access and the remaining three (3) are proposed restricted right-in/right-out driveways.

This Traffic Impact Analysis does not mention that Vestar's proposal also includes a gas station. Moreover, this Traffic Impact Analysis does not analyze the traffic impact of the nearby Garden Communities 882-unit apartment complex currently underway at the northeast corner of Tatum Blvd and Deer Valley. It also does not analyze the impact of the planned development of the 410-acre parcel at the southeastern corner of Deer Valley and 40th Street purchased by Taylor Morrison and Pulte Homes for a 1,200-lot master planned community. Because the west boundary of this parcel directly abuts Mayo Blvd, traffic from this planned community would likely use Mayo Blvd for ingress and egress. Moreover, the vehicular traffic entering and exiting the community would also increase the traffic on 40th Street and Deer Valley.

Vestar's description of its proposal is disingenuous. It describes its proposal as a

“low-impact” commercial development. Their description of the proposed project mentions a “neighborhood grocery store and inline retail opportunities.” However, omitted from their description is a gas station that they have acknowledged is part of their plan. Also omitted is the “19,700-SF of fast-food restaurants with drive through window” described in their Traffic Impact Analysis. How can anyone honestly describe grocery stores, gas stations, and fast food restaurants with drive through windows as “low impact” uses? Each of these operations would result in increased vehicular traffic entering the proposed site from all four bordering streets. In addition to the increased private passenger vehicular traffic, other traffic entering and exiting the proposed site would include gas tanker trucks and commercial delivery trucks. This increased traffic would be in addition to the traffic already generated by 2,600 students and their parents entering and exiting the Pinnacle High School parking lots twice daily during the school year. Also not to be overlooked are the evening activities at the school that result in numerous vehicles exiting onto Black Mountain Blvd and Mayo Blvd. Even now there are not enough traffic lanes on Mayo Blvd to efficiently handle the vehicular traffic exiting the high school parking lots.

Pinnacle High School is not the only school affected by Vestar’s proposed rezoning request. The Fireside Elementary School, with 775 enrolled students, is only a short block away from Superblock 12. Vestar’s rezoning request would also impact the traffic to and from this elementary school.

The Arizona State Land Department agrees with Vestar’s C-2 rezoning request because it wants to sell this parcel for the highest possible price. The Land Department’s position is understandable. However, in this instance, it represents a grave injustice to those homeowners who purchased their homes (many with their life savings) in this neighborhood. They justifiably believed their homes would never border a commercial development because this area was zoned **Residential**. These homeowners should not have their legitimate expectations sacrificed on an altar of money.

For the foregoing reasons, I respectfully request that Vestar’s proposal **not** be approved.

Paul Dunn
3752 E. Covey Lane
Phoenix, AZ 85050

From: [James Tuffin](#)
To: [Anthony M Grande](#)
Cc: dan.richards@strand.com; "Wouter Roodenburg"; cvanek@arizonarepublic.com; akwok@azcentral.com; [Council District 2 PCC](#); [Mayor Gallego](#)
Subject: RE: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Wednesday, September 6, 2023 6:49:55 AM

Dear Mr. Grande:

An unidentified party is running a sponsored ad on Facebook directing viewers to an online "petition" for a new grocery store in Desert Ridge. The online petition page can be seen at <https://chng.it/6L8mkBrdDq> [chng.it] . It identifies the promoter of the petition as "New Grocer". It makes no reference to the ongoing zoning and plan amendment cases. It fails to mention, as Vestar's counsel has publicly admitted on more than one occasion, that Vestar cannot say what kind of grocery might ultimately go in. And needless to say, there is no reference to the 20 acres of drive through junk food and gas station also included in Vestar's conceptual plan for the site right next to the high school.

These deceptive tactics are unworthy of any responsible business. City staff should give no weight whatsoever to the results of this patently misleading petition drive.

Thank you for your attention to this matter.

James W Tuffin
21214 N 36th Pl
Phoenix, AZ 85050
James.tuffin@tuffinlaw.com (retired attorney not offering services to the public).

From: [Treye Elzenga](#)
To: [Anthony M Grande](#)
Subject: Desert View Zoning Feedback - Black Mountain Village Project
Date: Thursday, September 7, 2023 11:09:28 AM

Hello Anthony,

As you and constituents consider the proposed Black Mountain Village Project (GPA-DSTV-2-23-2; GPA DSTV 3-23-2; Z-39-23), I wanted to express my strong opposition to this project. City Planners got this right the first time in the General Plan. Schools, dog parks, walking trails, community soccer fields, and four housing developments adjoin this property. Commercial real estate on this proposed parcel has no place, no real need, and only increases risks.

Living in this community, safety should always be our number one concern as residents. Within four hundred yards of this proposed project, we have two schools, Pinnacle High School and Fireside Elementary, which educate pre-school children under the age of five. Each morning and afternoon families walk their children to these schools from the surrounding homes from the north, south, east, and west. Increasing transient traffic flow, especially off the high-speed HWY 51 into this area, greatly increases risks for residents, especially our younger children. Simply there is no compelling argument for this project and only increased risk.

While traffic studies were completed, the analysis and land schematics fail to demonstrate any reference to Fireside Elementary School which is within four hundred yards of this project. How can we consider no traffic turning Left or Right from or onto Mayo Boulevard. This lack of detail shows severe disregard for our pre-school and elementary age children. In the analysis, they also fail to reference when the study was completed other than November 2022. In November, we have slower traffic patterns based on holidays, people traveling outside of Phoenix to visit family, and winter residents not yet arriving to the area. While the necessary paperwork was completed, beyond the abundance of words in the report where is the holistic detail that considers an elementary school within yards of this project.

In 2022, the Arizona Department of Housing identified shortages of over 270,000 housing units across our state. As Phoenix metro comprises over 2/3rds of our state's population, we require over 175,000 units to meet the needs of the citizens. Rezoning existing housing parcels to commercial property in the heart of a well-established family-friendly community only introduces unnecessary risks. Approving this project will only provide short-term rewards for Vestar and Gammage & Burnham associates not the community.

While developers will make the case for additional services and unsubstantiated benefits to our community, we must consider the abundance of commercial services that are already available in Desert Ridge Marketplace, Vestar project and along Cave Creek Road, and HWY 51 south. In addition, all these commercial properties have clearly defined borders which create increased safety as to not blend housing, schools, parks, and daily life, with commercial development. Within Desert View we have an abundance of services of all commercial types within one mile. Making the argument that driving one mile creates hardship is unsubstantiated, unless data is provided on how many cars each household owns in village. Desert View is not the same as an urban core, such as downtown Phoenix. Lack of concrete detail is consistent throughout the rezoning application, while there is an abundance of words and feelings including 'potentially' and 'we feel' it fails to acknowledge key considerations as I have outlined.

We have an opportunity to put families and our youngest citizens first by **DENYING** this project. Thank you for your thoughtful consideration of the data, facts, and real impact on our community for the long term. I appreciate your support in **DENYING** this rezoning request.

Treye Elzenga

Resident City of Phoenix - Desert Ridge

From: [Lesley Anderson](#)
To: [Anthony M. Grande](#); msantoro@qblaw.com; [PDD Desert View VPC](#)
Subject: Open Letter to the Desert View Village Planning Committee re: REZONING LAND NEAR PINNACLE HS
Date: Friday, September 8, 2023 6:47:42 AM

Dear Anthony Grande, Michelle Santoro, and the Desert View Village Planning Committee,

I am one of the many **Sky Crossing residents** who found out about the **rezoning of the 20.52 acres on the SW corner of Black Mountain Blvd and Deer Valley Drive** from an article posted on a Facebook group and **not from the City of Phoenix**. I am obviously disappointed that Vestar and the City of Phoenix failed to notify about 95% of the Sky Crossing residents of this potential zoning change that will deeply affect our neighborhood.

I personally attended the meeting on August 1, 2023 in order to get more information about the potential gas station, grocery store, and restaurants/shops that will affect neighborhood traffic as well as my property value in the near future. My hopes were high as I listened to the presentation by Gammage & Burnham. I was actually in favor of some sort of small commercial property before the meeting.

I waited for details as to the type and size of grocery store, types of restaurants, and of course a solution to the traffic problem that haunts that corner of Desert Ridge, but sadly none of that happened. **It felt like no solutions were given.** Very general information was shared on the slides. No 3D rendering of what it would look like. Will the grocery and gas station lights be on all night? What about the noise from semi trucks dropping off 3 am deliveries at the grocery store? Will the stores blend with the desert landscape like in Fountain Hills or stick out like a sore thumb? Residents were simply left with more questions than answers.

With this in mind, I am writing to you all to express my opposition to rezoning this land from RESIDENTIAL to COMMERCIAL which would allow for a commercial shopping center.

I think Sky Crossing residents would be more supportive of a project if it answered the questions above, and somehow solved the traffic mayhem. Perhaps Vestar could have proposed to help the school and the community by building Pinnacle High School a parking garage? **Traffic literally comes to a standstill in the morning hours** and prevents area residents from accessing the Black Canyon Road heading south in order to get on the HWY 51 on-ramp. Apparently because there is not enough parking for students, so parents have to drop their kids off every morning. Which is ridiculous. **If you live in this area, you know about the problem. The high school and the Phoenix Police are well aware of the problem.** This strip center will only add to the traffic issue.

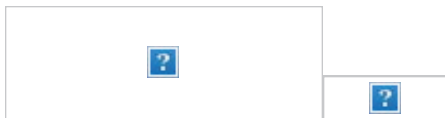
I am but one of the many voices who oppose the rezoning of this land and the potential traffic issues it will cause. **I am asking the members of the Desert View Village Planning Committee to please vote NO when voting for the rezoning of this parcel of land. There are too many unanswered questions.**

Thank you for your time and for reading this. Much appreciation.

Regards,
Lesley Anderson
22413 N. 30th Street, Phoenix

Sky Crossing resident

Realtor® with HomeSmart



Email: AZAndersonRealEstate@gmail.com

Direct: 480-390-6297

From: [Jamie Bauschka](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village
Date: Friday, September 8, 2023 12:36:27 PM

Dear Mr. Grande-

This message is in regards to GPA-DSTV-2-23-2
GPA-DSTV-3-23-3
Z-39-23-2

I live in the neighborhood in Fireside that is directly across Black Mtn from this currently vacant land. While we understood this to be slated as residential, it seems now someone is trying to change that.

While we are not in favor of this changing to commercial, there is a much more pressing issue for this area that should be addressed prior to any development on that land. The drop off/pick up/ and parking for students at PVHS. The current situation there is unsafe and terribly inconvenient. The fact that there is not a sufficient amount of parking for students attending the school has got to be expanded prior to anything else being developed there. The kids crossing this major intersection (Black Mtn & Mayo) to get to their awaiting rides, is a tragedy waiting to happen.

Please consider working with the school district & community before it's too late to address these issues.

And, no thank you to changing the zoning from residential to commercial.

Thank you for your time & consideration!

Jamie Bauschka

Sent from my iPhone

From: [Yatharth Chowdhary](#)
To: [Anthony M Grande](#)
Subject: Opposing Black Mountain Village
Date: Friday, September 8, 2023 10:29:24 PM

Hi Anthony,

I am current resident of desert ridge area and regarding GPA-DSTV- 2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 i don't want Black Mountain Village.

Our homes were built under the Desert Ridge Specific Plan. The plan promised us clean, quiet and safe neighborhoods because commercial activity was placed in the "commercial core". Commercial activity in the "residential superblocks" is strictly limited to minor "conveniences" of no more than 3 acres and drive through operations are prohibited.

I would like to oppose the rezoning of this area.

Thanks
Yatharth

From: [Diana Dichter](#)
To: [Anthony M. Grande](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Friday, September 8, 2023 9:56:56 AM

Please consider my vote AGAINST the Black Mountain Village Commercial development sought after by Vestar. My family, including two children, live in Fireside Desert Ridge and plan to stay here for the next 10-20 years, at least.

We would like to keep Fireside and the overall Desert Ridge community, as originally planned - residential. The lot across from the Pinnacle High School could be made into a community park, perhaps with some additional parking to relieve the already horrific traffic conditions for the schools in the area. We do not need more traffic in the neighborhood or even worse - though it.

Hope our voices carry some value in these determinations.

Thank you,

Diana Dichter
310-912-2790

From: [SCOTT ELLEFSON](#)
To: [Anthony M Grande](#)
Subject: Black Mountain Village
Date: Friday, September 8, 2023 8:34:28 AM

Anthony,

Please note, I am Opposed to the Black Mountain Village Plan.

Case numbers GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

Sincerely,
Scott Ellefson
Fireside at Desert Ridge

From: [Joe Haglund](#)
To: [Anthony M. Grande](#)
Cc: [Joe Haglund](#)
Subject: Black Mountain Village Proposed Development
Date: Friday, September 8, 2023 11:06:40 AM

Hello Anthony,

I am resident in Aviano in Desert Ridge in Phoenix and I wanted to reach out to you about the proposed Black Mountain Village Development that is up for rezoning. Unfortunately I will not be able to be present at the meeting on October 3rd and wanted to reach out on this.

I have lived in Desert Ridge since 2012 and there have been several great changes over the past 10+ years including access to the 51 and widening Black Mountain. I strongly feel that the rezoning of this area would be a major mistake for several reasons.

- 1.) Currently Pinnacle High School has a large amount of traffic that creates a backup onto Black Mountain and sometimes Deer Valley as well which makes this area extremely difficult to get through during the week from 7-8:30am, between 3-5, and also when there are sporting and other events held at the school. Adding this development will bring increased traffic and chaos for many new drivers that attend the high school and residents and guests of the area.
- 2.) Parking is a major issue at Pinnacle and students will end up parking in this new development which will create issues with the property manager/owner and tenants as well
- 3.) As a resident I am all about convenience and the thought of a grocery store and other stores close by my home sounds great initially, but I think there are a lot more negatives than positives for this one and the most important one is the safety of the kids and residents of the area.

Thank you for your help with this and please feel free to contact me with any questions

Joe Haglund
22116 N 36th Way
Phoenix, AZ 85050
480-650-1873-cell
joehaglund1@gmail.com

--

Joe Haglund
480-650-1873-cell
NMLS ID: 24351

From: [April Justman](#)
To: [Anthony M. Grande](#); [Rob A. Justman](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Friday, September 8, 2023 4:38:15 PM

Hello Anthony,

We are residents of Fireside and parents of Pinnacle High School children. We are strongly opposed to the Black Mountain Village.

When we purchased our home, Fireside was advertised as a clean, quiet, and safe neighborhood oriented towards families with children. It is our understanding that commercial activities within the superblocks adjacent to Fireside are to be limited to minor conveniences of three (3) acres or less. Vestar is proposing a twenty (20) acre shopping center directly adjacent to Pinnacle High School; that, as you know, includes drive thrus (which are also prohibited commercial activities in the superblocks adjacent to Fireside).

Not only is our family concerned about what may become a falsity of how Fireside was advertised when we purchased our home seven (7) years ago, should Vestar succeed with this initiative, we are also concerned about the associated crime, noise, pollution, and traffic that will no doubt plague our residential community. We already have an issue with high-traffic volume that does not respect the posted speed limits near Fireside Elementary School and Pinnacle High School on Mayo Street, as commuters travel to Interstate 51. Vestar's initiative will only heighten this problem, and create a more dangerous situation for our children including the littlest of our children at Fireside Elementary School, who deserve the ability to walk to and from their school safely each day. Although older and presumably more apt, our Pinnacle students deserve the same consideration.

Thank you for your time.
April and Rob Justman
3713 E. Huett Lane
Phoenix, AZ 85050
480-904-1560

From: rmarranca_ourfiresidedesertridge.net
To: [Anthony M. Grande](#)
Subject: Case #GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Friday, September 8, 2023 11:07:18 AM

Good Morning,

We have bought into our community at Fireside with the zoning of all residential. We are NOT in favor of changing the zoning and the plan to put in a 20 acre shopping center right across from Pinnacle High.
the Black Mountain Village

I hope you can respectfully reconsider this change in which we did NOT buy into
Thank you,

With Warmest Regards,

*Rita Marranca
Administrative Assistant
and Front Desk Manager*

Fireside at Desert Ridge
480-203-2166

From: [Chintan Patel](#)
To: [Anthony M. Grande](#)
Subject: CASE # GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Friday, September 8, 2023 8:49:37 PM

Good evening Mr. Grande:

My name is Dr Chintan Patel and I am a cardiologist at our local, Thompson Peak hospital and resident within the Copper view community in Fireside here at Desert Ridge. I am writing to you in reference to case number GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2, also known as Black mountain village.

I know that you may be receiving numerous letters and petitions against this commercial community. I would like to take the opportunity to waste my concerns and join amongst the ranks of those against this proposed commercial shopping area.

The appeal of Desert Ridge and what makes it a unique location is the sense of community that we all feel and try to bring to the various neighborhoods within the Desert Ridge communities. While we may live a different neighborhoods, much of what unites us is the sense of community and safety that we sought when we first moved here. The glue that tends to bind us all here, like most neighborhoods, is our children. Personally I have two young daughters who attend Fireside elementary who are currently six and five. We moved to this community after talking with neighbors and seeing how happy they were raising their kids from elementary to high school in an area that they felt safe enough to have their kids be independent.

I do understand the financial benefits of a commercial property, but the location that is proposed is already in a high traffic area with his own intrinsic problems because of high school traffic and the on/off ramp to route 51. If the point of the shopping plaza is to serve the needs of the community, and the community has spoken that the current Desert Ridge is sufficient then the only thing this could bring are consequences. People moved to this community the way it was designed with the promise of trying to keep it from being a commercial hotspot. Bringing more homes and more families to create more neighbors only makes us stronger, but bringing in businesses that invite more outside traffic, their own self interests, and the potential negative influences only brings down the reputation of Desert Ridge and instills of distrust in the city of Phoenix and it's social responsibility to it's citizens.

I thank the city of Phoenix and representatives like you for making communities like Desert Ridge available to us and keeping it in its current splendor. All we ask is a mutual sense of trust in us to help continue to grow the community while maintaining its integrity and safety.

I appreciate your time and willingness to hear our voices.

Thank you so much,
Chintan Patel.

From: [Susan Sheroff](#)
To: [Anthony M. Grande](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village
Date: Friday, September 8, 2023 7:04:25 PM

Dear Mr Grande:

I reside in Desert Ridge at 21214 N 36th Pl

The applications submitted to enable the Black Mountain Village must be denied. I am aware of the comments submitted by other homeowners including Mr. Tuffin, Mr. Richards and Mr Roodenburg. I will not repeat the many reasons why this project is a terrible idea. This attempted betrayal of innocent homeowners who purchased under the existing Specific Plan cannot be justified; the justifications put forward by Vestar are essentially specious and insufficient to destroy the reasonable expectations of innocent home buyers.

Thank you for your attention

Susan Sheroff

Sent from my iPhone

From: [Taylor Ungerer](#)
To: [Anthony M Grande](#)
Subject: No to Black Mountain Village
Date: Friday, September 8, 2023 9:11:33 PM

Case number-
GPA-DSTV-23-2/GPA-DSTV-3-23-2/Z-39-23-2

Hello Anthony,
Myself as well as most of the community at black mountain rd. absolutely disagree with Black Mountain Village being rezoned from residential to commercial. If you could please let me know an update after the planning committee meeting with the decision on October 3rd, 2023.

Thank you for your time,
Taylor

From: [Jeannette](#)
To: [Anthony M Grande](#)
Subject: Case no Z29-23
Date: Friday, September 8, 2023 9:05:10 PM

I am writing to you regarding the request to rezone in our area 85050 Black Mountain Project.

As a resident and homeowner 17 years in this area - Desert Ridge, I have seen a lot of growth in our area. I want to make sure we DO NOT REZONE THIS AREA TO COMMERCIAL. We are currently inundated with traffic from the 51 and all the traffic from the area who avoid the 51. You should be focusing on community not convenience. Save this are for Pinnacle High School. Every morning my kids walk to school and the amount of traffic is massive and congested. The 51 Black Mountain ramp has also increased the congestion and safety of residents and children who live in this area. DO NOT BE MOTIVATED OR SEDUCED BY THE ARROGANCE OF COMMERCIAL BUSINESS In our community!!!!

Vote NO!!!!
Jeannette Vespalec

From: [Dan Welker](#)
To: [Anthony M. Grande](#)
Subject: Black Mtn Village
Date: Friday, September 8, 2023 11:22:38 AM

Mr Grande -

I live across the street from the proposed Back Mountain Village Commercial development in the Desert Ridge area. This is a major issue for my family. Traffic is already crazy. The noise from Deer Valley and Black Mtn is already bad (why isn't there a noise ordinance for Harley Davidsons and tuner automobiles, by the way) and it would just get worse. The high school students next door at Pinnacle don't need this. Go to the Walgreens next to PV High School after classes get out if you want a sample of what goes on. I have two kids there right now and my third will be going there in 3 years. This is supposed to be a residential area and is currently zoned that way. The bait and switch that is going on is unacceptable. I will oppose this every way possible. Please stand up and represent your citizens and keep the peace in a neighborhood that is supposed to remain quiet.

Thanks for your help.

Dan Welker
602-821-0262

From: [Debbie Bolde](#)
To: [Anthony M. Grande](#)
Subject: GPA-DSTV-2-23-2 SW Black Mountain & Deer Valley
Date: Saturday, September 9, 2023 4:59:53 PM

Dear Mr Grande.

We are residents of Sky Crossing and we received notification of the proposed re-zoning at the SW Corner of Black Mountain & Deer Valley roads because we live in close proximity of it. We are opposed to the development and rezoning of this parcel for the following reasons:

1. This project does not fit the neighborhood and it is contradictory to Desert Ridge's original plan for this area to be a low noise, light traffic community. We purchased our home in 2020 with the understanding this parcel would be a residential parcel only. We moved here to get away from the city traffic and noise.
2. The suggested development is not needed in this area because all of these services are available 2 miles in each direction on Tatum blvd and Cave Creek road. Furthermore a gas station and drive thru coffee shop/fast food restaraunt will increase pollution into neighboring communities.
3. Currently PHS turns their lights off at 9pm because of the residential zoning. This provides a quiet serine and tranquil neighborhood for all homeowners. This development would change the entire feel of the neighborhoods which is not at all fair to any homeowner that purchased as described above.
4. With the increasing concerns of rising temperatures, water shortage, high traffic and other issues within the city of Phoenix, it would seem prudent for the city council to preserve open land to insure a better quality of life for it's residents. Our temperature in the area is typically 3-7 degrees lower here than it is at Sky harbor airport where the land has been overdeveloped. We need more trees, bushes and open land and less concrete, blacktop, buildings and traffic. A better use of this land would be a park with walking paths, covered picnic area's and additional parking that could be used for PHS during the week. This would meet the needs of all of these neighborhoods and would alleviate the current problem with people using the private parks in Sky crossing, it would be a win win for everyone.

Thank you for your consideration of these issues above. We hope the city council will find another alternative for this parcel that will be better suited to the neighboring communities than a commercial development.

Mike & Debbie Bolde
3436 E Louise Drive
Phoenix Az 85050
480.419.9385.

From: [Susan Marshall](#)
To: [Anthony M Grande](#)
Subject: case numbers GPA-DSTV- 2-23-2/GPA-DSTV-3-23-2/2-39-23-3
Date: Saturday, September 9, 2023 11:14:34 AM

To All Involved,

I don't want Black Mountain Village at
Deer Valley-Sky Crossing-Black Mountain.

This land is zoned for residential and should remain so. I see no reason to add more commercial businesses to a zoned residential area. It will only bring more, crime, noise, litter, pollution, and traffic nightmares to quiet residential area. This is where very young children through high school ages are in large number playing outdoors in sports and in neighborhoods. This will be monstrosity of various issues. Especially with the exit to Black Mountain-51-101 and intersection of Black Mountain Blvd and Deer Valley. This is easy to predict. Look at the issues of traffic already. Our neighborhoods were built and purchased with this in mind of being residential. We would not have purchased otherwise. It's a promise you are conducting rescinding. To have it be a bait and switch now will only cause more ill will in our communities and with government. Please consider everyone's concerns.

Cordially,
Susan Marshall

From: [Marty Minzer](#)
To: [Anthony M. Grande](#)
Subject: This better never take place. You will have a war on you hands!
Date: Saturday, September 9, 2023 1:26:50 PM

Our homes were built under the Desert Ridge Specific Plan. The plan promised us clean, quiet and safe neighborhoods because commercial activity was placed in the "commercial core". Commercial activity in the "residential superblocks" is strictly limited to minor "conveniences" of no more than 3 acres and drive through operations are prohibited.

The land at Deer Valley and Black Mountain is designated residential under the plan. Vestar, the developer of the Desert Ridge Marketplace, now wants to rake in even more money by changing the zoning, and the plan, to put in a 20 acre shopping center right across from Pinnacle High School. They say it will contain drive-through fast food, drive-through coffee, a gas station, a grocery of an unknown name and type, and heaven knows what else.

Many of us are appalled by this bait-and-switch, and worried about the crime, noise, litter, pollution, and traffic nightmares that will come with this monstrosity. And we are taking action.

Sincerely,

Marty Minzer

From: [Alan Walstad](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village proposal
Date: Saturday, September 9, 2023 12:36:21 PM

Anthony Grande
Planner II* Village Planner
City of Phoenix
200 W Washington St
3rd Floor
Phoenix, AZ 85003

Greetings Anthony, I appreciate you taking the time to read my note regarding case number GPA-DSTV-2-23-2 and/or GPA-DSTV-3-23-2 and/or Z-39-23.

My family and I are current residents in the Sky Crossing community, living just northwest of the intersection of Black Mountain Boulevard and Deer Valley Road. We have some concerns about the proposed zoning changes for the parcel at the southwest corner of that intersection.

- We moved to our home in part due to the quiet community surroundings, including the residential neighborhoods of Aviano and Desert Ridge to the east, and Fireside to the southeast. Also, Sky Crossing is bounded by vegetation and city property to the west, the National Memorial Cemetery of Arizona to the north, and the Joni Fitts School of Horsemanship to the northeast.
- The Desert Ridge Specific Plan (in which the parcel in question lies) limits commercial activity in the residential superblocks to no more than 3 acres.
- Pinnacle High School is directly to the south of the proposed zoning change/development.

Our decision to move to this area was predicated on the quiet, residential feel of our neighborhood and surrounding areas. I know that many neighbors in Sky Crossing as well as friends and neighbors in Aviano and Fireside feel the same, and this proposed change to existing zoning conflicts with one of the primary reasons that many families may have selected these neighborhoods.

We find that existing stores and shops (essential and non-essential) as well as medical facilities and outdoor activities are all plentiful within a very reasonable distance (most less than 7 miles) from our existing home. We believe that there are multiple alternative locations in the general vicinity if further development is necessary.

Each morning during the school year, the traffic at the intersection of Deer Valley Road and Black Mountain Boulevard is horrendous. The current combination of Pinnacle High School

traffic coupled with traffic accessing SR-51 southbound from Black Mountain Boulevard creates a backup that can take 15+ minutes to travel less than one mile. This traffic situation will only worsen with any future development north of Pinnacle Peak Road, including the potential extension of Black Mountain Boulevard to connect to I-17/AZ-303 through Sonoran Desert Drive.

Our family is not in support of the proposed zoning changes:

- Adding a retail shopping center will create additional traffic, including commercial trucks and trailers delivering goods at all hours of the day and night.
- Lighting in the parking lots and the stores themselves will shine directly into homes/bedrooms along the north side of Deer Valley Road. The same homes will also have significant noise pollution from the center.
- The addition of a gas station/convenience store will also bring environmental concerns, and even greater light and noise issues.
- Any waivers granted for alcohol purchases in the center would be a significant concern with Pinnacle High School just south of the development.
- Criminal activity, which is currently minimal in our community, will very likely increase with the addition of retail and restaurant businesses directly across the street.
- Traffic at the intersection, already a significant concern each morning during the school year, will be exacerbated with multiple businesses open at that time.

Thank you again Anthony, for reviewing our concerns about the potential zoning changes.

Best regards,
Alan Walstad

From: [Rajendra](#)
To: [Anthony M Grande](#)
Subject: NO to Black Mountain Village-Case GPA-DSTV-2-23-2/GPA-DSTV-2-23-2/Z-39-23-2
Date: Sunday, September 10, 2023 1:13:07 PM

Hello Anthony,

My name is Rajendra Danda and I am a resident of the Skycrossing community located at Deer valley Rd and Black Mountain Blvd intersection. I would like to formally email you my opposition about building Black mountain village. I think it's going to make our safe neighborhood into a commercial area which will primarily cause danger to the kids . It also will lead to more crime activities, noise, litter, pollution, more traffic nightmare,damage our home values as well.

Thus, we strongly oppose building Black mountain village as we don't feel any necessity of this commercial complex . Please help us on this matter.

Thanks,
Rajendra Danda

From: [Rajesh Gadde](#)
To: [Anthony M. Grande](#)
Subject: NO to Black Mountain Village-Case GPA-DSTV-2-23-2/GPA-DSTV-2-23-2/Z-39-23-2
Date: Sunday, September 10, 2023 11:54:31 AM

Hello Anthony,

I am Rajesh Gadde. I live in Fireside at desert ridge, I would like to formally email you my opposition about building Black mountain village. I think it's going to make our safe neighborhood into a commercial area thus causing danger to kids.

It will create more crime opportunities, noise, litter, pollution, traffic nightmare as well.

We don't want this at all. Please help us on this matter.

Thanks
Rajesh

From: [kay ehrick](#)
To: [Anthony M Grande](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2. ABSOLUTELY NO global international here thanks
Date: Sunday, September 10, 2023 7:46:34 AM

Hi Anthony,

Lived here for 10 years and please tell vestar his partners and the global leaders they hang with to all take their equity BS and play the game in some other county. We have enough crazyness on these roads and riffraff pretty much all around us. We get enugh traffic from the 51 enough from all the highschool and elementary. So forgive me when I say we don't need anymore traffic around these parts. Not to bright of an idea at all. Maybe the partners can build near their homes or kids schools. Or find another globe to pollute. Stop building new and be the globalist equity folks you claim to be.. let me k iw if you need the buildings that need some fixing since global love screams vestar, and investment of international people who should be maybe building in their own countries and stop bringing in shops that cater to worldly people. We are o lay one country and our language is English. Foreign builders should do the climate a favor and fix the the homes already up. We sure as hell don't need another drive through, hell no to a gas station and really another grocery store? No thanks if we were looking for so much crap around us we all would have moved elsewhere! Sick of these investors coming in and messing with something good. Here's a suggestion vestar can take all their ideas and I don't know maybe **FIX ALL THE BUILDINGS CLOSED** due some bioweapon plandamic! We don't need anymore corners with the crap we see that has all the crap they bring in! Vestar needs to leave it the way it was zoned for! Absolutely no businesses! Save the planet by using all the empty buildings do to all this equity BS! Hell no to the idea! I wasn't born yesterday and please tell vestar to take their global equity and shove it where the son don't shine! They should not be so money hungry to into our neighborhood and bring in businesses they know aren't needed! Plenty around us within a 3 mile radius. **HELL NO TO VESTAR THEIR PARTNERS AND THEIR GLOBAL EQUITY BS!** The word these globalists and their partners don't like is Equality cause equity is racist! Maybe vestar should go and build something in south phoenix for all the homeless and **OUR VETS**

Hell no to vestar in this area! Equity bs doesn't work here I've already lived that time of my life . It's equality and if vestar is a foreign entity would rather they go globalize some other suckers! I've seen what these globalists and their equity has done to Greece first hand! Hell no! Fix the buildings that are up and need a gut job remodel! Don't want nothing from vestar or their desert ridge ideas!

No more businesses around 3 schools! No riff raff needed anywhere close to any of these kids! Globalists OUT and the word is **EQUALITY**.

No to this build.

Kay E

From: [Mahitha](#)
To: [Anthony M Grande](#)
Cc: [Mahi](#)
Subject: NO to Black Mountain Village-Case GPA-DSTV-2-23-2/GPA-DSTV-2-23-2/Z-39-23-2
Date: Sunday, September 10, 2023 12:48:25 PM

Hello Anthony,

I am Mahitha Valluri. I live in Fireside at desert ridge, I would like to formally email you my opposition about building Black mountain village. I think it's going to make our safe neighborhood into a commercial area thus causing danger to kids.

It will create more crime opportunities, noise, litter, pollution, traffic nightmare as well.

We don't want this at all. Please help us on this matter.

Thanks
Mahitha

Sent from my iPhone

From: [Justin Scott](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village
Date: Sunday, September 10, 2023 8:53:43 PM

Hi Anthony,

I am reaching out to you with my concern about the Black Mountain Village proposal at the intersection of Black Mountain Road and Deer Valley. I am a current resident of Desert Ridge in the Fireside community. I kindly request that Case Numbers: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 are denied. I have no interest in this property and there is absolutely no need for it. This will only cause significant issues in our community.

I hope you consider the Phoenix residents that will be very negatively affected by this proposal if passed. Thank you for your attention.

Sincerely,
Justin Scott

Justin Scott
Justinscott634@outlook.com
(480) 865-4700
21264 N. 36h Place, Phoenix AZ 85050

From: [ramya silpa](#)
To: [Anthony M Grande](#)
Subject: NO to Black Mountain Village-Case GPA-DSTV-2-23-2/GPA-DSTV-2-23-2/Z-39-23-2
Date: Sunday, September 10, 2023 1:19:47 PM

Hello Anthony,

My name is Lakshmi Ramya Silpa Alapati and I am a resident of the Skycrossing community located at Deer valley Rd and Black Mountain Blvd intersection. I would like to formally email you my opposition about building Black mountain village. I think it's going to make our safe neighborhood into a commercial area which will primarily cause danger to the kids . It also will lead to more crime activities, noise, litter, pollution, more traffic nightmare,damage our home values as well.

Thus, we strongly oppose building Black mountain village as we don't feel any necessity of this commercial complex . Please help us on this matter.

Thanks,
Lakshmi Ramya Silpa Alapati

From: [lakshmi alapati](#)
To: [Anthony M Grande](#)
Subject: NO to Black Mountain Village-Case GPA-DSTV-2-23-2/GPA-DSTV-2-23-2/Z-39-23-2
Date: Sunday, September 10, 2023 1:24:31 PM

Hello Anthony,

My name is Lakshmi Ramya Silpa Alapati and I am a resident of the Skycrossing community located at Deer valley Rd and Black Mountain Blvd intersection. I would like to formally email you my opposition about building Black mountain village. I think it's going to make our safe neighborhood into a commercial area which will primarily cause danger to the kids . It also will lead to more crime activities, noise, litter, pollution, more traffic nightmare,damage our home values as well.

Thus, we strongly oppose building Black mountain village as we don't feel any necessity of this commercial complex . Please help us on this matter.

Thanks,
Lakshmi Ramya Silpa Alapati

From: [Bob Donnelli](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village
Date: Monday, September 11, 2023 3:05:16 PM

Hello Anthony,

A topic was brought to my attention re: Black Mountain Village development on the corner of Deer Valley road and Black Mountain freeway. In the communication, it stated a plan to develop the area commercially.

As a resident homeowner in the Desert Ridge Aviano community, I would be opposed to such development. The expression 'convenience has its costs' is not a mantra that would garner local resident support.

As you are aware, with the implementation of such comes an impact on the local community. These external, non-controllable influences would add additional burden to the traffic flow, already very challenged with the high school across the street; an esthetic decline of the local neighborhood housing; an invitation to non-resident commuters; and the potential for a parabolic change of public safety in the local community.

I understand business well. The location would embrace a single family residential development, a logical option for the land. This area is a much sought after residential community and the ability to pre-sell any number of residences would be accomplished with little effort.

Albeit one email, this topic was brought to my attention by a host of local homeowners. I look forward to your consideration.

Sincerely,

Robert Donnelli
602.708.1250

Sent from my iPhone

From: [Praveen Mahadevaiah](#)
To: [Anthony M. Grande](#)
Subject: Opposition to Black Mountain Village (case numbers GPA-DSTV-2-23-2/GPA-DTV-3-23-2/Z39-23-2)
Date: Monday, September 11, 2023 9:13:42 AM

Dear Sir,

This is Praveen Mahadevaiah a resident of Fireside in Desert Ridge, Phoenix. I am writing this email to express our opposition to the proposed Black mountain village with case numbers GPA-DSTV-2-23-2/GPA-DTV-3-23-2/Z39-23-2.

Our homes were built under the Desert ridge specific plan. The plan promised us a clean, quiet and safe neighbourhood because commercial activity was placed in the "commercial core". Commercial activity in the "residential superblocs" is strictly limited to minor "conveniences" of no more than 3 acres and drive through operations are prohibited. The land at deer valley and black mountain is designated residential under the plan, Vestar, the developer of the Desert ridge marketplace, now wants to rake in more money by changing the zoning and the plan, to put in a 20 acre shopping center right across from Pinnacle high school. They say it will contain a drive through fast food, drive through coffee, a gas station and grocery of unknown name and type.

Many of us were baffled by this rezone proposal and worried about the noise, crime, litter and pollution and traffic nightmares. As state route 51 route ends at the Black mountain blvd, there is already a lot of traffic and congestion in this intersection of Deer valley and black mountain, especially during peak hours. With the proposed rezone for a commercial property, this will make matters even worse.

Our house backs up to the black mountain blvd and we are really worried about the rezone proposal and the effect it will have on our beautiful community.

We request you to consider our opposition to this proposed rezone of the residential block and we don't want the black mountain village.

Regards
Praveen

From: [Yasmin Rivera-Klein](#)
To: [Anthony M. Grande](#)
Subject: GPA-DSTV-2-23-2
Date: Monday, September 11, 2023 8:46:51 PM

Dear Anthony,

I am writing today regarding Vestar's proposals (case numbers) GPA-DSTV-2-23-2, GPA DSTV-3-23-2, and Z-39-23. As a resident of Desert Ridge, I oppose Vestar's proposal for rezoning the Southwest Corner of Black Mountain Boulevard and Deer Valley Drive from Residential to Commercial/Retail for several reasons.

First, Desert Ridge is a highly desirable planned **residential** community that continues to attract buyers willing to pay a premium for a prime location. Adding commercial/retail mixed-use space in the middle of the community would decrease the desirability of Desert Ridge and lower the values of residential real estate within the community.

Second, the traffic flow within Desert Ridge is already too great for the limited infrastructure within the community. Pinnacle Peak High School is located adjacent to the proposed site. The traffic caused during the morning/afternoon pick up/drop off combined with regular commuting already creates a safety issue on Black Mountain and Deer Valley, with vehicles backed up in every direction. Adding unnecessary commercial/retail space would only increase the traffic and lead to safety issues.

Third, there is no need for mixed commercial/retail space in the middle of single-family homes. The area has more than ample shopping options - Desert Ridge Marketplace, High Street, and shopping off of Cave Creek Rd and the 101 are all within an extremely close distance. Finally, creating a commercial/retail space in the middle of a residential area will bring increased instances of crime, which, when coupled with declining property values, would limit the marketability of Desert Ridge.

Given the detrimental impacts on our home values, marketability, safety, noise/light pollution, and increased traffic without adequate infrastructure, these proposals should be denied. Please do not hesitate to reach out if I can provide any additional information.

Regards,

Yasmin Rivera

From: [Susan Ze](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#)
Subject: Black Mountain village - Superblock 12 Opposition
Date: Monday, September 11, 2023 3:24:52 PM

Mr. Grande and Councilman Waring. Greetings.

As residents of Copperview Neighborhood in Fireside - Desert Ridge, my husband and I are adamantly opposed to the proposed rezoning of the property known as a portion of Parcel 12.L within Superblock 12 of the Desert Ridge Specific Plan. We realize you have probably received many letters expressing such opposition, so I will briefly list our concerns. We moved from northern California about seven years ago to be closer to two of our daughters and their families and have found a pleasant home in Copperview but already see some negative activity and really fear how the proposed Black Mountain Village Project will escalate those negative incidents. Many of the younger families in the neighborhood may have already expressed their opinions, but I feel that we older folk should also have a voice.

We live on E Abraham Lane, just off of Mayo and very close to the Black Mountain/Mayo corner where large numbers of high school students congregate at the lights waiting to cross and cars wait in long lines to either turn left to access AZ 51 or drop off their children in the right lane. We also have long lines of cars on Abraham Lane itself as well as N 36th Street during drop off and pick up times and many cars exceeding the speed limit and/or making U turns. A commercial property on Black Mountain Blvd across from the high school will add more traffic problems to all parts of the Fireside neighborhood, not just Copperview. In addition, the safety of our students going to Pinnacle High School will be adversely affected.

We have watched over the past few years as vandalism and criminal incidents have increased at Desert Ridge Shopping Center. Putting a commercial center right next to a high school is only inviting more of such behavior.

The noise and light pollution will certainly increase and woe to those neighbors whose houses back up to Black Mountain Blvd directly across from the proposed commercial project. In addition, the amount of litter produced will surely spread over into the adjoining neighborhoods.

Of course, there is a master plan for Desert Ridge, and a commercial center next to the high school was not included, for very good reasons. We realize that the land is owned by the Arizona State Land Department and proceeds from the sale of such lands is to benefit the schools, but what better way to benefit Pinnacle High School (as well as the surrounding neighborhoods, including Fireside, Aviano, and Sky Crossing) than to provide additional student parking and/or a well designed drop off/ pick up area which would alleviate and not add to current traffic problems.

If you truly feel in your heart the need to vote for rezoning, despite the very logical and well researched objections, my husband and I hope that you will fight to incorporate absolute requirements, such as including community resources (a library and funding for it would be a fantastic addition!), covered parking with solar panels to reduce electricity needs, location requirements that reduce traffic problems and light pollution, prohibiting any gas station or any all night business, to mention just a few ideas.

I hope that you will truly take the concern of your fellow citizens to heart and not just rubber stamp the rezoning request in order to replenish the city or the school districts coffers. While we may be only a small neighborhood compared to the number of people living in Phoenix, we should be respected for our opinions and needs. Please realize the adding a commercial center right next to the school and directly across from a residential area does not meet OUR needs and certainly does not show any respect for us.

Sincerely,

Susan Ze

From: [barbara bass](#)
To: [Anthony M Grande](#)
Subject: Rezoning for commercial shopping center
Date: Tuesday, September 12, 2023 2:49:39 PM

No NO I know Money Talks But so does the residents of out neighboring communities! We DONT WANT THIS ! (Protecting the safety of our children with a high school right next door! For the safety of all the homes, for the additional traffic, NO NO)We have a beautiful shopping center with All the amenities we need and Crimes have increased WE DONT NEED THIS IN OUR BACK YARDS! I'm not sure this can be stopped because it's all about \$\$\$ But we can try!!!!

Sent from my iPhone

From: [Eliza Bozzelli](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#); [Michael Bozzelli](#)
Subject: STRONGLY OPPOSED to Black Mountain Village
Date: Tuesday, September 12, 2023 10:03:11 AM

To Whom it May Concern,

We are new residents in Fireside with 3 small children, two of which attend Fireside Elementary School. We bought our home under the pretenses that we were raising our family in a safe, quiet neighborhood and that the land around us had VERY MINIMAL commercial zoning.

This suggested rezoning is going to have such a great impact on our community, our safety, and our already overwhelmed streets. Especially Mayo, which we walk along every day to bring our kids to school. Mayo is a complete nightmare during school dropoff and pickup hours already.

Furthermore, the threat of a gas station, or drive through will bring fumes, loitering and crime to our community.

I am STRONGLY OPPOSED to this rezoning and I feel that I was sold a lie when I bought my house. Our children and our community deserve better than this.

Eliza Bozzelli

From: [Jen](#)
To: [Anthony M Grande](#)
Subject: Opposed to Re zoning
Date: Tuesday, September 12, 2023 7:11:39 PM

I read that Bestar is looking to redone near Deer Valley and Blk Mtn Rd.

I want to state that I am opposed to this Re-zoning.

Let me know if I need to sign anything .

Thank you-

Jen Cakebread
Long Realty Unlimited

From: [Jason Epstein](#)
To: [Anthony M. Grande](#)
Subject: Vestar Rezoning Proposal for SW Corner of Deer Valley and Black Mountain Blvd.
Date: Tuesday, September 12, 2023 11:58:46 AM

Hello Mr. Grande,

I have recently learned of the Vestar development proposal to rezone and commercially develop the land parcel on the SW corner of Deer Valley and Black Mountain Blvd. This is addressed in case no. GPA-DSTV-3-23-2 and Z-39-23. As a resident of the Sky Crossing community, on the north side of Deer Valley, I oppose this rezoning proposal. It threatens our quality of life for the following reasons:

- The proposed commercial businesses will add additional automobile traffic, which will increase air and noise pollution.
- The increased automobile traffic, just feet from Pinnacle High School, will also threaten the safety of these students as motorists continuously drive in and out of this complex. As parents of a young child who will eventually attend this high school, we are very concerned about this impact.
- These businesses will add to light pollution. The Sky Crossing HOA residential rules have deliberately restricted lighting on housing in order to preserve our views of the night sky. Our residents have enjoyed dark nights with full views of the stars. Bright lights from all-night businesses will impact the tranquility we have worked hard to achieve.

We moved to the Sky Crossing neighborhood in order to enjoy the relative peace and quiet afforded by this sparse residential area in northern Phoenix. The parcel on the SW corner of Deer Valley and Black Mountain Blvd., as originally zoned, is consistent with this goal, intended as a residential community. I am asking that you reject the Vestar development proposal and keep this land parcel zoned as residential for the benefit of the surrounding community.

Thank you for your attention to this matter.

Jason Epstein
3317 E. Cashman Drive
Phoenix, AZ 85050

From: J
To: [Anthony M Grande](#)
Cc: [PDD Desert View VPC](#)
Subject: Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 12, 2023 9:47:22 PM

In reference to Cases:
GPA-DSTV-2-23-2
GPA-DSTV-3-23-2
Z-39-23

Hi Anthony,

I just ended a community meeting with the representatives from Vestar (Gammage & Burnham) and my local community where the conceptual plan for black mountain village was discussed. I have to say I am deeply disappointed with this proposal, that includes a request for amending the districting of the land from residential to commercial and the build out of a 20 acre shopping center. From the call itself, many other community members were equally disappointed and voiced their concerns.

I've read through the plan and the commentary as provided by the representatives of this build out, that includes notes such as that this is to the benefit of the community in limiting drive time and is intended to cater to the local area residents. I am a local resident and my current shopping drive time is 5 minutes to the desert ridge shopping center. I do not agree that bringing traffic, crime, pollution, litter, noise, and light are worth the benefit of saving me 5 minutes of drive time to do my regular shopping.

I originally purchased my home in the sky crossing community as a part of the desert ridge specific plan, with the understanding that commercial placements would stay near the commercial core of the desert ridge area. Should the concept be built, it is difficult to say that the city did not intend to lure high income residents such as myself into the community with intention to later change the zoning to benefit builders and local revenues over the safety and peace of mind of it's residents. The city planners believed that this location would best serve the community as residential zoning as per the Desert Ridge Specific Plan 6-44 under section 'Superblock 12'.

It is inarguable that commercial districts bring new types of crime to residential communities. It is inarguable that commercial districts bring more traffic to local communities. The benefit of building this shopping center, right next to current homes and a large high-school, must outweigh the traffic, safety concerns, pollution, and noise that such a district would bring. Since as written by representatives of the build that this shopping center would be to our benefit, I fail to see what benefit that is that outweighs the safety of our local students and peace of mind of residents of the local communities. When asked during tonight's phone call about prioritizing pedestrian bridges for students and locals, the answers were that the associated costs were prohibitive, likely indicating that the priority is not on benefit of residents, but on revenue. Perhaps you can share the value-add that outweighs the risks of commercial traffic near a school zone?

Should this build go through, my wife and I will likely leave the community. I've personally experienced commercial districts being built next to otherwise quiet, residential locales, and have heard the song and dance of attorneys who have promised minimal impacts and benefits

to the community. This was intended to be our forever home, and should we have to contend with the risk of a large shopping center such as this one and the risks that shopping centers bring, we will find ourselves residents of a new community and will encourage the multitude of other community members who are equally disappointed to leave as well.

I ask that commercial districting stay within the current confines of existing commercial districts, that we refrain from re-zoning residential districts to commercial districts found in the desert ridge specific plan, and that the land we use keeps as planned by the original authors of the desert ridge specific plan, unless and as agreed to, by residents of the community, not builders seeking profit.

Thank you for your time and your consideration,
Josh

From: [Barb Melsek](#)
To: [Anthony M Grande](#)
Subject: Rezoning on Black Mountain
Date: Tuesday, September 12, 2023 8:58:15 PM

I am opposed to the rezoning from residential to commercial on Black Mountain Blvd and Deer Valley. This will not be safe for the 100's of children and staff that go to Pinnacle High School

Thanks,
Barb Melsek

Sent from my iPhone

From: [Kenneth Miller](#)
To: [Anthony M. Grande](#)
Subject: Opposition to rezone
Date: Tuesday, September 12, 2023 2:56:45 PM

Hi Anthony,

As a 17 year resident of Aviano and living near deer valley I vehemently oppose the rezoning of The parcel of land near pinnacle high school. I have had 3 kids go thru that school. The traffic is horrendous, the lure of a gas station to buy tobacco and alcohol and generally hang out will be a detrimental to the kids and our nice quiet pocket away from all shopping and industry will be depleted. I feel, as a real estate agent that this will lower property values and become a beacon for crime near our homes. Please reconsider. We will all be there at the October meeting. Thank you

Debbie Miller
22008 north 36th way

Sent from my iPhone

From: [C. Taylor Morgan](#)
To: [Anthony M. Grande](#)
Subject: Opposition to Black Mountain Village
Date: Tuesday, September 12, 2023 9:27:15 AM

Hello Mr. Grande,

My name is Christine Taylor Morgan and I am a resident of Scarlet Ridge in the Fireside subdivision in Desert Ridge.

Over recent months I have become aware of the recent efforts by Vestar to rezone land nearby my home to create a large shopping complex. I just want to add my deep concern and opposition to such a development. I bought my house in 2011 and was comforted by the lack of commercial development nearby. Desert Ridge shopping center is close enough (only a few blocks away!) for all my shopping needs and Costco gas station is not far either and much cheaper alternative to Jacksons. I worry about the increased traffic off the 51 and on Mayo (interfering with my exiting my neighborhood), the danger to schoolchildren walking back and forth from school, the crime and loitering that will inevitably follow, the negative impact this will have on the health and safety of Pinnacle High School students, the increased light pollution and car exhaust pollution, and yes, sadly, the increase in homeless near my home. My house backs up to a wash near Black Mountain Blvd and I can foresee a future where homeless could possibly make an encampment behind my house. It makes me feel like I may need to move for my own peace of mind and safety. Honestly, I was hoping that a portion of the empty land in front of Pinnacle High School would have been turned into a parking lot for the students or parents for pick-up and drop-off. It is absolutely chaotic around the area for drop-offs and pick-ups. But of course, there is no profit in that.

I feel this development is completely unnecessary and would like to add my name to those who are vehemently opposed to it. Thank you for your consideration and involvement in this matter.

Regards,

C. Taylor Morgan

From: [julie richards](#)
To: [Anthony M Grande](#)
Subject: Black Mountain Village
Date: Tuesday, September 12, 2023 11:54:23 AM

My family has lived in Aviano for the past 17 years. We have loved our quiet community and do not need or want a shopping center close by. We strongly oppose Black Mountain Village.

Case number: GPA-DSTV 2-23-2 GPA-DSTV-3-23-2/z-39-23-2

Sent from my iPhone

From: [Jodie Abrams](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village
Date: Wednesday, September 13, 2023 9:27:02 AM

Re: cases GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

To whom It May Concern:

I want to register my strong opposition to the proposed Black Mountain Village at Deer Valley and Black Mountain. As residents we chose to live in Fireside at Desert Ridge for a clean, quiet and safe neighborhood which was built under the Desert Ridge Specific Plan. To rezone for Vestar's commercial purposes is a complete betrayal to this community. Furthermore, this would drastically increase the traffic around the high school area and potentially put the kids at risk for traffic accidents and crime. Please DO NOT allow the zoning to be changed.

Jodie Abrams
3872 E. Melinda Dr.
Phoenix, AZ 85050

From: [JAYNE BAHOURA](#)
To: [Anthony M. Grande](#)
Subject: No to vestar on deer valley and black mountain blvd.
Date: Wednesday, September 13, 2023 7:24:07 AM

Hello

You may not live in the area, but this is a super bad idea. The location is in the middle of neighborhoods. Nobody wants the traffic or the noise this would create. We have desert ridge around the corner and cave creek rd. Both of have plenty of gas stations and food options. Please do not consider this ludicrous idea. Its not an added value location, it would be a community disrupter.

Thank you
Jayne Bahoura

Sent from Jayne

From: [Cindy Bennette](#)
To: [Anthony M. Grande](#)
Subject: Vestar Rezoning
Date: Wednesday, September 13, 2023 1:20:27 PM

I am writing to inform you that I am extremely opposed to the Vestar plan to change the zoning from residential to commercial at Deer Valley and Black Mountain Boulevard. There is already a major traffic issue on that corner, children walk through that area and I am concerned that this will become an extreme hazard for them. Additionally, it does not fit within the desert ridge master plan, and will create chaos for homeowners across the street. We specifically moved to this area to avoid heavy commercial areas.

Thank you for your consideration, Cynthia Bennette

Sent from my iPhone

From: [lburdett](#)
To: [Anthony M Grande](#); lburdett@q.com
Subject: Apposed to Rezoning Black Mountain Pkwy
Date: Wednesday, September 13, 2023 5:58:46 PM

Hi Anthony

I am writing to you to let you know I absolutely oppose the rezoning of Black Mountain Parkway Blvd and Deer Valley Rd where they want to put in commercial zoning. Please don't do this. Phoenix is developing every inch of land Arizona has!

Thank you
Laura Burdett

Sent from my Verizon, Samsung Galaxy smartphone

From: [Diane Cash](#)
To: [Anthony M. Grande](#)
Subject: Rezoning
Date: Wednesday, September 13, 2023 10:34:10 PM

Anthony

I received the email talking about the rezoning of the area off of Deer Valley/Black Mountain putting in grocery store, gas station, coffee shop etc.

I am opposed to this . Traffic in that area is always congested and busy with the high school.

We have plenty of stores and gas station at Desert Ridge

Is there a petition that I need to fill out?

Thank you

Diane

Sent from my iPhone

From: [Bryant De Piazza](#)
To: [Anthony M. Grande](#)
Subject: I oppose Black Mountain Blvd rezoning proposal for Vestar
Date: Wednesday, September 13, 2023 2:31:23 PM
Attachments: [image001.png](#)

Please do not approve the Vestar requested rezoning for Deer Valley and Black Mountain rd. We already have too many cars and population clogging Tatum and Cave Creek roads and now they want to do that next to the high school. This will also cause more danger for our young youth around the high school and clog up that area. Please oppose.

Thank you



Bryant De Piazza | CEO

E: bryant.depiazza@dpgemelli.com

www.gemellihome.com [gemellihome.com]

From: [Shelley Flecky](#)
To: [PDD Long Range Planning](#)
Subject: Fwd: Resident of Fireside - against rezone Black Mountain Village
Date: Thursday, September 14, 2023 6:53:13 AM

Begin forwarded message:

From: Shelley Flecky <shelleyflecky@gmail.com>
Date: September 13, 2023 at 9:44:03 PM MST
To: anthony.grande@phoenix.gov, council.district.2@phoenix.gov
Subject: Resident of Fireside - against rezone Black Mountain Village

Hello,

I have been a resident of Fireside Desert Ridge since 2011. I now have a son at Pinnacle High School. I am strongly against re-zoning the area by his school to commercial. This was not the original plan and definitely after all the growth in this area should not be the new plan. Traffic on Black Mountain Blvd is horrendous and downright dangerous during school hours. I don't think it is a safe place to add more congestion. Please do not re-zone! The community does not want this.

Thank you,
Shelley Flecky
Referencing case numbers GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

From: [Dana Hurwitz](#)
To: [Anthony M. Grande](#)
Subject: Oppose Rezoning Black Mtn Blvd and Deer Valley/Mayo
Date: Wednesday, September 13, 2023 6:59:25 PM

Hi Anthony

I am OPPOSED TO REZONING the residential area off Mayo and Black Mountain Blvd.

I have living in AZ my entire life. Up the street in Aviano community from Pinnacle High School now for about 12 years. We opposed the freeway outlet onto Black Mountain Blvd when it is being proposed due to the high school and the ineffective bridge that was built over Black Mountain Boulevard. Every day I watch highschoolers cut across the lanes near the roundabout versus using the pedestrian bridge. That bridge was a huge waste of money as the kids who live across the street do not use it. Duh teenagers many will find path of learnt resistance/ effort. so this was a huge waste of our tax dollars and money and makes it very dangerous for the kids. So not good planning there. Another negative is the traffic at PHS during rush hour traffic. Great planning to clog up the very narrow street and bring 2k+ kids to school during rush hour and adjacent to the freeway entrance. An entrance could have been built near a less busy entrance or on the west side of the school or off 40th street where there is no school.

I guess what I am saying is there seems to be little thought on what happens after things are built out and how it actually impacts the folks who use it everyday. Safety in this first example was and IS huge concern.

The principal at PHS opposes the rezoning. Many residents in nearby neighborhood and families that attend PHS oppose the rezoning. The high school has very limited parking and should be expanded to allow for the increase volume of students that attend the school. The school grows more every year. I guess if this becomes commercial where do you think all the sophomores will be parking or the kids who cannot get permits to park on campus?

I feel like Arizona for so long been inept at planning what is proper for communities, families etc. I am good with not needing a grocery store two blocks from my home. There is a ton of WOS off 40th street for development and seems more appropriate. Rezoning to commercial will be an absolute headache for the school, parking, anyone trying to use business in the proposed area. If you have not please drive though the area on a busy school morning and tell me how you feel. Or maybe attend an event at the high school. The parents who attend the school for event have to park in the fields off Mayo as there is just not enough space. I think if any change is to come it should be parking.

I am opposed to the businesses to be clear. Fast food etc is the wrong thing to put in. This will make community unhealthy, have too many More kids crossing BMB and very busy Deer Valley from neighborhoods across the way. No control of pedestrian traffic, even if you try to they are kids and may not abide. The heavily populated (family friendly)neighborhoods do not need these businesses in their vicinity as there are plenty around and better if you have to seek it out to ruin your health. Any entrance for business would be dangerous off Mayo or BMB... Further down deer valley would be better, but not at or near the corner or DV and BMB or mayo and BMB. There is just so many kids out walking and I don't think adding any congestion or entrance for business make sense.

I think desert, some parking for that area make the most sense for the community. Please help our community this time to make the right decision and hold safety, what is logical for the community, growth of the highschool at the forefront vs profits.

Thank you for your time and attention. I am **OPPOSED TO REZONING TO COMMERCIAL.**

Dana Hurwitz

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 13, 2023 4:18:37 PM

Name

John N

Email

Jcsiajdis@proton.me

Support Comments

I am writing to express my very strong opposition to the proposed development and rezoning of the land from residential to commercial at the Southwest Corner of Deer Valley and Black Mountain by Vestar Development Group. The conversion of this residential area into a commercial zone would have severe consequences, detrimental implications, and potentially devastating impacts on both the environment and the community. I implore you to reconsider this decision and prioritize the well-being of the city, its residents, and its natural surroundings.

The City of Phoenix has outlined a comprehensive sustainability plan for the year 2050, with clear guidelines for responsible development that considers the efficient usage of resources, including water. One crucial aspect of this plan is the expansion of parks, preserves, and open spaces, ensuring that all residents are within a five-minute walk of such spaces, but those spaces must be sustainable or else the whole point of having a commercial center within walking distance is null. Furthermore, the goal of reducing urban heat-island effects through green infrastructure and increasing tree and shade canopy coverage is paramount.

However, the proposed development contradicts these essential sustainability goals. Converting the area into a car-centric commercial zone would undoubtedly lead to increased traffic congestion, resulting in higher CO2 emissions. The associated light and noise pollution would disrupt the delicate balance of the ecosystem and erode the serene character of the Sonoran Desert environment, its flora and fauna, and its natural aesthetic.

I urge you to consider the broader impact of this development on the city's future. Will it be in line with the City of Phoenix's sustainability regulations, ensuring that the structures incorporate features such as vertical gardens and agricultural areas on their roofs? Will there be proper infrastructure in place, including ample bicycle racks, substantial green spaces covering over 80% of the area, and designs that prioritize pedestrian and micromobility traffic over internal combustion engine vehicles? Specifically, bicycle lanes which are physically protected by a barrier to protect cyclists from traffic?

The City of Phoenix has shown a commitment to reducing air pollution and safeguarding public health through various programs and initiatives. However, this development project poses a significant threat by potentially increasing the emission of Volatile Organic Compounds (VOCs), negatively impacting the environment, ecosystem, and the health of the community.

The City of Phoenix states, "The City of Phoenix is strongly committed to reducing air pollution and protecting public health. The city implements a wide range of air quality programs to reduce ozone and particulate pollution (dust and smoke). Transit, light rail, bikeways, and pedestrian-friendly development reduce vehicle emissions and promote land use planning and urban designs for a more sustainable environment". How will this development protect public health when in fact, it will introduce vulnerabilities within the community? It will actively degrade and destroy the health of the surrounding community and communities.

Equally concerning is the potential destruction of native plants in the area due to this development. The loss of biodiversity and destruction of the Sonoran Desert's unique ecosystem cannot be taken lightly.

The Environmental Protection Agency asserts that that, "Volatile organic compounds (VOC) means any compound of carbon, excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions". These harmful chemicals would be released into our atmosphere if the proposed development is approved. We must oppose and condemn this egregious use of building authority with passion for the future of the City of Phoenix, and on a more global scale,

the Earth itself.

In light of these concerns, I wholeheartedly disagree and very strongly oppose the Vestar Development Group's plans for the Southwest Corner of Deer Valley and Black Mountain. I urge you to immediately stop and immediately halt all current and future development plans and instead prioritize the city's sustainability goals, community well-being, and the preservation of the natural environment. By doing so, you can help shape a better future for the City of Phoenix and its residents.

Thank you for your attention to this matter.

From: [ELONIA LASKU](#)
To: [Anthony M. Grande](#)
Subject: Oppose rezoning
Date: Wednesday, September 13, 2023 3:49:09 PM

To whom it may concern!

My family absolutely opposes the rezoning on Black Mountain Blvd.

Thank you!
Elonia Lasku DDS
Aviano resident

Sent from my iPhone

From: [Heather Magill](#)
To: [Anthony M. Grande](#)
Subject: rezoning on Black Mountain Blvd and Mayo Blvd
Date: Wednesday, September 13, 2023 2:36:11 PM

Mr. Grande,

My daughter attended Fireside, currently attends Mountain Trail Middle School and will most likely go to Pinnacle HS next year. I am extremely opposed to rezoning the SW Corner of Black Mountain Blvd and Mayo Blvd into a commercial area.

This was intended to be a residential area not a commercial area.

People purchased their homes with the understanding they were in a residential neighborhood. Allowing a developer to come in a rezone for the developers financial benefit is a slap the neighbors face.

Neither Black Mountain Blvd nor Mayo were intended to be major commercial thorough fairs and there are plenty of businesses within 1 to 3 miles that provide these proposed services. Those areas are in commercially zoned areas and are major roads.

There are 5000+ students at this school. The area is congested enough during school drop off and pick up hours and adding more congestion to the area will create an even bigger risk of accidents especially with student pedestrians and new drivers. We currently have a jaywalking problem at that very intersection twice a day. Along with many cars parking along the road for student pickup.

Rezoning the area to commercial appears to be a ploy for businesses to target students who are still learning to manage impulse control and money management. In addition, it increases the opportunities for student truancy, loitering, littering, purchasing questionable products such as vapes/alcohol they can easily hide and take directly into school.

Because the businesses will be overwhelmed with students and students will try to park their to attend school rather than the school parking lot, I suspect many signs will be posted ... "customer parking only", no loitering, only "3 students the store at a time", "cars will be towed after two hours", "no student drop off/pickup". They might even have to higher a security service to prevent these activities creating a negative environment at the business center and the neighborhood.

Based on on those items I believe commercial area will not benefit the neighborhood but make it more stressful and unhappy to access.

Please ask yourself, would you want stores and a gas station to be built right next to your home or to your child's school? Its one thing to choose a place where that already exists, its quite another for someone to change the rules after you have already purchased your home and established your family.

Thank you for your attention in this matter.
Heather Magill

From: [Heather McDonough](#)
To: [Anthony M. Grande](#)
Subject: Concerns for proposed land development
Date: Wednesday, September 13, 2023 2:39:23 PM

Hi Anthony,

I'd like to voice my concerns about having such a large commercial development so close to the high school. I know that this area is underserved with things like grocery stores, but I have some safety concerns. I'm concerned for a few of these reasons:

1. It will bring a bus stop to the area right outside the high school. Possibly opening it up to panhandlers and homeless individuals that we have seen on the rise in Desert Ridge. Posing safety risks to those who walk to and from school.
2. The traffic is already very bad in that area, and will likely cause more congestion and traffic.
3. Loitering after school by the high school kids, causing safety concerns, also kids from the high school parking in the shopping parking lots.
4. Noise and light pollution for those homes surrounding this area that has been proposed.

Thank you for your time and consideration in this matter.
Heather McDonough

From: [Eugene](#)
To: [Anthony M Grande](#)
Subject: Opposition to Applications to Amend the General Plan and Zoning Ordinance for Desert Ridge
Date: Wednesday, September 13, 2023 9:45:37 AM

As you are aware, there are pending City of Phoenix Planning and Development Department applications (GPA-DSTV-3-23-2 and Z-39-23), to amend the Desert Ridge Master Plan and zoning ordinance to allow building a commercial shopping center in the middle of our residential community! This level of over-development needs to stop NOW, and I request your support to deny this change. Vestar is not interested in the quality of life in our community. This commercial center would transform the neighborhood to absorb increased traffic, noise, lighting, pollution, and even crime. What possible benefit can another neighborhood retail grocery store, gas station or restaurant add to the abundance of retail shopping and dining at the Desert Ridge Mall and surrounding areas?

Instead, I would ask that you consider developing this 20.5 acre site owned by the people of Arizona (through the Arizona State Land Department) by planting trees and green landscaping for the use and pleasure of your District 2 voters and their children rather than the profits for the Vestar investors!

Sincerely,
Eugene F. Montgomery, PE

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: [Camille Nassif](#)
To: [Anthony M. Grande](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2
Date: Wednesday, September 13, 2023 1:33:44 PM

Re: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2

Project located at the corner of Deer Valley Road and Black Mountain

Please do not move forward with this re-zoning. We want to keep this area commercial free as was originally planned and sold to us. There are commercial areas only a few blocks west on Tatum Blvd and a few blocks east on Cave Creek - we do not need additional commercially designated zones with ones already so close.

There is already too much congestion at that same corner during the mornings and afternoons due to the adjacent school and this will not only make it worse but also more dangerous for these students and for the neighboring residents.

Thank you for your time and attention, Camille Nassif

From: [Peggy Polito](#)
To: [Anthony M Grande](#)
Subject: Oppose!!!!
Date: Wednesday, September 13, 2023 9:02:48 AM

Anthony Grande,

I'm letting you know, I absolutely oppose the rezoning on Black Mountain Blvd. When is enough....enough!

Peggy Polito

From: [Richards, Dan](#)
To: [Anthony M Grande](#); [Council District 2 PCC](#)
Subject: Stop the Rezoning change on Parcel 212-38-023B (Black Mountain Village)
Date: Wednesday, September 13, 2023 2:16:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Mr. Grande and councilman Waring,

I wanted to bring this to your attention that people in the Desert Ridge area have paid ads popping up on their Facebook page requesting people to sign their petition in support of the Vestar's Black Mountain Village Development. If this advertisement is sponsored by Gammage and Burnham, is this even legal? This advertisement is very misleading, in a matter that could sway the outcome of the legal representation that they're providing to Vestar.

A major concern residents that live around this development have is that there is no way of knowing what is being considered as part of this development. Once this is approved to be rezoned, Vestar can do whatever they want with this land. The survey at the bottom of this page asks people to take a survey of which grocery store people would like to see in this development. Below are the options that people can choose from:

- Trader Joe's = Between 10,000 and 15,000 square feet
- Sprouts = 28,500 square feet
- Whole Foods = Between 21,000 - 38,000 square feet
- Safeway = 46,000 square feet
- Fry's = Between 80,000-105,000 square feet

I would say there's a massive difference between the stores they are discussing in that online survey. We need to know if they are discussing something smaller like a Trader Joe's or something massive like a Fry's. There is a huge difference between these. There is no sense of connection or community if you're planning on adding a Fry's to this development. This is also not catering to just the Desert Ridge community. Take a couple minutes to jump on the Nextdoor website/app and you'll see an incredible amount of people who live south of the 101 excited to see this development. This would allow them to stay off the 101 and just exit directly off the 51, onto Black Mountain Boulevard. This is not at all what Vestar is trying to promote with this project! They're promoting a sense of community and providing convenience for grocery stores and gas stations to Desert Ridge residents.

If you open up google and type in GAS STATION you will find that there are **11 gas stations within 3 miles of this intersection**. Additionally, within **3 miles of this intersection you have a Costco, Fry's, Albertsons, and Target**. I can't easily count the number of restaurants in that 3 mile range, but you have over a 20 alone near Desert Ridge and including High Street. There is absolutely no reason Vestar should be even considering a gas station at this location. The families that built either directly across the street, or very close to this development, are being punished for no reason. We were told that this is a residential superblock. The families that built in this area did so knowing that they would have a safe, quiet, area for their children to grow up around. This is not what I want directly across the street from my young family. Fireside residents, Sky Crossing resident, as well as the Estate at Ridgeview are uniting and we need to know we are being heard. This development can not just be a formality, because of the auction price is too lucrative.

I sincerely hope you take my concerns into consideration when deciding the fate of this rezoning vote. I look forward to speaking with both of you, in person, at the remaining council meetings.

Thanks,
Dan Richards
21618 N 36th Street

BRING A NEW GROCER TO DESERT RIDGE

A neighborhood grocery-anchored shopping center near Deer Valley Road and Black Mountain Blvd. would **provide us with convenient access to fresh and affordable food options**. As we continue to grow and evolve as a community, having a neighborhood shopping center will not only contribute to our convenience but also provide alternative local dining options and reduce the need to travel longer distances to fulfill our grocery needs.



IF YOU AGREE, PLEASE SIGN OUR PETITION »

This is the last chance our community has for the development of a convenient neighborhood grocery-anchored shopping center that will bring numerous benefits to our neighborhood and enhance the quality of life for all residents.

Additionally, a shopping center of this nature can serve as a hub for social interaction, creating a sense of place and fostering a stronger sense of community. It can become a gathering spot for neighbors to meet, interact, and support local businesses. **This sense of connection and interaction can contribute to a more vibrant and tightly knit neighborhood.**

A well-planned and community-oriented development of this kind can add significant value to our neighborhood without compromising its unique character.

Please consider supporting the development of a neighborhood grocery-anchored shopping center.

PLEASE SIGN OUR PETITION HERE »



If you have any questions, please email us at NewGrocer2023@gmail.com

For questions or to provide comments regarding this project that will be made part of the public record, please contact:

Michelle Santoro
Senior Land Use Planner
Gammage & Burnham, PLC
msantoro@gblaw.com
(602) 256-4486

The City of Phoenix project contact is Anthony Grande, Desert View Village Planner. Mr. Grande may be reached at anthony.grande@phoenix.gov.

From: [Dorie Sanders](#)
To: [Anthony M Grande](#)
Subject: Rezoning proposal
Date: Wednesday, September 13, 2023 7:09:51 PM

Please DO NOT permit changed zoning on Deer Valley Rd and Black Mountain. You are ruining our desert. We don't want it or need it for all the reasons you've already heard. The traffic density is already saturated and our community will suffer the consequences. We don't want or need additional commercial development.

Sent from my iPhone

From: [Tonia Schwartz](#)
To: [Anthony M Grande](#)
Subject: Rezoning at Deer Valley & Black Mountain
Date: Wednesday, September 13, 2023 8:44:22 PM

Please do not rezone commercial! Maintain the family neighborhood and protect the area from congestion and increased traffic.

Tonia Schwartz

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

From: [Joanna Stockford](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#)
Subject: Oppose rezoning on Black Mountain
Date: Wednesday, September 13, 2023 8:01:34 AM

To whom it may concern:

I strongly opposed the development of property at Deer Valley and Black Mountain. The traffic in this area is already unmanageable and adding commercial property is only going to exacerbate this issue. It already takes an extraordinary amount of time to get children to and from Pinnacle High School. And yes, we live in district for that school. It will also create a safety hazard for students walking to and from school from the surrounding neighborhoods. There is already a shortage of parking at the school- this parcel is used for special event parking when the lot is full (football, etc.). This could lead to overflow parking now occurring in the nearby neighborhoods.

Desert Ridge Marketplace is 3 miles from this location and has everything anyone could need so the development of this small parcel in the middle of a neighborhood right next to a school (also increasing the risk of crime) is completely unnecessary. It should remained zoned for residential.

Thank you,
Joanna Stockford

Sent from my iPhone

From: [Carol Ticgelaor](#)
To: [Anthony M. Grande](#)
Subject: Zoning on Black Mountain Parkway/ Deer Valley Road
Date: Wednesday, September 13, 2023 4:33:16 PM

Dear Sir,

I am writing to express my opposition to the proposed re-zoning effort by Vestar. There are two schools very nearby, and I am concerned about the increased level of traffic in that area with a commercial project.

My daughter and her young family live in the subdivision directly across from this proposed area. I believe it is currently zoned for residential construction, which I believe to be the best use.

I appreciate your taking the time to consider my viewpoint.

Most respectfully,

Carol Fortune Ticgelaor

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

From: [Marci Gluck-Stewart](#)
To: [Anthony M Grande](#)
Subject: No rezoning!
Date: Thursday, September 14, 2023 7:54:00 AM

I oppose the rezoning on black mountain Blvd near pinnacle high school. Please don't allow this!!

Marci Gluck
Resident

Sent from my iPhone

From: [Matt Gunty](#)
To: [Anthony M. Grande](#)
Subject: Oppose reZoning by Vestar
Date: Thursday, September 14, 2023 7:10:34 AM

As a long time resident of this area I oppose the reZoning petition by Vestar to move the Deer Valley/Black Canyon freeway at Pinnacle peak from residential to commercial- this area has been over saturated with expansion and the particular location will encroach in an area near a high school that already sees and influx of young drivers, pedestrian and vehicular traffic.

Please support the constituency and not big business. Put your efforts towards getting bonds approved to construct a much needed new high school in the Norterra area for an already over burdened system.

Sincerely,
Matthew Gunty
1005 w Remuda Dr
Phoenix AZ 85085

Sent from my iPhone

From: [Dana Huether](#)
To: [Anthony M. Grande](#)
Subject: Rezoning
Date: Thursday, September 14, 2023 7:27:32 AM

I am very much opposed to rezoning of the corner of Deer Valley Road and Black Mt. Blvd.

My grandchildren are high school age (Pinnacle High).

Velstar Development's plan is not conducive to a family neighborhood It will bring excessive traffic, noise and late night business into an area intended for family life.

Dana Huether
Phoenix AZ

From: [Sharon Lee-Peters](#)
To: [Anthony M. Grande](#)
Subject: OPPOSE VESTAR REZONING
Date: Thursday, September 14, 2023 5:35:41 AM

We absolutely oppose the rezoning on Black Mountain Blvd for a grocery store, a gas station, either/and/or a chic fil a, chipotle, dutch bros, etc. on that little corner of space next to Pinnacle High School.

PLEASE DON'T ALLOW THIS TO HAPPEN! A gas station would be a disaster!

Thank you,
Sharon

Sharon Lee-Peters
Interior Designer

Anthony Peters
Contractor

<https://www.facebook.com/sharon.lee.peters/> [facebook.com]

Style By Design LLC
21001 N Tatum Blvd
Suite 1630-160
Phoenix AZ 85050
602-788-1216

"I'm going to make everything around me beautiful—that will be my life." - Elsie De Wolfe

From: [Carefree Builders](#)
To: [Anthony M. Grande](#)
Subject: Stop the redone
Date: Thursday, September 14, 2023 11:18:33 PM

Hi Anthony ,

I live in SkyCrossing .

I would like to voice my opinion in this redone at Black Mt and Deer Valley.

This does not seem like a good fit right next to a high school.

And it is very close to the residential areas.

We all wish this would stay residential land.

I do think this could devalue our home.

Thank you for your time .

Best Regards,

Mike Paluscio,

602.499.5955

Carefree Builders LLC

100 Easy St. #5607

Carefree, AZ 85377

ROC: 342992

From: [Dee Willis](#)
To: [Anthony M Grande](#)
Subject: Rezoning Black Mountain Blvd
Date: Thursday, September 14, 2023 4:56:38 PM

I object to the rezoning of Black Mountain near Mayo.

Sent from my iPhone

From: [Michael Bozzelli](#)
To: [PDD Long Range Planning](#)
Subject: Fwd: Strong opposition to the proposed rezoning in Desert Ridge
Date: Friday, September 15, 2023 12:05:50 PM

----- Forwarded message -----

From: **Michael Bozzelli** <mikeboz175@gmail.com>
Date: Fri, Sep 15, 2023 at 12:04 PM
Subject: Strong opposition to the proposed rezoning in Desert Ridge
To: <council.district.2@phoenix.gov>, <Anthony.Grande@phoenix.gov>

Mr. Grande and Mr. Waring,

I am a resident of Desert Ridge and a father of three young children. Our family moved here this year for the distinct purpose of enjoying a quiet, safe neighborhood for our kids to grow up in. I am very upset to learn that the land on Black Mountain is being considered for rezoning as we already have so much traffic on our overwhelmed streets. Furthermore, we have two schools filled with children within a block of each other that is very burdensome to Black Mountain and Mayo.

Bringing in commercial development will further burden our streets, increase noise and pollution, lower property values, raise safety issues, and put more of our neighborhood at further risk of to commercial rezoning. I am strongly against this proposal, we moved here specifically to escape this type of living.

Respectfully,
Mike Bozzelli

In reference of case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2

From: [ME Dahl](#)
To: [Anthony M Grande](#)
Subject: Proposed rezoning on Black Mountain Blvd & Deer Valley Road
Date: Friday, September 15, 2023 2:27:19 PM

Good afternoon Mr. Grande,

As a long time Phoenix resident and taxpayer, it has come to my attention that there is a proposal to rezone the area of southwest Black Mountain Blvd and Deer Valley Road on the plot of land that is shared with Pinnacle High School.

Even with the widening of Deer Valley Road, the traffic in this area has grown exponentially over the last four years with the addition of a thousand new homes. The traffic at Pinnacle High School any given time of day, but especially during the morning drop off and afternoon pick up, creates gridlock. The Friday night football games, with the shortage of parking spaces, creates a foot and vehicle traffic nightmare with attendees parking wherever there is a spot on and off campus, and having to walk in the dark to and from their cars presents a danger.

Considering a rezone on this corner to add a commercial element that serves food and/or gas, whose only purpose is to serve the developers, would not only be careless and irresponsible from a safety standpoint, but inherently negligent at any number of possible detriments to our neighbors.

Your taxpayers in this area are vehemently opposed to this idea. I hope that you and your fellow city planners as well as the city council make the right decision.

Thank you for your consideration.

M.E. Dahl

Sent from [Mail \[go.microsoft.com\]](mailto:Mail [go.microsoft.com]) for Windows



Virus-free www.avg.com [avg.com]
[\[avg.com\]](http://avg.com)

From: [Jia Zeng](#)
To: [Anthony M. Grande](#)
Subject: Keep Our Kids Safe - Oppose Rezoning at Black Mountain Blvd/Deer Valley
Date: Saturday, September 16, 2023 2:58:53 PM

Dear Mr. Grande,

I am reaching out as a worried resident at Fireside Desert Ridge, deeply concerned about the safety of the students and the families of those who are attending Fireside Elementary and Pinnacle High School. The rezoning proposed in cases GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23-2 will severely increase traffic in our quiet community.

Every day, we see numerous students walking and bicycling to school, a sight that warms our hearts and speaks of a safe, close-knit community. Introducing a commercial hub will put these innocent lives at risk, disrupting the safety and tranquility that currently envelopes our neighborhood.

I urge you to consider the peace of mind of countless parents and guardians, and reject this rezoning proposal. Let's keep our neighborhood safe and conducive for our children's growth.

Thank you for your consideration.

Regards,
Jia Zeng

From: [Nikki Branstiter](#)
To: [Anthony M Grande](#)
Subject: Oppose Commercial build near Pinnacle High School
Date: Sunday, September 17, 2023 7:45:06 PM

Hi Anthony,

I oppose building anything commercial near Pinnacle High School. It would bring so much more traffic to an already congested area and more crime. Not a good place to put it. Highly oppose the idea.

Nikki Branstiter

From: [Maripat"s](#)
To: [Anthony M. Grande](#)
Subject: Fireside zoning
Date: Sunday, September 17, 2023 8:30:00 PM

Dear Mr Grande,

I am a resident of the Fireside Community and I am concerned about the potential action to change the zoning at Black Mountain and Deer Valley from residential to commercial. Most importantly is the proximity to Pinnacle High School. Looking at high schools in both Paradise Valley & Scottsdale school districts most of them, if not all, are set within the community, surrounded by homes, parks, churches and other schools. This provides easy, safer accessibility and safety for students and families within the community, and it is how the community was designed. Changing to a commercial development at that particular location is not a wise functional or safety decision for our community. I hope we can have your support to maintain the residential zoning as designed.

Respectfully,

Mary Burrell

Fireside resident Zachary Dr

Sent from my iPhone

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 9:07:20 PM

Name

Christine Cowley

Email

christine.cowley@abbvie.com

Support Comments

I ABSOIUTELY do NOT support this project! Do not put a commercial property across from pinnacle HS- what a traffic and safety NIGHTMARE!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 3:14:26 PM

Name

Patrick Gaylor

Email

patrick_gaylor@yahoo.com

Support Comments

I live in one of these neighborhoods. This area is littered with kids riding bikes and people walking their pets. The area does not have the roads/streets to support this growth.

From: [Nancy Jones](#)
To: [Anthony M. Grande](#)
Subject: Oppose Vestar Desert Ridge Request
Date: Sunday, September 17, 2023 9:52:40 PM

I am writing to register my opposition to the request to develop the parcel at Black Mountain Parkway and Deer Valley:

Minor General Plan Amendment GPA-DSTV-2-23-2
Specific Plan Amendment GPA-DSTV-3-23-2
Rezone Z-39-23

This is an incompatible use and will create more congestion in an already high traffic area. We already have plenty of shopping in Desert Ridge Marketplace.

Thank you.
Nancy Jones
4029 E Via Montoya Dr
Phoenix AZ 85050

Sent from my iPhone

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 3:44:15 PM

Name

Dawn Martinez

Email

dawnalexm@yahoo.com

Support Comments

I do not, I repeat, I do not support this development. This will cause the traffic to be even worse than it is, especially by the high school.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 8:01:27 PM

Name

Jody Wilmes

Email

jody.wilmes@hotmail.com

Address / Neighborhood (Optional)

Sky crossing.

Support Comments

I DO NOT SUPPORT FOR MANY REASONS.

From: [C. Dunn](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#)
Subject: Vestar's Proposal for Superblock 12
Date: Monday, September 18, 2023 12:27:22 PM

To All Concerned With This Issue:

Unless you have personally been involved with transporting students to and from Pinnacle High School, as I have for the last three years, you cannot appreciate the traffic challenges that occur on a daily basis. Much like a horse race, vehicles jockey for the best position to beat the clock. We have vehicles traveling east and west on Mayo Blvd. We have vehicles traveling north and south on Black Mountain Blvd. We have vehicles traveling north and south on 34th Street. We even have vehicles from both directions turning onto Black Mountain Blvd from Deer Valley. All converge at the major intersection of Black Mountain Blvd and Mayo Blvd directly in front of the high school. Then, as each vehicle maneuvers into the correct lane for left turns, right turns, U-turns, and even the occasional illegal turn, the students gather en masse in the middle of the intersection, awaiting the signal to cross. The old adage that there is safety in numbers definitely applies here. But even under the best of conditions, some students can be seen darting across traffic, crossing against the light, and jaywalking. Add to that a plethora of parents anxious to get their students to school on time, inexperienced student drivers, and the crush of daily traffic --- and you have nothing less than a recipe for disaster.

With the high school located at the intersection of Black Mountain and Mayo Boulevards and with the never-ending vehicular traffic at that intersection, we will always have traffic congestion at this location. However, we can definitely avoid compounding these already existing traffic issues by prohibiting commercial developments in this area. Vestar's proposal promises round-the-clock businesses with round-the-clock traffic. If Vestar's proposal were to be approved, the result would be nothing less than a first-class disaster.

Please DO NOT approve Vestar's proposal.

Carolyn Dunn
3752 E Covey Ln
Phoenix, AZ 85050

From: [Jason Epstein](#)
To: [Anthony M. Grande](#)
Subject: Re: Vestar Rezoning Proposal for SW Corner of Deer Valley and Black Mountain Blvd.
Date: Monday, September 18, 2023 9:35:30 PM

Hello Mr. Grande,

Last Tuesday, I had the chance to attend a briefing from Gammage & Burnham, Attorneys at Law, representing Vestar in the proposal to commercially develop the southwest corner of Black Mountain Boulevard and Deer Vally Road. The speaker was able to partially address *some* of the concerns I raised previously, but many issues remain.

Some of the points he made are below:

- **There are too few grocery stores in the area.**
Albertson's, Costco, and Fry's are all less than a 10-minute drive from the communities surrounding this parcel. More importantly, everyone in these communities has cars and deliberately chose to live here, happily accepting the distance from their homes to the local grocery stores.
- **Any gas station must be associated with the grocery store and will not include a convenience store.**
While this is somewhat helpful, standalone gas stations can attract aggressive driving and crime. In addition, there is no guarantee that these rules will be in place in the future. Once the infrastructure is available, a change to the rules (just as this zoning change was proposed) is possible with the potential to allow a standalone gas station (including an attached convenience store) to be put in its place.
- **Some of the business will have limited hours.**
It was not clear which businesses, if not all, this curfew would apply to and the specific time of this curfew. Similar to my concerns about the gas station, all-night businesses can attract aggressive driving and crime, and add to light pollution. Also, similar to my concerns for the proposed gas station, curfews can be repealed. The only way to prevent this is to not build the infrastructure in the first place.
- **A traffic study was performed to mitigate traffic impact. Also, they expect only local community members to frequent these businesses.**
There is nothing to prevent more cars, coming from outside the immediate area, from driving to these businesses and adding to traffic.
- **These business will increase the walkability score for the immediate neighborhood and add health benefits as they encourage more walking.**
This seems to be an unlikely outcome since the city of Phoenix, especially the suburbs, is very much a vehicle-oriented culture. In addition, it is too hot for several months out of the year to walk. (In my own community of Sky Crossing,

most people drive to the community center even when many of them live less than half a mile away.)

I hope you will consider these concerns that are shared by many of my neighbors around re-zoning this parcel to be commercial. I encourage you to oppose it.
Thank you!

Jason Epstein
3317 E. Cashman Drive
Phoenix, AZ 85050

On Tuesday, September 12, 2023 at 04:06:47 PM MST, Jason Epstein <jepstein88@yahoo.com> wrote:

Thanks a lot!

On Tuesday, September 12, 2023 at 03:49:19 PM MST, Anthony M Grande <anthony.grande@phoenix.gov> wrote:

Good afternoon.

Thank you for your comment on this case. This email will be added to the case file and provided to the Village Planning Committee members prior to the hearing date.

Thanks,

Anthony

Anthony Grande, AICP

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: Jason Epstein <jepstein88@yahoo.com>
Sent: Tuesday, September 12, 2023 11:59 AM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Vestar Rezoning Proposal for SW Corner of Deer Valley and Black Mountain Blvd.

Hello Mr. Grande,

I have recently learned of the Vestar development proposal to rezone and commercially develop the land parcel on the SW corner of Deer Valley and Black Mountain Blvd. This is addressed in case no. GPA-DSTV-3-23-2 and Z-39-23. As a resident of the Sky Crossing community, on the north side of Deer Valley, I oppose this rezoning proposal. It threatens our quality of life for the following reasons:

- The proposed commercial businesses will add additional automobile traffic, which will increase air and noise pollution.
- The increased automobile traffic, just feet from Pinnacle High School, will also threaten the safety of these students as motorists continuously drive in and out of this complex. As parents of a young child who will eventually attend this high school, we are very concerned about this impact.
- These businesses will add to light pollution. The Sky Crossing HOA residential rules have deliberately restricted lighting on housing in order to preserve our views of the night sky. Our residents have enjoyed dark nights with full views of the stars. Bright lights from all-night businesses will impact the tranquility we have worked hard to achieve.

We moved to the Sky Crossing neighborhood in order to enjoy the relative peace and quiet afforded by this sparse residential area in northern Phoenix. The parcel on the SW corner of Deer Valley and Black Mountain Blvd., as originally zoned, is consistent with this goal, intended as a residential community. I am asking that you reject the Vestar development proposal and keep this land parcel zoned as residential for the benefit of the surrounding community.

Thank you for your attention to this matter.

Jason Epstein
3317 E. Cashman Drive
Phoenix, AZ 85050

From: [Bob Giammarco](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#)
Subject: Do not let Vestar re-zone in Desert Ridge
Date: Monday, September 18, 2023 7:14:34 AM
Importance: High

Mr. Grande, Councilmen Warring,

Please note my strong objection to the rezoning of Superblock 12 in Desert Ridge, the property at the corner of Black Mountain Blvd. and Deer Valley Road.

This project is ill-conceived and unnecessary. The safety and traffic concerns are enormous next door to a high school and across the street from an elementary school. There's no need for another grocery store in the area, and there are a number of other commercially zoned parcels in the area if a developer wants to risk their capital. There's no reason to re-zone this parcel beyond Vestar's desire to make more money and Gamage and Burnham to generate more fees.

I urge you to reject this re-zoning and any future attempts to do so.

Sincerely,

Bob Giammarco (480) 540-0644
<https://linktr.ee/bobgiammarco> [[linktr.ee](#)]

From: [Michael Coppola](#)
To: [PDD Long Range Planning](#)
Subject: GPA-DSTV-2-23-2
Date: Tuesday, September 19, 2023 6:43:33 AM
Attachments: [IMG-3094.PNG](#)
[IMG-3095.PNG](#)
[IMG-3098.PNG](#)
[IMG-3097.PNG](#)
[IMG-3096.PNG](#)
[IMG-3099.PNG](#)
[IMG-3100.PNG](#)

Residents are opposed to this development to rezone this parcel to commercial. The developer's lawyer was less than truthful when presenting to the Sky Crossing residents and failed to show what was available South of the 101 in his 5-mile radius from the site. Nobody wants increased traffic, light, noise and air pollution.



Bring A New Grocer to Desert Rid...

Sponsored

Comments



jeankantaros 3h



Yes please

Reply



11islouder 13h



No No No No. takes 30 min already to drop off and pick up my kids from Pinnacle. A woman came to my door last night saying she represented the developer and asked my opinion. I said I do not support it. Use that land for more parking or more High School space.

2 likes Reply



crazedmomx2 23h



Learn More



Go to Website

2 likes Reply



Add a comment for bringane...





Bring A New Grocer to Desert Rid...
Sponsored

Comments



4 likes Reply



crazedmomx2 23h



Nope. This is absolutely ridiculous.
We don't need this.

3 likes Reply



praveen.mahadevaiah 1d



Stop this

2 likes Reply



fitpapa66 1d



There is a petition to stop this or you
can email

Anthony.grande@phoenix.gov this
law firm has taken to social media
for Vester the developer makes me



Learn More



Go to Website

commercial get the word out to stop



Add a comment for bringane...





Bring A New Grocer to Desert Rid...
Sponsored

Comments



cpcorso 1d



Hard pass at this intersection.

2 likes Reply



adampolson18 1d



Yes please.

Reply



adamtark 1d



Pass....no thank you

2 likes Reply



iroll.81 1d



Ridiculous scam. We don't need more traffic, and we absolutely do



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bet, is exactly what this about.



Add a comment for bringane...





Bring A New Grocer to Desert Rid...

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Comments



iroll.81 1d



Ridiculous scam. We don't need more traffic, and we absolutely do not need a grocery store at Deer Vally and Black Mountain. Which, I'd bet, is exactly what this about.

4 likes Reply



shaycade1 1d



NOT in this location!!!! It's already impossible and dangerous for students to get access to the school. PLEASE do not make it worse!!!

3 likes Reply



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coddycode 1d



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Bring A New Grocer to Desert Rid...
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coddycode 1d



Hell no.

3 likes Reply



klair.moses 1d



@ddeacon10 look at what a joke this is. Look at how they're trying to market this push.

4 likes Reply



jenniferkloenne 1d



No more congestion is needed.

2 likes Reply



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2 likes Reply



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Bring A New Grocer to Desert Rid...

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Comments



Plenty of options already exist. No need for more.

2 likes Reply



murpheycliff 1d



No thanks

2 likes Reply



kristi.moore.phx 1d



That is a terrible location for it.

5 likes Reply



nerheimsusan 1d



@kristi.moore.phx can u imagine the congestion and nightmare traffic during school start and



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Comments



traffic during school start and end times!!

2 likes Reply



nerheimsusan 1d



@kristi.moore.phx can u imagine the congestion and nightmare traffic during school start and end times!!

1 like Reply

Hide replies



wendy_pier1 1d



Terrible idea!!!!

2 likes Reply



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Add a comment for bringane...



From: [Jason Epstein](#)
To: [PDD Long Range Planning](#)
Subject: Fw: Vestar Rezoning Proposal for SW Corner of Deer Valley and Black Mountain Blvd.
Date: Tuesday, September 19, 2023 8:40:07 AM

Hello,

I received an out-of-office message from Anthony suggesting I contact this email address instead. I want to make sure my comments on this rezoning proposal are considered as part of the final decision.

I strongly oppose the proposal to rezone this parcel to be commercial. My reasons are in my two emails below.

Thank you for your consideration.

Jason

----- Forwarded Message -----

From: Jason Epstein <jepstein88@yahoo.com>
To: Anthony M Grande <anthony.grande@phoenix.gov>
Sent: Monday, September 18, 2023 at 09:35:22 PM MST
Subject: Re: Vestar Rezoning Proposal for SW Corner of Deer Valley and Black Mountain Blvd.

Hello Mr. Grande,

Last Tuesday, I had the chance to attend a briefing from Gammage & Burnham, Attorneys at Law, representing Vestar in the proposal to commercially develop the southwest corner of Black Mountain Boulevard and Deer Vally Road. The speaker was able to partially address *some* of the concerns I raised previously, but many issues remain.

Some of the points he made are below:

- **There are too few grocery stores in the area.**
Albertson's, Costco, and Fry's are all less than a 10-minute drive from the communities surrounding this parcel. More importantly, everyone in these communities has cars and deliberately chose to live here, happily accepting the distance from their homes to the local grocery stores.
- **Any gas station must be associated with the grocery store and will not include a convenience store.**
While this is somewhat helpful, standalone gas stations can attract aggressive driving and crime. In addition, there is no guarantee that these rules will be in place in the future. Once the infrastructure is available, a change to the rules (just as this zoning change was proposed) is possible with the potential to allow a standalone gas station (including an attached convenience store) to be put in its place.
- **Some of the business will have limited hours.**
It was not clear which businesses, if not all, this curfew would apply to and the specific time of this curfew. Similar to my concerns about the gas station, all-

night businesses can attract aggressive driving and crime, and add to light pollution. Also, similar to my concerns for the proposed gas station, curfews can be repealed. The only way to prevent this is to not build the infrastructure in the first place.

- **A traffic study was performed to mitigate traffic impact. Also, they expect only local community members to frequent these businesses.**

There is nothing to prevent more cars, coming from outside the immediate area, from driving to these businesses and adding to traffic.

- **These business will increase the walkability score for the immediate neighborhood and add health benefits as they encourage more walking.**

This seems to be an unlikely outcome since the city of Phoenix, especially the suburbs, is very much a vehicle-oriented culture. In addition, it is too hot for several months out of the year to walk. (In my own community of Sky Crossing, most people drive to the community center even when many of them live less than half a mile away.)

I hope you will consider these concerns that are shared by many of my neighbors around re-zoning this parcel to be commercial. I encourage you to oppose it. Thank you!

Jason Epstein
3317 E. Cashman Drive
Phoenix, AZ 85050

On Tuesday, September 12, 2023 at 04:06:47 PM MST, Jason Epstein <jepstein88@yahoo.com> wrote:

Thanks a lot!

On Tuesday, September 12, 2023 at 03:49:19 PM MST, Anthony M Grande <anthony.grande@phoenix.gov> wrote:

Good afternoon.

Thank you for your comment on this case. This email will be added to the case file and provided to the Village Planning Committee members prior to the hearing date.

Thanks,

Anthony

Anthony Grande, AICP

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: Jason Epstein <jepstein88@yahoo.com>

Sent: Tuesday, September 12, 2023 11:59 AM

To: Anthony M Grande <anthony.grande@phoenix.gov>

Subject: Vestar Rezoning Proposal for SW Corner of Deer Valley and Black Mountain Blvd.

Hello Mr. Grande,

I have recently learned of the Vestar development proposal to rezone and commercially develop the land parcel on the SW corner of Deer Valley and Black Mountain Blvd. This is addressed in case no. GPA-DSTV-3-23-2 and Z-39-23. As a resident of the Sky Crossing community, on the north side of Deer Valley, I oppose this rezoning proposal. It threatens our quality of life for the following reasons:

- The proposed commercial businesses will add additional automobile traffic, which will increase air and noise pollution.
- The increased automobile traffic, just feet from Pinnacle High School, will also threaten the safety of these students as motorists continuously drive in and out of this complex. As parents of a young child who will eventually attend this high school, we are very concerned about this impact.
- These businesses will add to light pollution. The Sky Crossing HOA residential rules have deliberately restricted lighting on housing in order to preserve our views of the night sky. Our residents have enjoyed dark nights with full views of the stars. Bright lights from all-night businesses will impact the tranquility we have worked hard to

achieve.

We moved to the Sky Crossing neighborhood in order to enjoy the relative peace and quiet afforded by this sparse residential area in northern Phoenix. The parcel on the SW corner of Deer Valley and Black Mountain Blvd., as originally zoned, is consistent with this goal, intended as a residential community. I am asking that you reject the Vestar development proposal and keep this land parcel zoned as residential for the benefit of the surrounding community.

Thank you for your attention to this matter.

Jason Epstein
3317 E. Cashman Drive
Phoenix, AZ 85050

From: [Michael O'Neil](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#)
Subject: Black Mountain Village / Superblock 12 - Opposition
Date: Tuesday, September 19, 2023 1:21:17 PM

Good afternoon Anthony Grande and Jim Waring,

As a current resident of the Sky Crossing Community, I strongly ***oppose*** the rezoning of the parcel of land at the southwest corner of Deer Valley Drive and Black Mountain Parkway.

Minor General Plan Amendment GPA-DSTV-2-23-2
Specific Plan Amendment GPA-DSTV-3-23-2
Rezone Z-39-23-2

Thank you,

--

Michael O'Neil
508.769.5886

From: [allie swanson](#)
To: [Anthony M. Grande](#)
Subject: Zoning for area of Black Mountain Rd and Deer Valley Road
Date: Tuesday, September 19, 2023 3:19:35 PM

Dear Mr. Grande,

We bought our home in Sky Crossing the Fall of 2019. We were told that the vacant land at Black Mountain Rd and Deer Valley Rd was zoned for residential only! Since we have been in our home, we constantly hear of violence, abductions, and drugs at Desert Ridge shopping area (just a couple miles East of our community). The last thing we want is to bring to our area are those type of issues along with more traffic. Also, this vacant land sits right in conjunction with Pinnacle HS. The traffic is already bad and we don't want drugs or violence around our kids.

Please help us ensure this are will remain zoned Residential!!

Sincerely,

Allyson Swanson
Sky Crossing Resident/32nd St

From: [James Tuffin](#)
To: [Anthony M. Grande](#); [PDD Long Range Planning](#)
Subject: RE: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village
Date: Tuesday, September 19, 2023 11:26:01 AM
Attachments: [opposition.pdf](#)

Dear Mr. Grande:

This email is to supplement my letter of August 23, 2023, a copy of which is attached for ease of reference. The proposed change is not justified and is highly inequitable. The justifications offered for the change are specious. The obvious goal is not to benefit nearby homeowners, but to draw traffic from SR 51 now that the terminal exit is connected to Black Mountain Boulevard.

On or about August 30, 2023, Vestar amended its request for a major amendment to the Desert Ridge Specific Plan ("DRSP"), amending Chapter 6 to state, in part, that:

"Superblock 12 is located west of a possible future connection to the ~~Squaw~~ PIESTEWA Peak Parkway, which separates this superblock from the balance of the Desert Ridge community. BECAUSE OF THIS SEPARATION, THIS SUPERBLOCK CAN SUPPORT LIMITED COMMERCIAL USES WITHOUT INTERFERING WITH THE DEVELOPMENT OF THE DESERT RIDGE CORE (DEVELOPMENT PARCEL 5.A). RESIDENTIAL Development parcels may vary in size by 30 percent 25 percent for R1-6 and more dense zoning categories without a minor plan amendment)." [Exhibit A to GPA-DSTV-3-23-2, accessed 08/19/23 at [Microsoft Word - GPA-DSTV-3-23-2 Exhibit A-Proposed Language Revised 2023-08-30.docx \(gblaw.com\)](#)]

The proposed change, and the rationale offered for it, flatly contradict a fundamental principle of the DRSP. The DRSP does not accept distance from the commercial core as justification for building a 20-acre shopping center. To the contrary, it specifies that distance from the commercial core should correlate with less intensive land use:

" . . . Desert Ridge is based on the urban village concept in that **all community and regional commercial uses are located in the Desert Ridge Village Center.** Very small neighborhood convenience commercial uses are appropriately placed internally within neighborhood units. The Desert Ridge Village Center is appropriately the "urban" core of Area C. **Land uses are the most intense in and around the Village Center in Desert Ridge, logically reducing in density with increasing distance from the commercial/employment center and continuing beyond the project boundaries.**" [DRSP 3.B. (Goal 1) @ p. 3-1, accessed 09/19/23 at [Table of Contents \(phoenix.gov\)](#) (emphasis supplied)] .

The DRSP acknowledges that residential neighborhoods should be protected from the adverse environmental impacts from commercial development:

A total of 18 neighborhood convenience commercial acres, or a maximum of 90,000 square feet of gross leasable area, excluding child care facilities, for all of Desert Ridge outside of the Village Center will be allowed subject to the criteria and standards in Chapter 6. **This criteria will minimize the adverse environmental impact on the residential neighborhoods typically associated with commercial development.** [DRSP 5. C.1, @p. 5-5] (emphasis supplied).

The clear intent of the DRSP was to concentrate all significant commercial development in the core. At a community meeting, Vestar's counsel argued that because only one of the allowed commercial conveniences was ever built, a sprawling 20-acre shopping center is now justified. This turns the logic of the DRSP on its' head. The criteria were meant to protect homeowners from the evils of urban sprawl shopping centers, not to promote commercial development outside the core.

Vestar was the original developer of the Desert Ridge Marketplace ("DRM"), and presumably it had a seat at the table in determining the contents of the DRSP before ground was broken. Vestar was no doubt happy to accept the centrality of the core for retail development in Desert Ridge for many years. According to news reports, Vestar extinguished its 99 year lease and took full ownership of DRM as the sole bidder in an auction staged in December of 2022. Its claim that the proposed

change will “not interfere with the development of the Desert Ridge Core” is nothing more than a statement that Vestar does not think it will hurt itself. This cruel irony does not address any of the numerous concerns raised by the community.

I am aware of a social media campaign attempting to induce people to endorse a petition in favor of a “New Grocer” at the location. While I continue to believe that the contents of these posts are misleading, a fundamental point is that the DRSP clearly notified homebuyers that they were not to expect another shopping center in Desert Ridge. There have been no reports of malnutrition or scurvy related to a lack of grocery stores in Desert Ridge. There are grocery stores and plenty of shopping centers of the type proposed by Vestar nearby on Bell Road and other locations. The abstract desire of some residents for a Trader Joe’s or AJ’s (even though Vestar says it cannot identify any prospective tenant) cannot justify the concrete harm that will be done to the reasonable expectations of nearby homeowners.

The lack of one of these smaller boutique specialty grocers within the existing commercial core must be in large part the result of business decisions made by Vestar. It is widely believed in the community that Albertson’s was granted extensive guarantees against competition; if that is true Vestar was surely involved in that decision.

Vestar claims, among other things, that the shopping center will provide a safe place for high schoolers to eat lunch. I have been informed that Pinnacle High School is a closed campus and that only seniors are allowed to exit the school grounds during the school day.

The DRSP acknowledges commercial development imposes adverse consequences on nearby residences. Vestar reaped enormous benefits and was perfectly satisfied to build the marketplace under the plan. Residents were clearly told not to expect a shopping center at Black Mountain and Deer Valley. That Vestar sees opportunity for profit after completion of the SR 51 terminal exit is not reason to make a major amendment to the DRSP and subject innocent homeowners to the inevitable degradation of the neighborhood.

The requested amendments should be denied.

Thank you for your consideration.

James W. Tuffin

James.tuffin@tuffinlaw.com (retired attorney not offering services to the public)

21214 N 36th Pl

Phoenix, AZ 85050

JAMES W. TUFFIN
21214 N. 36th Pl
Phoenix, Arizona 85050
(516) 359-6420
james.tuffin@tuffinlaw.com
(retired attorney not offering services to the public)

August 22, 2023

VIA EMAIL (anthony.grande@phoenix.gov)

Mr. Anthony Grande
Planner II – Village Planner
City of Phoenix
Planning & Development Department

Re: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2; Resident Statement in Opposition

Dear Mr. Grande:

I reside in Desert Ridge, and I am opposed to the above listed applications. My home is well west of the commercial core, overlooking Black Mountain Boulevard and Pinnacle High School (“PHS”), and with a view of the parcel in question. I have reviewed the application materials posted on the website of Applicant’s (“Vestar”) counsel, and I attended the informational meeting of the Desert View Village Planning Committee on August 1, 2023.

The requested change is beyond inequitable, it is unconscionable. It does extreme violence to the terms of the Desert Ridge Specific Plan (“DRSP”)¹ and the reasonable expectations of Desert Ridge homeowners along Black Mountain Boulevard under the terms of the plan. It does nothing to further the well-being of nearby residents and poses myriad problems. The arguments offered by Vestar to justify the change do not pass muster, as will be readily demonstrated below.

THE PROPOSED CHANGE IS AN EXTREME DEPARTURE FROM THE DRSP

DRSP contemplates that “commercial development is restricted to the Village Center . . .” except for “neighborhood commercial uses located within the residential superblocks”.² DRSP goes on to explain the extremely limited size and scope of such commercial uses:

The neighborhood convenience commercial centers are very limited in size. They are intended to serve only the superblock in which they are located and not intended to serve a population outside the superblock boundary. The **maximum total acreage for neighborhood retail uses**, including buildings, parking, landscaping, and any other items related to the existence of the neighborhood retail use, **shall be three (3) net acres**, while the minimum acreage will be one (1) net acre.³

Furthermore, DRSP strictly limits the permitted uses within non-core superblocks, and the list does not include gas stations or drive-through coffee operations⁴, both of which were touted by Vestar's counsel at the informational meeting. Indeed, DRSP specifically prohibits "Drive-through uses".⁵

Under the DRSP, no family purchasing a single-family home in a non-core superblock would reasonably anticipate having a drive-through Dutch Brothers or Starbucks, or a gas station, across the street from their home. Vestar now proposes a 20-acre commercial development in Superblock 12.⁶ Vestar is essentially asking the City of Phoenix to throw out DRSP and stab nearby homeowners in the back.

OBVIOUS INTENT TO DRAW ADDITIONAL TRAFFIC FROM SR 51

When Black Mountain Boulevard south of Mayo Boulevard was completed and made the terminal exit of SR 51, concerns of nearby residents were addressed by placing a traffic circle to slow down traffic and discourage heavy trucks, and by providing a pedestrian bridge for safe access to PHS.

The proposed change represents a complete reversal of what was until now a concerted effort to keep Black Mountain Boulevard more quiet and more safe. The placement of the proposed shopping center, at the first traffic light after the SR 51 terminal exit, is obviously intended to attract vehicles that would otherwise continue west on SR 101 and exit at Cave Creek Road or further west. It is a repudiation of DRSP's promise that homeowners could expect to live in clean, quiet neighborhoods while commercial activity was limited to the Village Commercial Core.

MAGNET FOR UNSUPERVISED ADOLESCENTS

Placement of the shopping center within spitting distance of PHS is problematic. This is not meant to disparage the PHS student body as a whole. Nevertheless, in any group of over 2500 teenagers⁷, there will be those whose immaturity or lack of direction makes them prone to get in trouble. While the studious and industrious will disperse to more wholesome activities, there will undoubtedly be those who choose to hang out. The shopping center, just across a narrow street from PHS, will obviously become the hang out venue of choice.

There are numerous reports of problems with unsupervised teenagers in retail environments across the country⁸, and unsupervised time leads to drug use and other issues.⁹ Given the location, these problems will undoubtedly spill over into the surrounding residential areas, which already experience litter, graffiti, vandalism and doorbell pranking. Encouraging high concentrations of hundreds of unsupervised teenagers cannot be a benefit to the teenagers or anyone else. It is best for all concerned if the students disperse when not involved in supervised activities.

Vestar claims that the presence of the high school makes the parcel unsuitable for development as currently zoned.¹⁰ The opposite is true. DRSP and the existing zoning contemplate Superblock 12 to contain only the high school and residential use. PHS opened in or about 2000. Nothing has changed about PHS that would justify depriving nearby homeowners of their reasonable expectations under DRSP.

AIR, NOISE AND LIGHT POLLUTION

DRSP prohibits “Drive-through uses”¹¹ in non-core superblocks for very good reasons. These operations generate considerable pollution. Not only are PHS and numerous homes nearby, but Fireside Elementary is not far and generally downwind. Air pollution from idling engines is a serious problem¹², and some communities have gone so far as to try banning drive-through operations entirely¹³. The air quality in Phoenix, and Maricopa County generally, is notoriously poor with many “bad air” days.¹⁴ Encouraging drivers to turn their motors off while waiting will never work when the temperature is over 90 degrees. DRSP’s approach of limiting these operations to the Village Commercial Core is not arbitrary and should be maintained.

Although Deer Valley Drive and Black Mountain Boulevard have some traffic at rush hours, things tend to quiet down in the evening and there is a distinct residential tone to the neighborhood. This holds true when attendees disburse after PHS Friday night football. The proposed shopping center will keep the noise up and the lights on much later than nearby residents are used to, greatly diminishing the residential character of the community.

TRAFFIC CONGESTION

I am aware that other residents have commented on traffic issues. I will not belabor the point here, except to note that in the chaos that occurs every morning when PHS is in session, I have at times been unable access westbound Mayo Boulevard from the N. 36th Way gate of my community. Vestar contemplates cars entering and exiting the shopping center on all four surrounding streets. This would include Mayo Boulevard directly across from PHS, and will surely exacerbate the existing problems.

VESTAR’S SCHEME IS NOT JUSTIFIED

Vestar’s purported justifications of its scheme do not withstand scrutiny.

There are no traffic or parking impediments to residents obtaining daily needs at the Desert Ridge Marketplace (“DRM”).

DRM was designed to enable local folks to get to the pharmacy, gas station, grocery store, and various other businesses without getting involved with traffic headed to the big box stores, apparel outlets or entertainment district. The local needs providers are located in the northwest corner of the marketplace and are readily accessed from two curb cuts on Deer Valley Drive just east of Tatum Boulevard. The apparel and box stores, as well as the entertainment district, are closer to other, much larger, parking lots which are served by numerous additional entrances to DRM. I have lived in Desert Ridge for over 11 years and have never, even on Black Friday, had a problem finding parking at Albertson’s. To illustrate this, I recorded a video at [Grocery Run Sat 08-19-2023 - YouTube](#).¹⁵

The proposed center is unlikely to provide alternative groceries.

At the informational meeting, Vestar's counsel admitted that Vestar is unable to identify any specific grocer that would occupy the proposed grocery store. Although Vestar says it expects the grocery store to be smaller than the existing Albertson's, its counsel conceded that none of the proposed businesses are sure to occupy the shopping center. Assuming that a grocery store is established, there is no reason to believe that it will offer merchandise different than that offered at Albertsons.

Creation of minimum wage retail jobs is not a community priority.

The small number of jobs projected to be "created" on the new shopping center could easily be placed elsewhere. It should also be noted that substantial construction is taking place at nearby High Street and City North where much higher density residences, offices, and retail spaces are being built.

Purported benefits to the community are illusory at best.

Keeping the Current Zoning will have the same effect on dust and storm runoff.

The supposed dust control and storm runoff management benefits are speculative and unquantified. In 11 years, I have never seen significant flooding along Black Mountain Boulevard. Residential development at the site would have the same effect.

The "safe alternative" for students is illusory.

Encouraging teenagers to consume junk fast food benefits no one. The so called "safe alternative . . . before school, after school, and during the lunch hour" actually describes an unsupervised hangout for hundreds of teenagers with all the attendant problems described above. A concession by PHS's principal that the project "would potentially reduce the number of off-campus trips by car"¹⁶ hardly demonstrates a full-throated endorsement of the scheme. Had there been a firm expression of general support for the project from anyone in authority at PHS or the school district, Vestar would surely have mentioned it in its explanatory letters.

The residential remnant shows how the change is repugnant to DRSP.

The fact that Vestar wants to gobble up 20 acres of the Superblock while leaving a mere remnant for residences demonstrates how the proposal is repugnant to both the letter and spirit of DRSP.

The gas station and shopping center have no health benefits and will not be a community social center.

There is nothing about the proposed project that will foster connection among the citizens. There are innumerable such shopping centers around Phoenix, and there is nothing unique about this proposal. There are no outdoor parks, exhibition or performance spaces illustrated on the Conceptual Site Plan. The purported health benefits are nothing but speculation. It is my observation after 11 years living here that very few people walk with groceries around Desert Ridge, regardless of the season. The health hazards of innumerable automobiles spewing particle pollution on the drive-through lines clearly outweigh these specious claims of health benefits.

The proposed gas station will not provide a net benefit to the community.

A gas station will generate excess light, noise, and fumes on a 24/7 basis. The convenience store that will inevitably accompany it will only encourage additional teenage loitering.

In my 11 years here, I have only fueled my car once or twice at the Shell station at DRM, even though it is the most conveniently located, and I am there several times a week while visiting the grocery store or the pharmacy. The problem is that Shell stations generally charge considerably more than Circle K, QT or Arco. The issue, if there is one, is the price, not the location.

The proposed gas station is obviously intended to draw traffic from SR 51 as discussed above. Located as the last gas before the freeway, competitive pricing is doubtful.

The Desert Ridge Community Association (DRCA) has not taken a position on this project.

Although there have been communications between DRCA and Vestar, the board of DRCA has never resolved to support this project. While I am not privy to communications that may have taken place between Vestar and DRCA's officers or board members, the Association has never formally endorsed the project. A copy of an email from DRCA confirming this is attached as Exhibit A.

THE PROPOSED CHANGE IS AN UNCONSCIONABLE STAB IN THE BACK

Zoning determinations must be "... equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and the consideration of the interests of the citizens of the City."¹⁷

DRSP provides for a mix of densities and uses, from mixed commercial and multi dwelling to condominiums, to rental apartments to single family homes. Purchasers of single-family homes were encouraged by a central feature of the plan: all significant commercial activity is placed in the Village Commercial Core. Retail conveniences in the non-core residential superblocks are limited to a list of specified uses, limited to three acres, and drive-through operations are expressly prohibited. Thus, purchasers of single-family homes could look forward to living in

clean, quiet residential neighborhoods. Vestar now proposes to simply rip up that plan and asks the City to stab nearby homeowners in the back.

Rejecting this proposal is not unfair to any Desert Ridge Residents who may endorse, in the abstract, a gas station or additional retail operations. There was nothing about DRSP that gave them any reasonable expectation that these things would be built on Black Mountain Boulevard, and they were content to buy their homes under that plan. Vestar's plan to ruin the lives of residents along Black Mountain Boulevard is grossly unfair; indeed, it is unconscionable and must be rejected.

Respectfully submitted,

James W. Tuffin

Copies to:

Mr. Terrence Smith (terrance.smith@fsresidential.com)
DRCA Board of Directors (desertridge.az@fsresidential.com)
Steven W. Anderson, Esq. (Sanderson@gblaw.com)
Hon. Jim Waring (council.district.2@phoenix.gov)
Hon. Kate Gallego (mayor.gallego@phoenix.gov)
Mr. Eric Molenaar (EMolenaar@AssociatedAsset.com)
Ms. Corina Vanek (cvanek@arizonarepublic.com)
Mr. Wouter Roodenburg (wroodenburg@cox.net)

¹ All references to "DRSP" are to the Specific Plan as revised through November 2, 2022 (accessed on 8/19/23 at https://www.phoenix.gov/pddsites/Documents/PZ/pdd_pz_pdf_00086.pdf)

² DRSP at 5-3. (5.C.1)

³ DRSP at 6-6 (6.C.3.A.)

⁴ DRSP at 6-7 (6.C.3.B.2.c)

⁵ DRSP at 6-8 (6.C.3.B.2.d)

⁶ SPA-B2-Application, (accessed on 8/19/23 at <http://www.gblaw.com/wp-content/uploads/2023/07/SPA-B2-Application-Form.pdf>)

⁷ PHS reported enrollment of 2556 for 2021-2022 school year (PHS AZ School Report Card, accessed 8/20/23, at <https://azreportcards.azed.gov/schools/detail/79268> .

⁸ See, e.g., [Bartlesville mall bans unsupervised teenagers due to crime increase](https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307) (<https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307>); [Teen bans on the rise](https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307) (<https://www.koco.com/article/oklahoma-bartlesville-mall-bans-unsupervised-teenagers/43385307>).

⁹ See, e.g., [Teen Drug Use: Does a Lack of Supervision mean More Drugs?](https://cascadeheightsrecovery.com/unsupervised-teens/) (<https://cascadeheightsrecovery.com/unsupervised-teens/>); [After School: The Prime Time for Juvenile Crime](https://www.policechiefmagazine.org/after-school-the-prime-time-for-juvenile-crime/) (<https://www.policechiefmagazine.org/after-school-the-prime-time-for-juvenile-crime/>); [Unsupervised teens more likely to use tobacco, pot and alcohol](https://www.reuters.com/article/us-health-adolescents-unstructured-time-idUSKCN0RIILL20150918) (<https://www.reuters.com/article/us-health-adolescents-unstructured-time-idUSKCN0RIILL20150918>)

¹⁰ RZ-C5-Letter of Explanation, at p. 7 (accessed 8/21/2023 at <http://www.gblaw.com/wp-content/uploads/2023/07/RZ-C5-Letter-of-Explanation.pdf>)

¹¹ N.5, supra.

¹² See, e.g., Mendoza, et al, Pollution hot spots and the impact of drive-through Covid 19 testing sites on urban air quality, Environ. Res. : Health (<https://iopscience.iop.org/article/10.1088/2752-5309/ace5cb/pdf>); Idling Reduction for Personal Vehicles (https://afdc.energy.gov/files/u/publication/idling_personal_vehicles.pdf))

¹³ See, e.g., Cities ban new drive-throughs to fight climate change (<https://www.cbsnews.com/news/cities-put-brakes-on-drive-thrus-to-curb-carbon-emissions/>).

¹⁴ See, e.g., American Lung Association, State of the Aire Arizona: Maricopa (<https://www.lung.org/research/sota/city-rankings/states/arizona/maricopa>) ; State of the Air report ranks Phoenix among worst 25 cities for pollution, (<https://cronkitenews.azpbs.org/2022/04/21/air-pollution-phoenix-among-25-worst-cities-us/>) ;

¹⁵ https://www.youtube.com/watch?v=j2X_OOB2qew

¹⁶ SPA-B5-Letter of Explanation (accessed 08/20/2023 at (<http://www.gblaw.com/wp-content/uploads/2023/07/SPA-B5-Letter-of-Explanation.pdf>).

¹⁷ Phoenix Zoning Ordinance § 102.

EXHIBIT A

James Tuffin

From: Terrance Smith <Terrance.Smith@fsresidential.com>
Sent: Friday, August 4, 2023 4:26 PM
To: James Tuffin; Desert Ridge - az
Cc: Stephen W. Anderson
Subject: RE: TO ALL BOARD MEMBERS AND TERRENCE SMITH Re: Plan and Zoning Change Case Black Mtn and Deer Valley

Good afternoon Jim,

I hope all is well with you.

On behalf of the DRCA Board Members, please see below the corresponding response to the questions in your email:

1. No.
2. Yes, the DRCA received emails from Vestar's attorney to attend the monthly board meeting(s) to present and provide community updates regarding Vestar's Parcel 12 application process and proceedings relative to their conceptual development plans.

Respectfully,



TERRANCE SMITH, CMCA, AMS, LSM, PCAM
Executive Director

Desert Ridge 5415 E. High Street, Suite 133 | Phoenix, AZ 85054
Direct 480.551.4550 | Cell phone 480.254.5948
Property Fax: 480.551.6000
terrance.smith@fsresidential.com
desertridgelifestyles.com

24/7 Customer Care Center: 855.333.5149
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: James Tuffin <james.tuffin@tuffinlaw.com>
Sent: Friday, August 4, 2023 11:33 AM
To: Desert Ridge - az <desertridge.az@fsresidential.com>; Terrance Smith <Terrance.Smith@fsresidential.com>
Cc: Stephen W. Anderson <SAnderson@gbllaw.com>
Subject: TO ALL BOARD MEMBERS AND TERRENCE SMITH Re: Plan and Zoning Change Case Black Mtn and Deer Valley

Hi Folks,

It was great reconnecting with Reggie and Doug at the recent Desert Village Planning Committee meeting, and remembering the fellowship we enjoyed when I served as DRCA treasurer. Having stepped back from community affairs, I was taken by surprise by the rezoning notice and some of the things I heard at the meeting. Now I need to catch up and I hope you can help me.

At the meeting, and in an explanatory letter submitted to the City, Vestar's counsel suggested that the DRCA supports the proposed changes. I respectfully request answers to the following questions:

1. Did the DRCA ever pass a resolution supporting the proposed changes or the project in general? If so, please provide a copy of the text of the resolution(s) and the agenda(s) and minutes of the meeting(s) at which such resolution(s) was (were) adopted.
2. Is DRCA, its representatives or agents, in possession of any writings, correspondence, emails or texts showing communications between or among the DRCA, Vestar, Vestar's counsel or representatives, the City of Phoenix or the Arizona State Land Department related to the proposed project or the applications for plan and zoning changes? If so, how can association members get access to those materials?

I'm guessing you'll be seeing a bit more of me in the coming months and as always, whether we agree or disagree, as friends. As you might imagine, I need a response to each question as soon as you can do it. Please do not delay responding to question 1 if you need more time to answer question 2. I should mention, although I'm sure you know it already, that your response may be incorporated into submissions I may make to the City. As a professional courtesy, I am providing Vestar's counsel with a copy of this request.

Thank you very much.

Warm regards,

Jim (James W. Tuffin)

21214 N 36th Pl, Phoenix AZ 85050

516.359.6420

James.tuffin@tuffinlaw.com (retired attorney not offering services to the general public)

From: wkelly2000@outlook.com
To: [Anthony M. Grande](#); [Council District 2 PCC](#)
Subject: Rezoning of land black mtn and deer valley
Date: Tuesday, September 19, 2023 11:03:01 AM

I am not generally opposed to development but putting a shopping center at that location does not make sense.

The issue is every single exit from that planned shopping center will funnel all traffic to the deer valley and black mountain light. Unless the city puts in new lights all those exiting on the north side must turn right and anyone exiting on the east side wanting to go north or west will do a u turn at Mayo or go to the roundabout by the ramp to 51 and u turn there. All traffic heading to the one intersection (deer valley and black mtn).

This location will drive traffic into the fireside desert ridge and into SkyCrossing Communities to avoid the black mtn and deer valley intersection.

So this is why I am opposed to rezoning this property.

I live in SkyCrossing.

Sent from my iPhone

From: [Ben W](#)
To: [Anthony M Grande](#)
Subject: Black Mountain Village
Date: Wednesday, September 20, 2023 6:30:19 PM

Hi,

I am a resident in Fireside at Desert Ridge, and I do not want any gas stations or grocery stores built on the lot(s) in question (GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2).

Please acknowledge receipt of this email at your earliest convenience.

Thank you,

Ben

From: [Bottesch, Karen](#)
To: [PDD Long Range Planning](#)
Cc: [Anthony M Grande](#)
Subject: Desert Ridge | Case Numbers GPA - DSTV - 2 - 23 - 2 | GPA - DSTV - 3 - 23 - 2 | Z - 39 - 23 - 2
Date: Wednesday, September 20, 2023 6:58:12 AM
Attachments: [image001.png](#)

Forwarding due to out of office message.

From: Bottesch, Karen
Sent: Wednesday, September 20, 2023 6:55 AM
To: anthony.grande@phoenix.gov
Subject: Desert Ridge | Case Numbers GPA - DSTV - 2 - 23 - 2 | GPA - DSTV - 3 - 23 - 2 | Z - 39 - 23 - 2

Dear Anthony –

RE: Black Mountain Village | Case Numbers GPA - DSTV - 2 - 23 - 2 | GPA - DSTV - 3 - 23 - 2 | Z - 39 - 23 - 2

I am writing about the proposed project called Black Mountain Village at Deer Valley Rd and Black Mountain Rd.

I am 100% AGAINST this project.

I have lived in Fireside at Desert Ridge since 2009 and served on our board for several years.

- I have witnessed the increase in traffic during the school year at Pinnacle, this project only serves to make that a BIGGER mess
- A gas station, conv store, fast food, and whatever else is NOT the project for this site next to a high school, junking up OUR neighborhood, AND making traffic a bigger mess
- We live here for the openness of the area – so far all is in good taste
- The Desert Ridge Specific Plan’s intent was to keep commercial activity aligned to a commercial core; commercial activity in the residential superblocks is strictly limited to minor conveniences of no more than 3 acres and drive through operations are prohibited
- We live in an attractive community, not only will a gas station and the other suggested businesses junk it up but the traffic will worsen, there are plenty of other gas stations VERY close by, we do not NEED this project
- The land at Deer Valley and Black Mountain is designated RESIDENTIAL under the plan – I vote NO to change that designation
- We do NOT want or need a 20 acre shopping center next to residential and next to a High School
- Crime, litter, noise, pollution and traffic nightmare is what this project equals

Please listen to the community, we LIVE here. Developers build and move on in continuing to live in ‘their’ protected neighborhoods. Please stop this corporate action and change, it is NOT wanted.

Thank you,
Karen

Karen M. Bottesch
Senior Vice President | Senior Relationship Manager
Business Banking
Bank of America
AZ3-566-02-50 | 14636 N Scottsdale Rd Ste 250 | Scottsdale AZ 85254
Phone 480.624.0569 Fax 804.264.2040 Cell 602.315.4204
Karen.bottesch@bofa.com

[View my professional web page here. \[rm.bofam.com\]](#)



Support Associate:

Patty Ruiz
Phone: 480.624.0648 Fax 804.266.8154
14636 N Scottsdale Rd. Ste 250 | Scottsdale AZ 85254 | AZ3-566-02-50

This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/emaildisclaimer> [\[bankofamerica.com\]](http://www.bankofamerica.com). If you are not the intended recipient, please delete this message. For more information about how Bank of America protects your privacy, including specific rights that may apply, please visit <https://bankofamerica.com/privacynotice> [\[bankofamerica.com\]](https://bankofamerica.com).

This email may contain a promotion of products or services. If you would like to unsubscribe from receiving emails like this, please update your Email Preferences here: <https://preferences.em.bankofamerica.com/Prefs/emailoptout> [\[preferences.em.bankofamerica.com\]](https://preferences.em.bankofamerica.com). Unsubscribing will not affect delivery of important service messages that we may need to send you or preferences you may have previously set for other email services. Bank of America, 100 North Tryon St., Charlotte, NC 28255.

From: [Eileen K](#)
To: [Anthony M Grande](#)
Cc: [Bill Kelly](#); [Jill Gargano](#)
Subject: Desert Ridge Zoning Ammendments
Date: Wednesday, September 20, 2023 6:52:16 PM

Regarding

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

Mr Grande

I oppose the zoning change proposed by Vestar Development and I encourage the board to decline the amendments. I am a homeowner and have lived in Fireside at Desert Ridge since 2013. While many of us who live in Desert Ridge would like to see more grocery options in our neighborhood, the location proposed by Vestar is not appropriate for such a commercial development.

The location is surrounded on 3 sides by single family homes, next to a high school and just blocks from an elementary school. Most of us who bought into this community were very attracted by the Desert Ridge Plan, which limited the location of commercial development. This is a neighborhood with 3 very active HOAs, excellent schools, walkers and runners of every age and kids playing safely in front of their homes while neighbors chat.

A commercial shopping center at the corner of Black Mountain Road and Deer Valley Drive will fundamentally change traffic, lighting, noise, air quality, safety, crime, physical aesthetic and economic value of our beautiful neighborhood.

The corner is not appropriate for a large grocery store, gas station, drive-through, restaurants, and other high traffic commercial activity. Vestar does a fine job managing Desert Ridge mall and should look for a location better suited to the type of development they propose.

Mary Eileen Kelly
3861 E Melinda Drive
Phoenix, AZ 85050

From: [Mike Kip](#)
To: [Anthony M. Grande](#)
Subject: case# GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Wednesday, September 20, 2023 5:54:13 PM

My name is Michael Kiperman. I'm a resident of Fireside at Desert Ridge community. I strongly oppose Black Mountain Village project. Due to the fact that such projects attract unwelcomed characters into immediate residential area. Can't help but stress the fact that there are 2 schools in the neighborhood, especially elementary school. We want our kids to be as safe as possible. We don't need additional traffic. It is a nightmare twice a day as it is.

Thank you for understanding. Hopefully this project can be moved elsewhere.

From: [Stanislava Kuka](#)
To: [PDD Long Range Planning](#)
Subject: Re: Automatic reply: Opposing rezoning Black Mountain Blvd/Deer Valley
Date: Wednesday, September 20, 2023 9:56:03 PM

Good morning,

As a Phoenix resident and tax payer I want to express my disapproval of the proposal of rezoning the area southwest Black Mountain Blvd and Deer Valley Road next to Pinnacle High School.

SAFETY

Being next to the high school and walkable distance to 2 elementary school we risk bringing strangers to our community where so many children walk alone to school.

Possible bus station- more strangers coming to our community. Phoenix, as I believe you are well aware has a growing homeless population. Did you drive by Desert Ridge recently? At every stop light you can see panhandlers. Homeless people sleeping on bus stations. Did you know about the psychiatric, and drug abuse problems among the homeless population? I bet you did.

Possible gas station- alcohol, criminal. Enough said. Just driving to Desert Ridge there is one, and even 2 down the road on Cave Creek.

Possible drive through restaurant- if not living in the area you are probably not aware of the ongoing evening trouble In'n'Out has, for example. Not mentioning providing even more unhealthy options to our growing students.

Traffic- I could say well congested area. Traffic has grown over the last few years. I can not get out of my neighborhood due to overwhelming school traffic. But I agreed to that, and wanted to be the closest possible to schools. Adding more traffic to our community is not something we were looking for.

I hope you and your fellow city planners have in mind the wellbeing of our community residents not only the investors that only care about their profit.

Thank you,
Stanislava Kuka
3636 E Covey Ln, Phoenix AZ 85050

Sent from my iPad

Sent from my iPad

On Sep 20, 2023, at 5:23 PM, PDD Long Range Planning
<pdd.longrange@phoenix.gov> wrote:

Hi Stanislava,

Can you please forward your comment? I don't see a message from you, just Anthony's out of office.

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

<image001.jpg>

From: Stanislava Kuka <stanislava.kuka@gmail.com>

Sent: Sunday, September 17, 2023 9:22 PM

To: Anthony M Grande <anthony.grande@phoenix.gov>; PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Re: Automatic reply: Opposing rezoning Black Mountain Blvd/Deer Valley

Sent from my iPhone

On Sep 17, 2023, at 3:15 PM, Anthony M Grande
<anthony.grande@phoenix.gov> wrote:

Hello. I am currently out of office and will be returning Monday, September 25, 2023. If you need immediate assistance, please contact pdd.longrange@phoenix.gov.

From: [Natalie Leitner](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#)
Subject: Rezoning Superblock 12
Date: Wednesday, September 20, 2023 8:25:28 PM

Good Evening,

I would like to express my opposition of the rezoning of Black Mountain Village/Superblock 12 from residential to commercial/retail space. There are several reasons, first and foremost there is an ongoing homelessness issue throughout the perimeter of Desert Ridge. Leaving Mountianside Fitness yesterday at 6:30PM , there was a man laying across the sidewalk sleeping with his shopping cart and garbage laid around him on the corner of Rose Garden and Tatum. I went to pick up my daughter from soccer practice at 8:45PM and he was still there. Not to mention when I go to the gym at 5:00AM and the bus stops are a campground for the homeless. I absolutely do not want this type of activity closer to our neighborhoods and schools and that is exactly what would happen if something like this was to go in this area. You would encourage the homeless to set up encampments around high school to have easy access. Go check out the south/east corner of Tatum along the freeway, there are encampments. Once they're cleared, they just move to another area. Not to mention the trash that is left on the corners from panhandlers. It's ridiculous that it has gotten this bad, but that is another email and I refuse to let this happen closer to my home.

Secondly, if approved, you basically would be providing a parking lot for high schoolers that don't have a parking spot (every junior class man with a car and license, there is only enough spots for seniors) ask the businesses around Chaparral High School how they feel about that? The traffic is already horrendous on school mornings at all the schools, but with this, you would be adding more traffic and delivery trucks along Deer Valley at all hours of the day and when kids are crossing to go to school.

We have been residents of Fireside for over 10 years and we have raised our 4 kids here. We moved over here for the great schools and great neighborhoods. We have 2 kids at Pinnacle, 1 at Explorer and 1 at Fireside Elementary. We bought in this neighborhood knowing that would be zoned for residential and it should stay the way!

Please take into consideration my opposition for this rezoning plan. We love our neighborhood and schools and want to keep the safe for everyone that lives here!

[Case No. SPA-DS1 V-2-23-2](#)

[Case No. CPA-DSTV-3-23-2](#)

[Case No. 1-39-23](#)

Natalie Leitner
21515 N 39th Terrace
562.706.4702

From: [Andrea Remke](#)
To: msantoro@qblaw.com; [Anthony M. Grande](#)
Subject: Zoning issue near Pinnacle HS
Date: Wednesday, September 20, 2023 7:02:59 PM

My previous emailed letter (on 8/27/23) to you did not have these case numbers attached, please note my below correspondence in regards to this zoning decision. It is permissible to read aloud or note in any public record as anyone sees fit. Updated case numbers attached.

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

Mr Grande,

I'd like to please ask you and the city representatives to consider the opposition many residents here in Fireside Desert Ridge have to the proposed zoning changes of the property at Black Mountain Blvd and Mayo Blvd /Deer Valley Drive right next to Pinnacle High School.

It's currently zoned for residential and for the developer to change it to retail shopping opens this area up to increased traffic congestion and student/resident safety issues here in the area.

I invite any of you to please come observe the traffic at these intersections around the school during the peak times of dropoff 7:20-7:30 am and at 2:15-2:20 pm pickup when it's the worst. These intersections are a nightmare then. Drove of kids are walking to school and crossing/ jaywalking across these intersections some are on bikes even—and they are NOT heeding any kind of traffic signals or signs because they are kids of course. Many cars are racing through yellow lights and people sitting in intersections at red lights because they tried to fit through. We have seen lots of accidents, a lot of honking and near misses. My son's Pinnacle soccer coach was just in an accident this past Friday during pickup when a man in a car not paying attention to stopped traffic on Mayo slammed into the back of him causing his car to hit the car in front of him, which was driven by a student. It happens all the time because of the sheer volume of cars and kids and mayhem happening during these times. It is only a matter of time before a kid is seriously maimed or killed at this intersection/area.

I live across the street in Fireside, a stone's throw from this land where they are going to build. My son attends the high school and my twin girls will attend next fall and then my youngest will attend in two years. We are stuck for a long time with whatever the powers that be decide should go here. I worry about the influx of traffic and congestion, the problems it brings to us as nearby residents, by way of safety especially—but also being a single mom I bought this home two years ago for its close proximity to school for my kids to walk to local schools and the safe neighborhood feel. But I'm worried at the potential drop in property values if they start putting in crappy shops or gas stations or smoke vape shops, causing our nice residential area to look, smell and sound like a truck stop dump attracting transients and homelessness, no doubt.

I know money will likely win out in the end, and something will be built here. It's a shame the school district couldn't have bought a piece of this property for added parking for the students at school because as it is currently, only seniors can park in the school lot, which is asinine. The principal at Pinnacle has even told parents last week they have addressed safety and traffic issues to Vestar but ultimately can't have a definitive say in this land development.

City officials have a duty to protect the interests of the residents here who live and work and pay taxes.

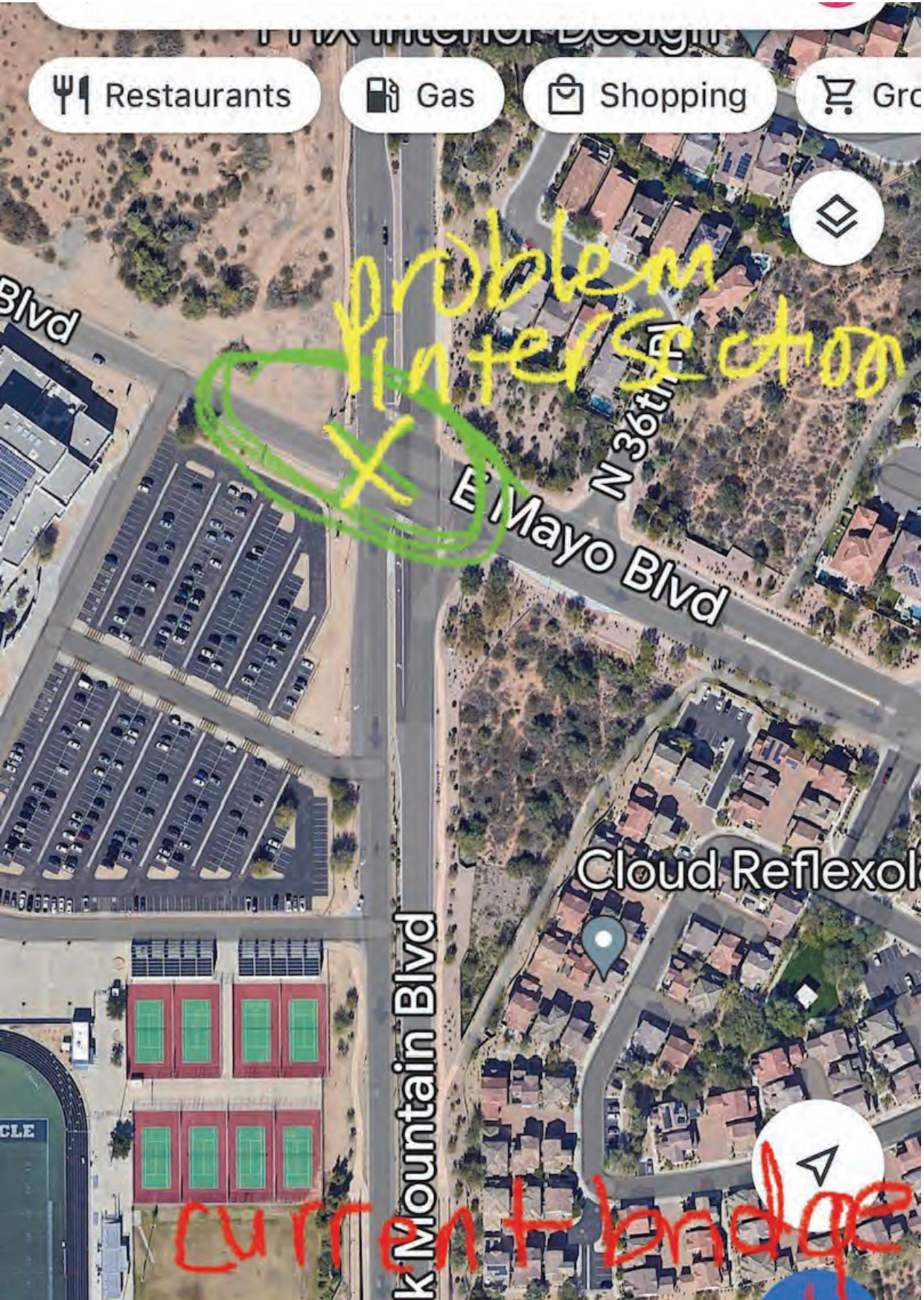
These developers have the monetary means to at least put an-over-the street walkway /sidewalk bridge from the Mayo/Black Mtn crosswalk over to the school so our kids aren't playing Frogger in traffic through red and green lights as they currently do every single school day. The existing walking bridge (see attached picture) that some idiot designed and installed years ago is out of the way for kids to walk, located south at the 51 interchange, at the dog park entrance, so they would have to walk down there then back around to go back up to the school—it's an extra 10-15 min of walking—not a single soul is doing that and that pedestrian bridge remains not utilized.

My question: Could the city mandate the developer to at least relocate the pedestrian bridge to the problem/ busy intersection at the school instead of that bridge uselessly sitting down the street out of the way? (I included a pic of bridge area)

If something is built here eventually, I hope the people in charge will think first of the safety of students and residents over the quick buck they'll make in revenue at the site.

Thank you for hearing me,

Andrea Remke,
Phoenix resident of Fireside at Desert Ridge





From: [Richards, Dan](#)
To: [PDD Long Range Planning](#); [Anthony M Grande](#); [Council District 2 PCC](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village
Date: Wednesday, September 20, 2023 9:35:48 AM
Attachments: [image001.png](#)
[Grocery Store options.docx](#)

Dear Mr. Grande and Councilman Waring,

I submitted an email on September 13 pertaining to my opposition to the proposed development . One of the points made in my previous email was stating the amount of gas stations and grocery stores within a 3-mile radius of the Deer Valley and Black Mountain intersection. I mentioned 11 gas stations within a 3-mile radius, but the correct number is **12 gas stations**.

It was brought to my attention that Gammage and Burnham met with the residents of Sky Crossing shared an exhibit showing the lack of gas stations and grocery store options within a 5-mile radius. They failed to show all the options south of the 101 in their exhibit, which is incredibly misleading. I have attached a map that shows all the gas stations and grocery stores in a 3-mile radius. If you change your search to a 4-mile radius, you find **18-gas stations**. The grocery store options are quite vast as well.

Grocery Stores included within a 4-mile radius include:

- Costco
- Walmart
- Target
- Sprouts Market Express
- 2 Fry's
- 2 Albertson's
- Food City

Please take this into consideration when Vestar continues to tell people that Desert Ridge is lacking grocery and gas station options. It's simply not true. Our neighbors do not want this development to be built. We all live in the residential superblock portion of Desert Ridge. If we wanted to live within walking distance to restaurants, we would have moved closer to Desert Ridge Marketplace. This isn't for the residents of Desert Ridge. They're looking at this parcel because they want the traffic from the 51.

Thanks,



Dan Richards

Strand Associates, Inc.®

602.437.3733 ext. 6052

dan.richards@strand.com | www.strand.com [strand.com]

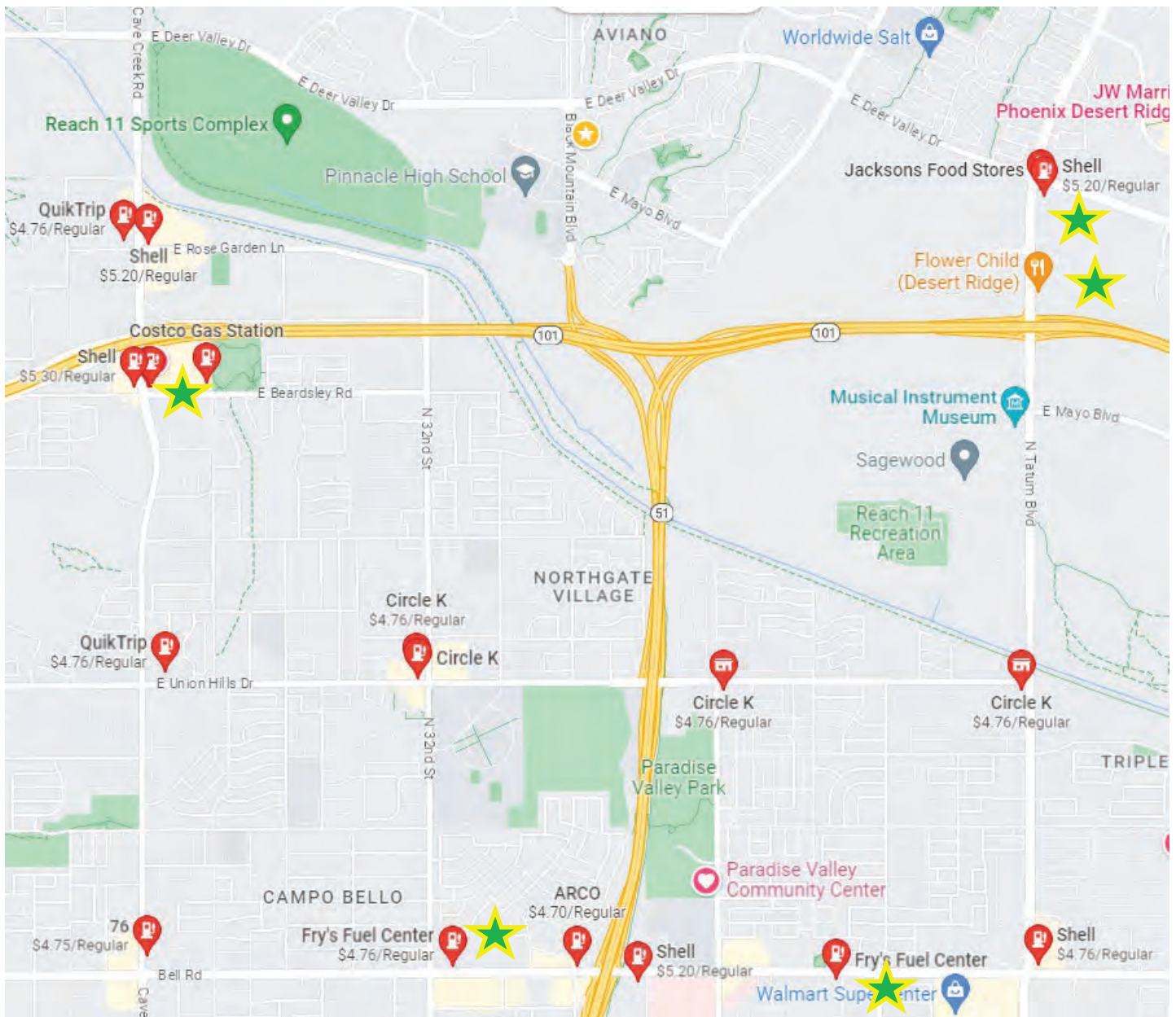
Desert Ridge is not lacking grocery and gas station options

12 gas station within a 3-mile radius of Deer Valley and Black Mountain Blvd Intersection

18 gas stations shown within a 4-mile radius of Deer Valley and Black Mountain Blvd Intersection

Grocery Stores included within a 4-mile radius include:

- Costco
- Walmart
- Target
- Sprouts Market Express
- 2 Fry's
- 2 Albertson's
- Food City



From: [eva rohr](#)
To: [Anthony M Grande](#)
Subject: STOP REZONIBG BLACK MOUNTAIN - PERIOD!!
Date: Wednesday, September 20, 2023 9:36:26 PM

eva rohr
4726 e casey ln
cave creek az 85331

480 363 7967

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 4:28:45 PM

Name

Jessica Sconyers

Email

jessicasconyers@gmail.com

Address / Neighborhood (Optional)

Desert Peak

Support Comments

I work at pinnacle high school. Traffic there is a nightmare and will only get worse with the addition of a shopping center.

From: [Ralph Valenzi](#)
To: [Anthony M. Grande](#)
Subject: Super Block D Ridge
Date: Wednesday, September 20, 2023 10:33:37 PM

I am very much opposed to rezoning this property to commercial
I am a resident of Fireside and with the school traffic, adding a commercial development would make that worse
In addition, we don't need more development in our area. We already have the Marketplace and that is sufficient for
our community

Ralph Valenzi
3629 E Zachary Drive
Sent from my iPhone

From: [C. Dunn](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#); ppd.longrange@phoenix.gov
Subject: Vestar's Development Amendment and Zoning Requests for Superblock 12
Date: Thursday, September 21, 2023 10:13:35 PM

To All Concerned With This Issue:

I recently attended a Desert Ridge Community Association meeting in which representatives for Vestar presented a rough sketch of their development plan for approximately 20 acres carved out of Superblock 12. Listening to them, one would surmise that this development was for the benefit of our neighborhood. They discussed a neighborhood grocery store, some small retail businesses, and dining options. A rather straightforward design, you might think. What Vestar's rep didn't mention was the inclusion of a gas station, fast food drive-throughs, and even a city bus stop. A plan that sounded innocent enough at the time now begs the question of how a development such as this would impact our neighborhood.

Vestar wants to rezone Superblock 12 from an R-2 residential designation to a C-2 commercial designation. With this rezoning would come a commercial development, such as Vestar's, right at our back door. There are many troubling issues associated with this proposal. I am limiting my comments to the environmental impact that Vestar's proposal would have on our community.

One of the most significant pollutants of our environment is gas stations. For instance, during fueling, toxic compounds such as Benzene (a known carcinogen), Ethyl Benzene, Toluene, and Xylene (BTEX) are released into the air. Likewise, these same compounds will pollute the air when there is leakage from the storage tank vents. Spills from fueling and spills from emptying tanker trucks can occur, causing soil, groundwater, surface water and air contamination. Even idling engines of vehicles contribute to air pollution with the release of harmful chemicals, gases, and particles. Add to this the road noise associated with an overwhelming number of vehicles driving in and out of the gas station and one must conclude that gas stations are one of the most significant polluters of our environment.

Grocery stores and fast food restaurants are right behind gas stations when we consider the extent to which they pollute the environment. The average grocery store emits almost two tons of carbon dioxide from the electricity and natural gas that it uses each year. In addition to that, grocery stores and fast food restaurants generate tons of litter and garbage yearly. Proper disposal of these then becomes a major issue. If strict guidelines aren't followed, we are then dealing with air and soil pollution, in addition to the environmental issues posed by rodents and other pests attracted to the area. Another concern is the amount of traffic generated by these businesses. Their customer traffic, their delivery trucks, and their trash collection vehicles make a substantial contribution to both noise and air pollution. Lastly, it is not surprising that air pollution is the direct result of food preparation.

With the kitchen exhaust fans we have the release of organic aerosol into the environment. With grills, stoves and ovens we have the release of formaldehyde, carbon dioxide and carbon monoxide into the air. Naturally, these airborne particulates are inhaled by everyone nearby. With ongoing exposure, these particulates can be extremely harmful to individuals. This is especially true for asthmatics and individuals dealing with long-term breathing problems such as COPD.

It is obvious that the environmental impact of Vestar's proposed development would not be limited to noise, air, soil, and light pollution. Their proposal would guarantee both traffic pollution and people pollution, as well. Is it fair to assume that crime in our neighborhood would not be far behind, if Vestar's proposal were to be approved?

The negative impact that Vestar's commercial development would have on our neighborhood far outweighs any benefits of a grocery store, a gas station, and fast food restaurants. With these services and many more just minutes away in the Desert Ridge Marketplace, we don't need them in our own back yard.. We must keep Superblock 12 zoned R-2 Residential, as it was originally intended.

Please say NO to Vestar.

Carolyn Dunn
3752 E Covey Lane
Fireside Community

From: [Greg Nelson](#)
To: [Anthony M. Grande](#)
Subject: Rezoning of Superblock 12
Date: Thursday, September 21, 2023 2:41:45 PM

RE:

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

Mr Grande,

In exploring the information on the proposed rezoning of Superblock 12 in our community, I wanted to express my concerns and “no” vote on this land being used for commercial use.

While living in the community for nearly 18 years, this would have a negative impact on the overall feel which is contrary to what the developers are trying to market to us. The increased traffic would contribute to further noise pollution as well as the increased opportunity for crime and trash.

This property is directly across the street from a large high school where new drivers try to sharpen their new skills and this commercial development would lead to an increase in accidents as well as fear of children / pedestrians being hit while walking to the surrounding schools from this intersection (1 high school, 1 middle school, and 2 elementary schools within a 1 mile radius).

We have seen migration of homeless around our community, near the Desert Ridge mall, and could only see the future migration to this new shopping area which is a huge safety concern for my family and other neighbors who bought in the area for the enjoyment of being able to walk or ride to neighborhood parks and trails.

Lastly, adding a grocery store no matter small or large would not serve a purpose of improving our service needs. We already have plenty of choices in a short distance around us.

Thank you for taking the time to accept and hopefully take our concerns into account.

Greg Nelson

From: [Deanna Guttilla](#)
To: [Anthony M. Grande](#)
Subject: Regarding rezoning the block at Deer Valley Rd and Black Mountain next to Pinnacle High School.
Date: Thursday, September 21, 2023 5:59:51 PM

Hello Mr Grande,

My name is Deanna Guttilla. I have been a homeowner and resident in Fireside and have happily raised three children here since 2011.

I'm writing in regard to case number GPA-DSTV-23-2/GPA-DSTV-3-23-2/Z-39-23-2.

The block of land at Deer Valley Rd and Black Mountain Rd is up for possible rezoning to commercial land use.

As much as I feel we could use a small grocery such as Trader Joe's, and would love a little upscale outdoor mall area, I'm opposed to rezoning to commercial land. It could have several negative and dangerous consequences for the kids and the traffic flow.

Since the freeway exit was built, the community has seen more accidents on Black Mountain in front of the high school and a daily back up of traffic. People drive very fast. It is already dangerous for the kids crossing the road, at the intersection, to get to school every morning and afternoon.

The proposed plan for rezoning would bring even more traffic to the road in front of the high school. Especially if a grocery with a gas station is built.

In addition, a building complex with a fast food drive thru and gas station could likely bring an increase in crime, such as drug sales, right into an area where there are over a thousand kids every day.

Because of the increased danger to the kids in the neighborhood, and at the high school, I am opposed to rezoning the land to commercial use. It needs to stay residential.

Thank you for your time,
Deanna Guttilla
Resident of Fireside

Sent from my iPhone

From: [Tracy Kaczmarek](#)
To: [Anthony M. Grande](#)
Subject: Re zoning
Date: Thursday, September 21, 2023 8:31:40 PM

Hello,

I would just like to make my opposition to proposed re-zoning of land at Deer Valley/Black Mountain and planned development.

I live in Fireside, and my backyard faces Black Mountain. When building our house, we were told this land was NOT zoned for commercial development. As it stands now, traffic is a huge issue. The area is already extremely busy, with Pinnacle HS traffic and regular flow. Essentially, there is no “flow”. I encourage you to observe what the traffic pattern is daily. It is near impossible to get out of my neighborhood some mornings, due to chaotic traffic.

My backyard and even my bedroom face Black Mtn Blvd. We are directly behind the view fence. I cannot imagine the noise, lights, and traffic this would bring to an already congested area!! I am also greatly concerned with safety, as we have both a high school and elementary school nearby. I could go on, listing all the reasons this is a horrible idea....but I am sure you have been informed by other residents. Please— this was NOT the premise and agreement of said parcel, prior to building my house. This is a RESIDENTIAL area!! I will be attending the October 3rd meeting.

Thank you for your time.

Tracy Kaczmarek
Sent from my iPhone

From: [Amy Kenney](#)
To: [PDD Long Range Planning](#); [Anthony M Grande](#)
Subject: Proposed Desert Ridge Rezoning - OPPOSED
Date: Thursday, September 21, 2023 8:31:53 AM

Anthony,

I am writing to send in my "vote" as I am VEHEMENTLY OPPOSED to the rezoning for a variety of reasons. Please refer to the following:

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

We do NOT need commercial development in our quiet and already "convenient" homes and neighborhood.

There is ample access 1 mile away (or less!) to gas stations, conveniences galore, grocery stores, etc and RETAIL galore.

Traffic, crime, noise, all would increase.....this is not something that is welcome....

Thank you for your consideration.

Amy Kenney
Ringtail Way
Fireside, Desert Ridge
Phoenix, AZ 85050
602-696-2639

From: [Dessert](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#); pad.longrange@phoenix.gov
Subject: Black Mountain Village
Date: Thursday, September 21, 2023 5:55:52 PM

Re: GPA-DSTV-
2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

NO! NO! NO!
TO BLACK MOUNTAIN VILLAGE!!!

I bought my house in Scarlet Ridge 13 years ago knowing I would be living in a safe residential area. Trying to put a business right next to my house is wrong in so many ways. And to do a bait and switch with me and all the homeowners is appalling!

We have enough traffic and unfortunately have had accidents with children being injured on the street at the high school as it is. And there's already been issues with homeless people sleeping under the bridge. Bringing in retail would only add to this on all accounts. And we certainly don't need more of either to ruin our neighborhood and injure our children!

I am hoping you have enough respect your homeowners to put this terrible idea to rest and find another location more suitable for this type of retail. We want to continue to keep our neighborhood safe! Thank you.

Sincerely,
Blythe Lipman

Sent from my iPhone

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:52:51 PM

Name

Suzanne Moon

Email

suzannemoonbear@gmail.com

Address / Neighborhood (Optional)

Paradise Peak West on Pinnacle Peak Rd. 85050

Support Comments

No! Not necessary. The neighborhood is Residential and we'd like it to stay that way.

From: [Andrea Nelson](#)
To: [PDD Long Range Planning](#)
Subject: Proposed Desert Ridge Rezoning
Date: Thursday, September 21, 2023 7:12:22 AM

Dear long range planning committee-

I am writing as a homeowner and resident of the Fireside Community in Desert Ridge. I am opposed and concerned that the proposed Vestar development North of Pinnacle High School would impact the safety of the neighborhood, both in the businesses which are proposed, and in the traffic patterns. Additionally, proposing a gas station so close to several residential neighborhood community homes has its own additional safety and health concerns.

These proposed safety hazards could destroy property values for the homes, and seems redundant based on the other options so close by in Desert Ridge Marketplace- which I understand is already owned by Vestar.

The safety of our families and the neighborhood children is at risk. Please help our community to vote against this project.

Thank you.

Andrea Nelson, SPHR
480-495-5411

From: [Lisa Newman](#)
To: [Anthony M Grande](#)
Subject: Rezoning Opposition to Superblock 12
Date: Thursday, September 21, 2023 8:30:07 AM

Hi Anthony,

I am a resident of Fireside and am emailing about the proposition to rezone a section of Superblock 12 from residential to commercial property. I would like to voice my opposition to the following amendment requests case numbers:

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

I vote to keep this residential.

Thank you,

Lisa Newman

From: [Rebecca Oakes](#)
To: [Anthony M. Grande](#)
Subject: RE: Case No. SPA-DS1 V-2-23-2; Case No. CPA-DSTV-3-23-2; Case No. 1-39-23
Date: Thursday, September 21, 2023 6:10:06 PM

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

I am writing to you to register my strong disapproval of proposed amendments (case numbers listed above) to modify existing zoning from residential to commercial.

Our homes in Fireside at Desert Ridge were built under the Desert Ridge Specific Plan. The plan promised clean, quiet, and safe neighborhoods because commercial activity was placed in the "commercial core". Commercial activity in the "residential superblocks" is strictly limited to minor "conveniences" of no more than 3 acres and drive through operations are prohibited.

The land at Deer Valley and Black Mountain is designated residential under the plan. Vestar, the developer of the Desert Ridge Marketplace, now wants to change this for their own financial gain; if the Desert View Planning Committee and city of Phoenix vote for the change of zoning, and approve the plan to put in a 20-acre shopping center (reported to contain drive-through fast food, drive-through coffee, a gas station, a grocery of an unknown name and type, and who knows what else), this will cause great harm to my family and neighbors.

You see, my family lives in the closest section of Fireside to Pinnacle HS, and the proposed shopping center. We already suffer through the pedestrian and vehicle traffic that invades the streets of our neighborhood when school is in session and for other events held at the HS. Students and parents drive at unsafe speeds down 36th Street and Abraham Dr. Additionally, at drop off and pick up times, cars are lined up and/or idling as drivers wait to drop off or pick up their students, blocking our way in and out, causing us to "play chicken" to maneuver down the narrowed streets. Some of these students walk through our desert wash as a short cut to those cars dropping off/waiting to pick up.

This is a neighborhood where many children walk to Fireside Elementary School, located a short distance away. So not only is driving in, through and out of our neighborhood difficult and would most likely become dangerous as traffic increases in an area not planned for such commercial development, it is not safe for small children to safely walk to school.

In addition to the dangerous situations we face within our neighborhood, it can be all but impossible to safely leave our neighborhood at these times - the southern exit, on to Mayo Blvd. is right turn only and is very close to the Mayo/Black Mountain Blvd intersection. The northern exit on to Deer Valley Rd. is hard to turn left onto during high traffic times.

To put it more clearly - leaving our neighborhood becomes even more difficult and dangerous with increased vehicle traffic that comes with commercial development - especially trying to go south onto Black Mountain Blvd AND west onto Deer Valley. We only have two VERY flawed entrances/exits that in the best of times is tricky and not very convenient OR safe. We essentially have to chose to limit leaving our neighborhood or taking the increased risk of attempting to go south or west in less than safe traffic conditions. How does this benefit our residential community?!? I predict that vehicle (and pedestrian) accidents will dramatically

increase if this shopping center is approved.

There is nothing that can be commercially built and nothing beneficial from a retail standpoint that makes this development worth if for my family and residential neighborhood. There are plenty of retail options at Desert Ridge and other close shopping centers.

Relatedly, are the members of the Desert View Planning Committee and Phoenix City Council members aware that the parking lot of the proposed shopping center would in fact become an overflow parking lot for Pinnacle HS students who do not have a parking pass to park at the school? I would imagine prospective tenants would not be pleased to have the parking spaces used by people not spending money at their establishments and making it harder for those who want to spend money to find somewhere to park. Also, just ask security and management about the issues surrounding teens hanging around Desert Ridge Marketplace - it will be much easier for some students to hang out in the same manner at this proposed shopping center.

Has the city of Phoenix specifically done a traffic study of this area, taking this commercial development into account? How would the council plan to ameliorate the above stated traffic issues? What about environmental studies looking at the increase noise, light and exhaust pollution that will directly impact the surrounding residential neighborhoods?

We are appalled by this bait-and-switch, and worried about the crime, noise, litter, pollution, and traffic nightmares that will come with this monstrosity.

Sincerely,

Rebecca J. Oakes
3608 E Salter Dr
Phoenix, 85050

Get [Outlook for Android \[aka.ms\]](#)

From: [Richards, Dan](#)
To: [PDD Long Range Planning](#); [Anthony M Grande](#); [Council District 2 PCC](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village Opposition
Date: Thursday, September 21, 2023 4:53:23 PM
Attachments: [Fireside Petitions.pdf](#)

Dear Mr. Grande and Councilman Waring,

Please find attached a petition on behalf of the residents of Fireside Community opposing the rezoning of the SW corner of Deer Valley and Black Mountain Boulevard.

Thanks,

Dan Richards

September 21, 2023

Anthony Grande
City of Phoenix Planning and Development Department
Zoning Section
200 W Washington Street, Second Floor
Phoenix AZ 85003

Reference:GPA-DSTV-2-23-2

Dear. Mr. Grande:

On behalf of the residents of Fireside Community, noted in the attached petition, we are opposed to the proposed rezoning of the Parcel **212-38-023B**. The families that built in this area did so knowing that they would have a safe, quiet area for their children to grow up around. In proposing the zoning amendment, the developers would like to change the use from residential (2-5 du per acre) to commercial. We believe this proposed change would result in unacceptable levels of risk to health and safety.

This commercial development proposal suggests parking for 580 cars and contains 3 access/egress points just off Mayo immediately across from Pinnacle High School with no provision for safe crossing or pedestrian/bike safety. Further the traffic in this area is already an issue. In speaking with the Phoenix Police Traffic Bureau, it is clear they have received numerous complaints about existing safety issues experienced at the intersection of Black Mountain and Deer Valley Roads. The proposed rezoning would only exacerbate these issues.

The explanation letter for the project describes that for community benefit, the project has the potential to “increase health” and “reduce transportation burdens” of area residents by creating a walkable/bikeable retail/grocery destination and “may reduce emissions from residents driving to Desert Ridge Marketplace.” These statements are unproven and unsupported by the conceptual design. While this is being promoted as a much-needed commercial alternative for the residents in Desert Ridge, this will increase the volume of traffic coming from south of the 101, off the 51 exit. This development would **increase transportation burdens and emissions in this area**. Residents who likely would have driven to Desert Ridge are now going to be driving to our neighborhood.

There is no traffic impact or air quality study mentioned. Furthermore, it will increase both light and sound pollution in the area. As such, the Fireside neighbors that have signed the attached petition stand against the proposed rezoning and ask that the City reject the developer’s application for rezoning.

Sincerely,
Dan Richards

STOP THE ZONING CHANGE ON PARCEL 212-38-023B

The residents of Fireside neighborhood are opposed to the proposed change in zoning from residential to commercial for the property at the southwest corner of Black Mountain and Deer Valley Roads (parcel 212-38-023B). We believe the proposed development by Vestar poses significant risks to safety in the form of traffic congestion, air, noise, and light pollution.

The proposed development does not add to the community benefit, but rather detracts from it by eliminating open space, a great potential for increased crime rates, introducing added emissions around residential areas and schools, and significantly increasing congestion in an already busy intersection and school zone that is immediately adjacent to a high school. Additionally, the proposed business types are not a value add as they already exist within easy reach of our neighborhood.

There is an existing issue with high-traffic volume that does not respect the posted speed limits near Fireside Elementary School and Pinnacle High School on Mayo Boulevard, as commuters travel to Interstate 51. This zoning change will only heighten this problem and create a more dangerous situation for our children, including the littles of our children at Fireside Elementary School, who deserve the ability to walk to and from their school safely each day. Although older and presumably more apt, our Pinnacle students deserve the same consideration, as many of them are student drivers.

We wish to preserve the quiet, calm, walkable and bikeable characteristic of our neighborhood, while also avoiding the impacts of light and noise pollution associated with commercial centers. The Black Mountain Village, as well as any other proposed commercial development on this site, will do the opposite.

If you wish to reach out directly to express your concerns, you can contact anthony.grande@phoenix.gov.

Printed Name	Signature	Address	Telephone Number
April Justman		5713 E. Hult Lane, Phoenix	(480) 904-1540
JEFF MIKHA		21010 N. 37th City Pkx	847 710-3060
Steve Deaton		3630 E. Cat Back Dr	489-248-1398
Danielle Deaton		3625 E. Cat Back Dr	251-266-7662
Greg Nelson		3454 E. Cat Back Dr	484-390-1410
Tyann Kaczmarek		21229 N. 36 St	480-559-0971
Tara Winkler		21720 N. 36th St	602-710-3281
Berick Loyett		21716 N. 36th St	602-826-2929
Dean Richards		3618 E. Half Hitch Pl	619 865 4303
Leslie Andrew Masuku		21618 N 36th St	608 212-7879
		3609 E. Cat Back	407-372-4203

Name	Signature	Address	Phone
Kristin Evans	<i>Kristin Evans</i>	21209 N 36th St	602 312 5179
Steve Gorman	<i>Steve Gorman</i>	3617 E Carbone	602 689 4843
Sreeraj Chinnayani	<i>Sreeraj Chinnayani</i>	3626 E Cat Balne Dr.	201 406 3310
Rob V. Schmitz	<i>Rob V. Schmitz</i>	3601 E. Half Hill Pl	623-418-0949
Jenna Stoneberg	<i>Jenna Stoneberg</i>	3601 E. Half Hill Pl	480-290-9130
Lon Agarwal	<i>Lon Agarwal</i>	3606 E. Cat Balne Dr	504.875.9608
John Haworth	<i>John Haworth</i>	3606 E. Cat Balne Dr	225 957 9134
Dee Willis	<i>Dee Willis</i>	3926 E. Potha Dr.	502-727-5340
Jerry Grogan	<i>Jerry Grogan</i>	21118 N 37th Pl	480-250-4989
Scott Grogan	<i>Scott Grogan</i>	21118 N 37th Pl	480-250-4989
Scott Elkstrom	<i>Scott Elkstrom</i>	3909 E. Melinda Pl	480-209-2164
Fran Forth	<i>Fran Forth</i>	3645 E. Zephyr Dr.	480 226 6022
Molly Fine	<i>Molly Fine</i>	21117 N 37th Rm	505-238-7958
Jason Fine	<i>Jason Fine</i>	21117 N 37th Rm	505 264 4034
Musui Dave	<i>Musui Dave</i>	5164 W. Quail Track Dr	339-237-0363
Karen Gotsch	<i>Karen Gotsch</i>	3902 E. Cat Balne Dr	602.315.0774
Walter Roodenburg	<i>Walter Roodenburg</i>	21507 N 37th Ter	480.567.2716.
Angelle Song	<i>Angelle Song</i>	3775 Long Cactus	602-300-6567
Kelly Davis	<i>Kelly Davis</i>	21653 N 38th Pl.	808-341-4827
Ashley Vons	<i>Ashley Vons</i>	2156 N. 38th Pl. Phx.	407-317-6045
Craig Nelson	<i>Craig Nelson</i>	21724 N 31st St	602-451-3032
Loe Gumpal	<i>Loe Gumpal</i>	3970 E Hwy 104th L	480 317 2343
Eizi Melamed	<i>Eizi Melamed</i>	3974 E. Cat Balne Dr.	602.549.2257
Radhika Rao	<i>Radhika Rao</i>	3924 E. Melinda Dr	(807) 660-4050
Manasa Rao	<i>Manasa Rao</i>	3994 E. Melinda Dr	680 (313) 7110
Nina Jursulid	<i>Nina Jursulid</i>	3658 E. Covey Ln	507 287 4423
Yuh-Shang Yu	<i>Yuh-Shang Yu</i>	3649 E. Zachary Dr	512 645 7155
Hsin-ya Huang	<i>Hsin-ya Huang</i>	3649 E. Zachary Dr	480 930 1578.
Steven Abrams	<i>Steven Abrams</i>	3872 E. Melinda A	570-929-2118
Paul Devel	<i>Paul Devel</i>	21705 N 37th Terrace	623-853-3604
MARK SNYDERS	<i>MARK SNYDERS</i>	3822 E. CAT BALNE DR	602-920-7947
Jerry Grogan	<i>Jerry Grogan</i>	21622 N. 38th Way	602-616-5157
Andrew V...	<i>Andrew V...</i>	25617 E Embes Glenway	480-450-1814

Printed Name	Signature	Address	Telephone Number
Stefani Kuehl		3812 E. Ember Glow way	480-220-2659
Erin Maes		3682 E. Canyon Ln	602-321-1890
Kris's Akaso		3682 E. Canyon Ln	602-214-3853
Corcen Gartner		3819 E. Ember Glow way	602-336-1804
Larry Gartner		3819 E. Ember Glow way	480-628-5969
Mara Michaels		3730 E. Barkhew Dr	480-621-1029
Kristy McCool		21210 N 36 P1	847-732-7017
Yix Man Kung		3638 E. Cat Balwe Dr	480-822-8045
Megan Jones		3790 E. Zachary Dr	602-620-2261
Ben Wright		3621 E. Zachary Dr	602-299-6588
Melissa Christian		3615 E. Salter Dr.	480-338-9272
Elizabeth		3711 E. Zachary Dr	480-515-3776
Stephany Tang		3935 E. Waller Ln	480-399-3793
Michael Garkosar		3730 E. Mathew Dr	480-349-5129
Victor Bio		3777 E. Niagara	602-394-5139
Nancy Lumpel		2712 N 14th Ln	323-229-0734
Rita Barakat		21606 N 36th St.	480-623-5966
SPI SAMUDRALA		3611 E. ABRAHAM LN.	602-451-1139
Nicole Burnes		21717 N. 36th St.	480-861-0552
Breese Britchard		3726 E. Cat Balwe Dr	760-579-3848
ROBERT PRITCHARD		3726 E. CAT BALWE DR	480-662-5770
Bryan Mehnert		3826 E. Hill Hims Pl	816-719-8619
JAMES TUFFIN		2124 N 36th Pl	576-359-6920
Susan Sheroff		21214 N 36th Pl	516-398-1394
Robb de Jesus Jr		3714 E. Huett Ln PHX 85050	321-626-2352
Brandi Ernst		3714 E. Huett Ln 85050	321-626-2352
Eliza Bozzelli		3715 E. Huett Ln 85050	973-723-9190
Michael Bozzelli		3715 E. Huett Ln 85050	973-487-6644
Robb Justman		3713 E. Huett Ln	602-350-8180

STOP THE ZONING CHANGE ON PARCEL 212-38-023B











The residents of Fireside neighborhood are opposed to the proposed change in zoning from residential to commercial for the property at the southwest corner of Black Mountain and Deer Valley Roads (parcel 212-38-023B). We believe the proposed development by Vestar poses significant risks to safety in the form of traffic congestion, air, noise, and light pollution.

The proposed development does not add to the community benefit, but rather detracts from it by eliminating open space, a great potential for increased crime rates, introducing added emissions around residential areas and schools, and significantly increasing congestion in an already busy intersection and school zone that is immediately adjacent to a high school. Additionally, the proposed business types are not a value add as they already exist within easy reach of our neighborhood.

There is an existing issue with high-traffic volume that does not respect the posted speed limits near Fireside Elementary School and Pinnacle High School on Mayo Boulevard, as commuters travel to Interstate 51. This zoning change will only heighten this problem and create a more dangerous situation for our children, including the littlest of our children at Fireside Elementary School, who deserve the ability to walk to and from their school safely each day. Although older and presumably more apt, our Pinnacle students deserve the same consideration, as many of them are student drivers.

We wish to preserve the quiet, calm, walkable and bikeable characteristic of our neighborhood, while also avoiding the impacts of light and noise pollution associated with commercial centers. The Black Mountain Village, as well as any other proposed commercial development on this site, will do the opposite.

If you wish to reach out directly to express your concerns, you can contact anthony.grande@phoenix.gov.

Printed Name	Signature	Address	Telephone Number
AMY KENNEY		3765 E. Ringtail Way	602-696-2639
Mike Mazzoni		3716 E. Zachary Dr	440-364-8811
Christian Klan		3963 E. Madison Dr.	504-296-7005
APRIL SMITH		3921 E. Grand Ave	480-238-0672
ROHIT AGGARWAL		3815 E. QUAIL AVE	480-745-4347
Barrio Contreras		3621 E. ZACHARY DR	602-320-9672
Praem Mahedum		21602 N 36th St	719-964-1975
EMMANUEL ASHITHUNDU		21611 N 36TH ST	602-386-8572
Silvia Teixeira		3750 E. Ringtailway	832-361-0114
Megan Keogh		3612 E. Horsham Ln	480-773-1725
MILITRAN PIPNIK		6145 E 21st St #5711	503-5190335

STOP THE ZONING CHANGE ON PARCEL 212-38-023B

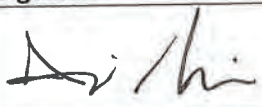
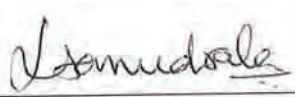
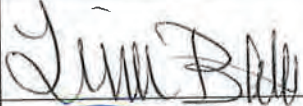
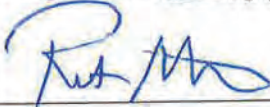

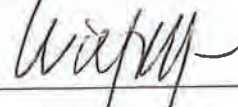
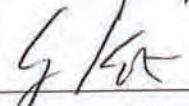

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Printed Name	Signature	Address	Telephone Number
Anju Baluja		01818 N. 37th Terrace, Phx 85050	773-213-7055
Leela Samudrala		3611 E. Abraham Ln Phx - 85050	602-692-7103
Jinu Bhakta		3619 E Salter Dr Phx	775-813-1207
Rita Marranca		3920 E Duali Ave Phx 85050	480-334-1775
LAURA NIETO		21005 N. 38th. PL. Phx. 85050	602-595-5482
William DePiazza		21609 N 39th TEL Phx, AZ 85050	818-741-8758
MARZULA KOTLOW		21713 N 37th TEL PHX, AZ 85050	520-780-1470
Michael Ewing		21713 N. 37th TERRACE	480-825-1032

STOP THE ZONING CHANGE ON PARCEL 212-38-023B



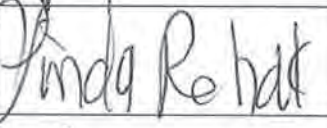
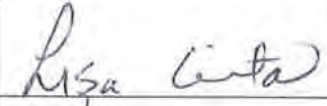

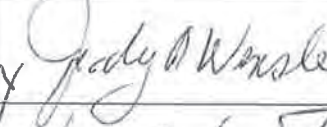
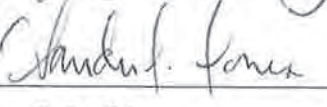

The residents of Fireside neighborhood are opposed to the proposed change in zoning from residential to commercial for the property at the southwest corner of Black Mountain and Deer Valley Roads (parcel 212-38-023B). We believe the proposed development by Vestar poses significant risks to safety in the form of traffic congestion, air, noise, and light pollution.

The proposed development does not add to the community benefit, but rather detracts from it by eliminating open space, a great potential for increased crime rates, introducing added emissions around residential areas and schools, and significantly increasing congestion in an already busy intersection and school zone that is immediately adjacent to a high school. Additionally, the proposed business types are not a value add as they already exist within easy reach of our neighborhood.

There is an existing issue with high-traffic volume that does not respect the posted speed limits near Fireside Elementary School and Pinnacle High School on Mayo Boulevard, as commuters travel to Interstate 51. This zoning change will only heighten this problem and create a more dangerous situation for our children, including the littlest of our children at Fireside Elementary School, who deserve the ability to walk to and from their school safely each day. Although older and presumably more apt, our Pinnacle students deserve the same consideration, as many of them are student drivers.

We wish to preserve the quiet, calm, walkable and bikeable characteristic of our neighborhood, while also avoiding the impacts of light and noise pollution associated with commercial centers. The Black Mountain Village, as well as any other proposed commercial development on this site, will do the opposite.

If you wish to reach out directly to express your concerns, you can contact anthony.grande@phoenix.gov.

Printed Name	Signature	Address	Telephone Number
Susan Ze		3616 E Abraham Ln Phoenix 85050	4806656596
HEATHER McCREE		3908 E. MELINDA DR PHOENIX, 85050	6024630198
Pinda Rehat		21216 N 38TH PL Phoenix, AZ 85050	360-433-5277
Lisa Giunta		21514 N. 38 th Way PHX, 85050	602-326-1582
BARBARA BOSS		3934 E CAT BALDWIN DR Phoenix 85050	732-9968488
Judy A Wensley		21821 N 39th St PHX 85050	480-686-0410
Sandra J. Jones		3753 E Ember Glow Way	480-688-5243
C. TAYLOR MORGAN		3621 E Zachary Drive	602-320-9673

STOP THE ZONING CHANGE ON PARCEL 212-38-023B

The residents of Fireside neighborhood are opposed to the proposed change in zoning from residential to commercial for the property at the southwest corner of Black Mountain and Deer Valley Roads (parcel 212-38-023B). We believe the proposed development by Vestar poses significant risks to safety in the form of traffic congestion, air, noise, and light pollution.

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We wish to preserve the quiet, calm, walkable and bikeable characteristic of our neighborhood, while also avoiding the impacts of light and noise pollution associated with commercial centers. The Black Mountain Village, as well as any other proposed commercial development on this site, will do the opposite.

If you wish to reach out directly to express your concerns, you can contact anthony.grande@phoenix.gov.

Printed Name	Signature	Address	Telephone Number
Madi		3941 Post at Balve	630 200 4505
Russelle		3963 E Catalina Blvd	480 738 9871
Matt		21010 N 3rd Ave	425-829-6282
Dacia		21507 N 3rd Ave	602-363-6757
Ellen		21010 N 3rd Ave	253-569-2725
Asan		3936 E Hoff Hotel R	613 667 016
Chun P. Chang		3912 E Camelback Phoenix, AZ	480 322 6215
Emma L.		21655 N 37th	480-277-6875

Chery Chun Chang N. City 3912 E Camelback Ave 480-322-8124

Printed Name	Signature	Address	Telephone #
Diana Dichter		3792 E Covey Ln PHOENIX, AZ 85050	310-912-2790
Renee Oppenheim		21719 N. 35TH PL PHOENIX, AZ	224 717-6792
DANIS OPPENHEIM		21719 N. 35TH PL PHOENIX, AZ	224 381-4646
Megan Jarvis		21615 N. 39th Way Phoenix, AZ	602-326-6309
J Jarvis		21001 N. Tatum Blvd Phx AZ 85050	623-266-9129
Dipannita Dulu		21615 N 36TH ST PHOENIX AZ 85050	602-481-5968
Daron Hall		3624 E. Zachary Dr.	480 634-4155
Tara Welker		21716 N 36th St Phx, AZ 85050	602 826 2929
Asavari Gangel		3908 E Half Hitchell Phx, AZ 85050	480-415-5172
Tara Pennk		3796 E Matthew Dr. Phoenix AZ 85050	602-501-5372
Andrea Remke		3766 E. Kingtail way	854-308-8738
EYAN CAGLIN		3790 E Matthew Dr.	716-998-9551
Tom Carby		3879 E Cal Babe Phx 85050	480-326-9181
Erin Carroll		3975 E. Melinda Dr. Phx 85050	602 508-2798
CAROLYN DUNN		3752 E. COVEY PHX 85050	928-925-4893
PAUL DUNN		" "	928-778-1988
Rudy Bazzano		21622 Ter. ³⁹	480-451-6147
Cathy Bazzano		11627 N. 39th Ter	480-451-6147
LISA RODI		3681 E Zachary	480-825-6833
Susan Forkos		3973 E. Melinda Dr	480-650-9352
Steven BAUER		3917 E Melinda Dr	203 314 4920
Jennifer Barrett		3761 E. Kingtail Way	602 999 3843
Wu Haavala		3200 E Cal Babe Dr.	704 815 1008

From: [Richards, Dan](#)
To: [PDD Long Range Planning](#); [Anthony M Grande](#); [Council District 2 PCC](#)
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village Opposition
Date: Thursday, September 21, 2023 5:01:51 PM
Attachments: [Pinnacle Petitions.pdf](#)

Dear Mr. Grande and Councilman Waring,

Please find attached a petition on behalf of concerned parents of Pinnacle High School students opposing the rezoning of the SW corner of Deer Valley and Black Mountain Boulevard. Please add this and the Fireside Community petition to the case file that will be submitted to the Desert View Village Committee. There are a ton of additional parents that would have signed this petition, but we found that this was more difficult one to get in front of the parents. We were not legally allowed to solicit our petition on the school property so we are still trying to figure out the best way to get through to all the parents.

Thanks,

Dan Richards

September 21, 2023

Anthony Grande
City of Phoenix Planning and Development Department
Zoning Section
200 W Washington Street, Second Floor
Phoenix AZ 85003

Reference:GPA-DSTV-2-23-2

Dear. Mr. Grande:

On behalf of concerned parents of Pinnacle High School students, noted in the attached petition, we are opposed to the proposed rezoning of the Parcel **212-38-023B**. We believe the proposed development by Vestar poses significant risks to safety in the form of traffic congestion, air, noise, and light pollution. We believe this proposed change would result in unacceptable levels of risk to health and safety.

There is an existing issue with high-traffic volume that does not respect the posted speed limits near Pinnacle High School, as commuters travel to Interstate 51. This zoning change will only heighten this problem and create a more dangerous situation for our children, who deserve the ability to walk to and from their school safely each day. The proposed rezoning would only exacerbate these issues, increasing traffic volumes both northbound and southbound. There is no traffic impact or air quality study included in this proposal.

The explanation letter for this project suggested “The addition of quick service food and retail options at this location will provide a safe alternative to the students at nearby Pinnacle High School before school, after school and during the lunch hour.” And “School Principal Chad Smith indicated that the proposed development would potentially reduce the number of off-campus trips by car.” Pinnacle is a closed campus for all students except Seniors, so this will not benefit students during the lunch hour. I would highly recommend that you independently meet with the Principal of Pinnacle High School who will paint you an entirely different picture of his views for this project. He is strongly opposed to this development and we feel Vestar has misrepresented his concerns to help benefit their proposal.

Please take into consideration the Parents of Pinnacle students who have signed the attached petition. Our children do not need these distractions directly next door from their classrooms. We stand against the proposed rezoning and ask that the City reject the developer’s application for rezoning.

Sincerely,

Dan Richards

STOP THE ZONING CHANGE ON PARCEL 212-38-023B

The parents of Pinnacle High School students are opposed to the proposed change in zoning from residential to commercial for the property at the southwest corner of Black Mountain and Deer Valley Roads (parcel 212-38-023B). We believe the proposed development by Vestar poses significant risks to safety in the form of traffic congestion, air, noise, and light pollution.

The proposed development does not add to the community benefit, but rather detracts from it by eliminating open space, adding potential for increased crime rates, introducing added emissions around residential areas and schools, and significantly increasing congestion in an already busy intersection and school zone that is immediately adjacent to a high school. Additionally, the proposed business types are not a value add as they already exist within easy reach of our neighborhood.

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If you wish to reach out directly to express your concerns, you can contact anthony.grande@phoenix.gov.

Printed Name	Signature	Email Address
DAN RICHARDS		dan.richards@strand.com
Marisa O'Connor		mtrubitz1@yahoo.com
Kris Lupino		klupino@gmail.com
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Samantha O'Brien		Sambam414@gmail.com
Ryan O'Brien		Ricobri@gmail.com
JULIA Levene		jlevene@associationplannerpartners.com

From: [Jennifer Larson Popnoe](#)
To: [PDD Long Range Planning](#)
Subject: Fw: Case#GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Thursday, September 21, 2023 6:29:05 PM

From: Jennifer Larson Popnoe <rxlarson@hotmail.com>
Sent: Thursday, September 21, 2023 5:36 PM
To: anthony.grande@phoenix.gov <anthony.grande@phoenix.gov>
Subject: Case#GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2

Dear Mr. Anthony Grande,

Ten years ago, I welcomed a beautiful baby boy. At the time we were living in an older community in North Scottsdale. We knew it was time to move and find that perfect place to raise a family. A place he could walk to school, ride his bike, trick or treat in a safe family-oriented neighborhood. Luckily, we found the perfect place, Fireside at Desert Ridge. It has been the perfect fit for our family. We have made many friends that are like family. My son feels safe to walk to school, ride his bike to the park and play outside. He was crushed when we told him of the situation that is happening in our neighborhood. He knew he would no longer be able to due to the increase in traffic, construction, panhandlers etc. this will bring to our community.

The community we loved and were told that the space was zoned for residential construction for the possibility of new friends instead of commercial that will only attract who knows what off the freeway into our backyard. This once quiet safe community is going to be thrust into the middle of a shopping center that will only risk our kids safety, decrease our property values, increase criminal activity and ruin our close-knit happy community. **I ask you to imagine yourself in this situation. Wouldn't you do anything you could to protect your children and the future of your community?**

Please don't let another big corporation ruin what little is left of our small town community. We are fortunate to have Desert Ridge Marketplace, Costco, and many other options just down the street that offer everything we need and more. I ask you to please consider the needs of your fellow community members; we chose this beautiful neighborhood to avoid the dense, congested, commercial areas and enjoy our small piece of Phoenix. Please support us in continuing to raise our families in this beautiful please we call home. No Black Mountain Village!

Sincerely,
Jennifer Larson Popnoe
3622 E Half Hitch Pl

Phoenix, AZ 85050

From: [J Popnoe](#)
To: [PDD Long Range Planning](#)
Subject: Re: Opposition to commercial rezoning request in Desert Ridge
Date: Thursday, September 21, 2023 5:18:49 PM
Importance: High

Received an out of office message from Mr. Grande, but want to be certain my communication is included on the record in this matter. Thank you.

Justin J. Popnoe
3622 E Half Hitch Place
Phoenix, AZ 85050
m: 480.798.0004

From: J Popnoe
Sent: Thursday, September 21, 2023 5:17 PM
To: Anthony.Grande@phoenix.gov <Anthony.Grande@phoenix.gov>
Subject: Opposition to commercial rezoning request in Desert Ridge

Mr. Grande ---

I write you in hopes of garnering your support for residents (and our children) in Desert Ridge.

I was frustrated to learn of Vestar's rezoning request (GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23-2) geared towards generating massive profits despite the risks and negative impacts created for residents. I live a short distance from the parcel, and am already a firsthand witness to the daily debacle of traffic & pedestrian issues near the high school & in my neighborhood (Copper View). Radically changing the existing plan (that we as homeowners considered a promise to properly manage our community) to introduce a massive grocer, gas station, fast food, etc. will only create more risks, especially for our neighborhood children.

I'm incensed with the thought that there would be support despite the many issues (noise, pollution, crime) that this commercial entity will drop into the heart of our community. My son is currently a fifth grader at Fireside Elementary, which is also a short distance from the parcel. The most extreme risks are created for high schoolers --- easy access to alcohol/nicotine, no oversight, traffic --- but nearby, our most vulnerable will now also pay the price if Vestar's greed is satisfied by lining up behind the ask to mangle our closeknit community.

I plead with you to support homeowners and residents by opposing this rezoning request. This parcel should stay zoned for residential use to allow more families to join our thriving community. Vestar can achieve their profit targets using one of the multiple, available parcels in the area already zoned for commercial use. Please help protect our community and families.

Respectfully,
Justin J. Popnoe
3622 E Half Hitch Place
Phoenix, AZ 85050
m: 480.798.0004

From: [Laura Richards](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#); [PDD Long Range Planning](#)
Subject: Subject: Black Mountain Village (GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2)
Date: Thursday, September 21, 2023 7:33:56 PM

Dear Mr. Grande and Councilman Waring,

I built my home in Fireside over 10 years ago, with my backyard facing Black Mountain Boulevard. I have a view fence, paid a premium for my lot and was promised the land behind my home across Black Mountain Blvd was zoned as single-family residential. My husband and I have 3 sons who were toddlers at the time. Now, they are teenagers attending Explorer Middle School and Pinnacle High. We did much research to find the perfect neighborhood/lot to build our house and raise our family. I am opposed to the Black Mountain Village Commercial Development. My reasons for opposing the project include:

- Horrific traffic when one considers the daily chaos that exists at the adjoining high school and nearby elementary school.
- Threats to the safety of students at the high school and nearby elementary school.
- Introduction of twenty-four-hour noise, light, and air pollution into a residential environment, specifically concerning since our bedroom windows will look out over this development.
- Establishing a 24-hour hang-out for unsupervised adolescents from the adjoining high school.
- Litter, crime, vandalism and transient individuals.
- Pollution from cars lined up at drive-through operations.
- Lack of any reasonable justification for a major amendment to the Desert Ridge Specific Plan to the detriment of innocent homebuyers who relied on the plan.
- Decrease in property values for residents of Fireside and Sky Crossing.
- Diversion of traffic from SR 51 that would otherwise head west on SR 101.

We love our Fireside and Desert Ridge Community. Please take these points into consideration and help us to preserve the sanctity of this beautiful area of Phoenix, that we feel good to call our home. Thank you for your attention to this matter.

Sincerely,

Laura Richards

From: wroodenburg@cox.net
To: [Anthony M Grande](#); [PDD Long Range Planning](#)
Cc: [Council District 2 PCC](#); [Council District 1 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#)
Subject: Letter of Explanation by Resident regarding zoning GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2
Date: Thursday, September 21, 2023 4:12:13 PM
Attachments: [Letter of Explanation Resident Final.docx](#)

Dear Council members,

A rezoning request was submitted by the attorneys of Gammage & Burnham on behalf of Vestar to convert a Residentially zoned 20 acres into a Commercial zone (C2).

It seems like this council asked 10 very pertinent questions to further explain how this proposal would impact the neighborhood and they submitted their answers in a Letter of Explanation (dated July 16st)

I assume the explanation was accepted and the case was subsequently filed. **GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2**

Although the Letter of Explanation by this law firm indicated that support for this proposal was abundant. I'm writing to you to let you know that nothing is further from the truth. This proposal should be denied.

In fact, this proposal has triggered a lot of opposition from the residents in Desert Ridge, because it is proposed adjacent to our High School and Elementary School and contrary to what the attorneys stated, **WILL** damage our community. There are many more reasons for opposing this case which are explained in my version of the attached "Letter of Explanation Resident"

I hope that the detail and the amount of work I put into writing this gives you a good summary of what is at stake and that the current version of our Master Community specific plan is what residents are expecting.

This does not entail allowing 20 acres of big box commercial businesses, who will be creating a lot of issues for all residents and schools to deal with in the coming year.

I urge you to deny this proposal in all its forms.

Rather than outlining the issues we anticipate, I have included alternatives for you to consider and suggested items that are within our plan and would benefit our community and make it an even better place to live.

If the developer's goal is to add a new brand of grocery store to the area, please note that there are plenty of commercial zones available to build on immediately, which is also highlighted in the appendices.

In my previous contact with the City, I have raised awareness regarding the traffic situation around our schools and I also rallied our community to participate in the survey for Vision Zero.

I was pleased to see that within the budget approved by this council, you have allocated money for schools to improve a "Safe Route To School".

This proposal would endanger our kids walking to school with the increase of local traffic and non-resident traffic and ruin our community with big box retailers, alcohol and cigarette sales near schools, fast food restaurants and gas stations.

Please deny this proposal completely.
Thank you for your consideration.

Regards
Wouter Roodenburg.

Wouter Roodenburg
Resident Fireside Desert Ridge
21507 N 39th Terrace
Phoenix, AZ 85050

City of Phoenix
Planning and Development Department & City Council
200 W. Washington Street, 2nd floor
Phoenix, AZ 85003

RE: SWC of Deer Valley Drive and Black Mountain Parkway; Minor General Plan and Major Specific Plan amendment request.

To whom it may concern:

I'm writing to you as a concerned resident impacted by the rezoning requests GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2

Upon reading the Letter of Explanation provide to you by the attorneys of Gammage & Burnham (GBlaw), dated July 16th, 2023 (rev July 10th, 2023), I feel that you should also have the other perspective to the great questions you submitted regarding this proposal.

First and foremost, GBlaw informs you at the end of their letter that *"Vestar has received positive feedback from the **Desert Ridge Community Association**. As the Site Plan has evolved, the applicant and Vestar have met with the Association in order to keep them informed and updated on the project. The continuous question that has been asked throughout this outreach is "When will you start construction?" The eagerness of this community to have shopping alternatives, grocery in particular, simply cannot be overstated. "*

This statement was completely misleading and unfounded. When we confronted the Desert Ridge Community Association about this statement during their monthly meeting, they claimed that they are "just concerned with applying the CC&R's of the community and cannot be supporting either side of this proposal". Who did GBlaw quote here and in what capacity? It cannot be further from the truth.

Why did the DRCA not run this by the communities it represents? Was this the basis for your committee to decided to move forward? Did the committee assumed that the support was already there based on that statement?

A lot of people do NOT agree with this proposal, it was started under wrong pretenses and now the community has to spend our time fighting this proposal. **This should have been stopped at the start**

based on the guidelines – which I will highlight later on – of the specific plan and the conflict the site has near 2 schools, affecting the safety of kids going to school. It is NOT in line with the Phoenix General plan to create more residents walking somewhere, NOR do any of the fast food restaurants add to residents getting together, other than queuing up behind each other at all the drive throughs. It will ruin our community and if this passes then developers will continue to expand and try the same thing on other locations. Please stop this now, stick to the plan.

Please bear in mind that there has been zero efforts from any organization to ask our communities what we would like or need. Before this proposal, every resident was under the impression that we have a very detailed specific plan for Desert Ridge which currently perfectly describes what the community will look like once it's finished. That is what people bought into and paid a premium to live in this area.

What you will notice in subsequent events is the fact that **GBlaw has started campaigning for support AFTER the first public meeting.** Our community was getting ads (appendix 2) that created an impression of an innocent small neighborhood grocery store for people to quickly click on, not being informed of the consequences or full plans. Why did GBlaw give you the impression during the letter of explanation that community support already existed?

Giving the push back that you have seen, how much value can be placed on any other answer provided in that letter, other than GBlaw hiding the real intentions of this developer. This developer wants to make it 20 acres and put on a 50,000-100,000 sqft grocery store, fast food restaurants, gas stations, more traffic in our area. It shows complete disregard for our great community and it also conflicts with a lot of the design principles of our specific plan on many levels. Equally deceptive was the highlighting of existing traffic issues at the Desert Ridge Marketplace. Their solution: move all the traffic issues closer to 2 schools full of kids walking to school? Unacceptable.

What are the alternatives?

There are no compromises to the current proposal. We (those who voted NO on our petition) do not want 20 acres of commercial on that land. As a planning committee and city council, you should stick to the existing great and specific plan for Desert Ridge. This plan shows these superblock being Low Density Residential.

Perhaps you consider new stipulations in the plan for the next residential builder to take on the unintended traffic issues that have been created over time and possibly create a new drop off route for the highschool using 32nd street and increase the schools parking lots.(Appendix 8).

Or using the Vision Zero plan, approved by the council to use "Safe Route to School" grants to make our drop off areas safer.

Another consideration, which is already mentioned In our community plan, would be building a Library and/or Park and Ride parking lots. That would be a huge benefit to this community, especially considering the fact that is right next to 2 schools. These things make sense.

Ultimately, if people want more choice in grocery stores, then there are pre-approved zones available very closeby. City North also has room for an additional grocery store and currently hosts (a real!) neighborhood Sprouts convenience store. There is is land available on 56th and the freeway also. Plenty of alternatives and good enough to host their proposal, without ruining our neighborhood.

Further details in response to original the Letter of Explanation.

I want to continue with my response to address the way these attorneys chose to answer your questions, downplaying the impact it would have and leaving out important details that you should consider and be aware of. They are experts to provide you only with details that they've learned helps getting approvals from you and put the wheels in motion.

They described it as "low impact" commercial development. How do they determine this? They claim there is no final plan. Once approved they can do what they want. AND they're proposing this to be next to an elementary and high school and in the middle of a quiet community, which is unacceptable because of the dangers they're introducing to the school and kids. Half-truths are being told.

I would like to select a few of your questions and provide another perspective and have included appendices to clarify my comments.

Questions Selected:

Q3; How many potential housing units would be created or lost by approving and implementing the proposed amendment?

GBlaw response states : "The benefit of bringing much needed commercial to this area far outweighs the minimal loss of housing from the proposed amendments"

My Response: They fail to mention that there are pre-approved commercial zones are only 1 block north of the proposed site along Pinnacle Peak and leave out the fact that City North still has 50% land available, which is adjacent to Desert Ridge marketplace. Why would they need to amend our residential master plan for 20 acres to insert a commercial development when bigger lots are available?
(See Appendix 1)

Q4: Is there a need for the proposed use(s) or density(ies) in the requested location?

GBlaw response states: "unintended consequences of creating the large and hugely successful Desert Ridge Marketplace and surrounding retail uses is that the intensity of those uses has led to traffic congestions and parking issues."

My Response: There was never any research done or input requested from residents regarding the impact of the marketplace, **nor were we asked what our needs are**. This proposal is purely economical and not driven by an identified need. My response would have been that I can confirm traffic congestion caused by drive through restaurants and those will remain and new ones will be created by their proposal.

Their responses continue to emphasis the current traffic issues but their proposal will bring exponential more traffic to our neighborhood due to new (non resident) people now choosing to come off the 51 at Black Mountain blvd to get their groceries that previously went to the marketplace. Children are walking home from Elementary School and the High School are being put at unnecessary risk.

If I was asked for what this community needs, it would be more recreational parks, a promised library, preserve the land for High School expansion requirements to accommodate more students, parking and

a safer route to school and drop off areas around the school. That is what we need, not light, air, noise pollution and gas station or any other shop next to a high school and elementary school. People are also very concerned about the crimes that go along with such a commercial center.

Q5: What impact would the proposal amendment have on adjacent or nearby land?

GBLaw states: “The addition of quick service food and retail options at this location will provide a safe alternative to the students at nearby Pinnacle High School before school, after school and during the lunch hour. The Applicant met with Pinnacle High School Principal Chad Smith, who indicated that the proposal development would potentially reduce the number of off-campus trips by car”

My Response: The impact will be bad. More traffic, More pollution, More smells, More homeless people on corners, More cars idling, More noises and light pollution into the night.

PLUS Every parent knows that putting temptation in front of teenagers, they will jump on the occasion to skip school, find a way to buy alcohol and cigarettes and create a hangout for these teenagers that will lead to all sorts of trouble, fights and crimes. The school is a closed campus school, so only seniors that are already driving themselves might be interested, but it also highlights their commercial interests in this area and trying to capture this captive audience and provide bad fast food and other bad choices. Nothing safe about their proposal that will benefit High school students.

Secondly, **I would highly recommend that you independently meet with the Principal of Pinnacle High School** and Fireside Elementary School and they will paint you an entirely different picture and **strongly oppose this development**. Don't take my word for it. Please have someone verify this statement as this was another technique to give you the impression that they reached out with concerned parties and only shared what they wanted to hear. Not their full version and misrepresentation of their opinion. Parents have brought this up with the Principal during various meetings at the start of the school year.

Q6: How will the proposed amendment affect traffic generation and the transportation system?

GBLaw states; “Black mountain blvd and Deer Valley drive are both major arterials adjacent to the property. As such, Black mountain village is proposed at an appropriate location”

My Response: Notice how short this answer is compared to all the other answers. They are not even directly addressing the core of your question. Great avoiding technique of the hot potato.

See Appendix 1 – the traffic is terrible at the moment, during drop off and pickup times, during rush hour, as drivers trying to avoid the 101 and 51 take Deer Valley and they use all of our community road to take short cuts and therefor causing people speeding on mayo blvd and 40th street to get to where they need to go. With the attraction of gas stations, fast food and grocery stores, more (non resident) people will start taking this route.

Q8: Community Benefits; How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment? See pages 18-26 in the Phoenix General Plan

GBlaw States: One of the visions discussed in the PlanPhx 2015 General Plan, is to make Phoenix a "Connected Oasis." Put another way, residents have expressed a desire for the City to have more places at which citizens can connect with one another. This new shopping center in the Desert Ridge area will provide such a place. Moreover, the addition of a retail shopping center that can more conveniently serve the western portion of Desert Ridge will reduce transportation burdens on residents to reach grocery and other retail opportunities; potentially increase the health of Desert Ridge residents by providing a destination to which they can walk or bike and reduce the emissions from residents driving to Desert Ridge Marketplace which can lead to a healthier environment. A reduction in transportation burdens, increased opportunities for exercise and a cleaner environment lead to an overall increase in health and prosperity.

My Response: This is pure nonsense as there has **NOT** been any survey done about what we want and need or desire. And if they claim this, it can only be hearsay from a few residents close to this project or overheard in an HOA board meeting. Not even our HOA's have done such a survey to gather input from their residents. **GBlaw only started to gather signatures around September, whilst the letter is dated July 1st.**

However, if you know anything about Aviano, Sky Crossing and my community Fireside, then you know **this community is already very connected to their neighbors**, we have long time residents that have seen their kids grow up and go through each of the 3 schools in the area as well as many community events that are organized by paid community directors every month where we all connect with each other. Firework displays paid for by HOA's. Our Halloween celebrations are known throughout Phoenix and we have to block off our streets to accommodate everyone safely.

The proposal is not promoting any of the things they advertise, nor will any of their proposed commercial properties promote any new healthy activities due to the nature of the Gas station, Fast food restaurants and none of the 100,000 sqft grocery stores. They are expecting increased traffic for their tenants to be successful.

Other examples to promote these great goals outlined in your General Plan, are libraries and park areas for our families that will allow coaches to run their practices and young families to have play areas.

Q9: How will the proposed amendment affect the character and image of the adjacent area, neighborhood, and village?

GBlaw states: "The proposed amendments will advance the land use principles in the Desert View Village Character Plan and the Desert Ridge Specific Plan. The Desert View Village Character Area Plan has several principles that are supported by the proposed amendments. The first is a land use principle that suggests that new development in or near residential areas should be compatible with existing uses and consistent with adopted plans. Next is a design principle that seeks to protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance. Finally, the last principle is design-related and requires

impact-mitigating features when new nonresidential uses abut existing residential uses or are adjacent to arterial streets or freeway corridors.”

My Response: These design principles should simply state –

- 1) **DO NOT BUILD COMMERCIAL PROPERTIES NEAR HIGH AND ELEMENTARY SCHOOLS DUE TO KNOW RISK AND SAFETY ISSUES THESE TYPES OF PROJECTS BRING**, especially if there are pre-approved commercial zones already available in the same vicinity. The buffering that is mentioned is a small walk for anybody, so claiming the design being “away” from the public school is just putting lipstick on a pig.
- 2) **DO NOT BUILD COMMERCIAL PROPERTIES IN THE MIDDLE OF 3 RESPECTABLE COMMUNITIES DUE TO THE TRAFFIC AND CRIMES THESE TYPES OF PROJECTS BRING**. The grocery will be giving access to alcohol and tobacco near the schools. The gas stations will bring homeless people
- 3) **THERE NO IMPACT MITIGATING FEATURES INCLUDED FOR NON RESIDENTIAL USES**. In fact, the viability of this commercial proposal is counting on non residents to start visiting this area.

It will also affect the image of Pinnacle High School, which is putting a lot of effort into increasing their image and provide superior education and is seeing increased enrollment numbers. This include the fact that schools are graded on their students attendance and Tardiness. Having this development next door will most certainly impact their school standings today.

Q10. Additional comments as appropriate

GBlaw states: Vestar has received positive feedback from the Desert Ridge Community Association. As the Site Plan has evolved, the applicant and Vestar have met with the Association in order to keep them informed and updated on the project. The continuous question that has been asked throughout this outreach is “When will you start construction?” The eagerness of this community to have shopping alternatives, grocery in particular, simply cannot be overstated.

My Response: These additional comments are possibly based on the opinion of 1 person within the Desert ridge HOA board. There will be no evidence to support these statements. In fact, every HOA meeting GBlaw has attended after the initial public hearing, has been met with more opposition. There is ZERO EAGERNESS by this community, demonstrated by all the emails you have been receiving on this proposal and further strengthened by the votes on our petition and people that have or will be speaking at the public meetings. (Appendix 5)

But first and foremost, the opposition to this proposal underlines that this proposal might be a classic bait-and-switch and they assumed this would slide under radar of this community. They were wrong.

PETITIONS / Social Media / Advertising:

In response to various ads and website activity by Vestar and GBlaw, our community has setup our own website (<https://defenddesertridge.godaddysites.com/>) and our Petition on Change.org and Hand written signature petitions to make sure that we are not undercut by this corporations tactics to show support. Residents cannot match their corporate budget and social media skills, but we hope that you see that efforts were made on our side and that it should be weighed more.

ALL of their activity to back up their statements, are DATED AFTER their “Explanation Letter”, thus the statements and references made to our community’s eagerness for this, has been vastly overstated.

We have since also seen various ads show up on our Facebook and other social media platforms (Appendix 2) that paint a “dream” appealing to a random public that this is a neighborhood grocer, when the fact is that it could be 50,000-100,000 sqft grocer. This is never mentioned anywhere. A gas station is never mentioned anywhere. The audience they target could be outside of Desert Ridge.

Other ads lead to a petition on Change.org, which in turn has a link back to the GBlaw website in order to submit support emails. (Appendix 3 & 4)

- There is NO Validation where these emails are coming from.
- There is NO Validation whether any of the submissions are coming from automated software
- There is NO Validation – if they were real people – where they live and even part of desert ridge
- They’re sharing very little information about the full scope of the project.

IN CONCLUSION

I’m completely blown away by the amount of effort that these attorneys and developers put behind their proposals in order to ruin neighborhoods, endanger school areas, and negatively impact sought after communities for their profits.

There is no eagerness in this community and online petitions and handwritten signatures underline that this proposal was based on misinformation and not substantiated by any research of community needs.

I sincerely hope that the City Planner, City Planning Committee and City Council will see this development for what it is and oppose the zoning change, **without compromise**. There is nothing that will be accepted by this community, other than the current zoning.

Please decline the entire proposal in all its forms and keep the residential zoning as it is, or pro-actively work with our community directly to find a more valuable use for this land around Pinnacle high school and near our 3 communities and stop any incoming future proposals immediately.

Sincerely,

Wouter Roodenburg

APPENDIX 1: TRAFFIC CONGESTION and COMMERCIAL ZONING




APPENDIX 2 – FACEBOOK ADS

They are misrepresenting the full plan of this proposal in order to get people to vote for this.

■ bringanewgrocertode...

BRING A NEW GROCER TO DESERT RIDGE

A neighborhood grocery-anchored shopping center near Deer Valley Road and Black Mountain Blvd. would **provide us with convenient access to fresh and affordable food options.** As we continue to grow and evolve as a community, having a neighborhood shopping center will not only contribute to our convenience but also provide alternative local dining options and reduce the need to travel longer distances to fulfill our grocery needs.



IF YOU AGREE, PLEASE SIGN OUR PETITION »

This is the last chance our community has for the development of a convenient neighborhood grocery-anchored shopping center that will bring numerous benefits to our neighborhood and enhance the quality of life for all residents.

Additionally, a shopping center of this nature can serve as a hub for social interaction, creating a sense of place and fostering a stronger sense of community. It can become a gathering spot for neighbors to meet, interact, and support local businesses. **This sense of connection and interaction can contribute to a more vibrant and tightly knit neighborhood.**

What grocery store would you like to see in this neighborhood? Please take our survey »

APPENDIX 3 GBlaw submission form and petition Link

Why this petition matters



Started by [New Grocer](#)

A neighborhood grocery-anchored shopping center near Deer Valley Road and Black Mountain Blvd. would provide us with convenient access to fresh and affordable food options. Having a neighborhood shopping center will provide alternative local dining options and reduce the need to travel longer distances to fulfill our grocery needs.

This is the last chance our community has for the development of a convenient neighborhood grocery-anchored shopping center. We believe that such a development will bring numerous benefits to our neighborhood and enhance the quality of life for all residents.

A well-planned and community-oriented development of this kind will also add significant value to our neighborhood without compromising its unique character.

Please **follow this link** to let city leaders know you support more grocery options.



<https://www.gblaw.com/vestar-support/>

The screenshot shows the website for Gammage & Burnham, Attorneys at Law. The navigation bar includes links for Practice Areas, Professionals, The Firm, News, Careers, and Contact. The main heading is "Support Submission". Below this is a sub-heading "Submit Your Support for Vestar's Black Mountain Village / Superblock 12 Proposal". The form instructions state: "Please complete the form below to submit a comment regarding your support for Vestar's proposal to develop the 20.5 acres of Property located at the southwest corner of Deer Valley Drive and Black Mountain Parkway as a retail shopping center called Black Mountain Village." The form fields are: Name (Required) with sub-fields for First and Last; Email (Required) with sub-fields for Enter Email and Confirm Email; Address / Neighborhood (Optional); and Support Comments.

APPENDIX 4 – Gblaw petition: BRING NEW GROCER petition (per 9/19/23)

<https://www.change.org/p/help-bring-a-new-grocer-to-desert-ridge-please-sign-our-petition>

This was started in September, a full 2 months after the letter of explanation was send.

Help Bring A New Grocer To Desert Ridge. Please Sign Our Petition.



Started September 1, 2023

Why this petition matters



Started by [New Grocer](#)

A neighborhood grocery-anchored shopping center near Deer Valley Road and Black Mountain Blvd. would provide us with convenient access to fresh and affordable food options. Having a neighborhood shopping center will provide alternative local dining options and reduce the need to travel longer distances to fulfill our grocery needs.

220 500

Signatures

Next Goal

Support now

Sign this petition



Defend Desert Ridge United States



I'm signing because... (optional)

Display my name and comment on this petition

Sign this petition

APPENDIX 5 – RESIDENTS PETITION : Oppose Commercial rezoning in Desert Ridge

<https://www.change.org/p/oppose-commercial-rezoning-in-desert-ridge>

So far we have TWICE the support to oppose the proposal, excluding written signatures.

Oppose Commercial rezoning in Desert Ridge



Started September 13, 2023

Why this petition matters



Started by [Defend Desert Ridge](#)

Oppose the rezoning request at Black Mountain Blvd / Deer Valley. It is currently zoned residential as part of our Master Plan but a developer is looking to make it Commercial, so that they can put in a new grocer and other big box retailers, fast food restaurants and gas station and other types of shops right near Fireside Elementary and Pinnacle High school and in the middle of your community. This provides liquor and cigarettes near children. Rezoning proposal case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2. Anthony.Grande@phoenix.gov is the city planner assigned to the case in case you have further questions.

408

Signatures

500

Next Goal

402 people signed this week



Oppose Commercial rezoning in Desert Ridge

Share on Facebook

Send an email to friends

Send a message via WhatsApp

Tweet to your followers

Copy link

APPENDIX 6 Desert Ridge Specific Plan – Current Plan around 3 acre neighborhood centers

NOTE: I thought it would be helpful to include these chapters around the original intent of neighborhood convenience commercial.

- 1) Convenience commercial NOT more than 3 acres max
- 2) Neighborhood convenience store can be 5000 sqft max (see site design) NOT 100,000
- 3) Away from Arterial streets
- 4) No Drive Through
- 5) Only Beer/Wine allowed

Neighborhood Unit Concept as the Basis for Community Design

One of the principal problems of our sprawling western cities is the lack of connection residents feel to each other, and any sense of identification with the population at large. Desert Ridge is structured to build in a strong sense of identification and orientation.

Each neighborhood superblock generally consists of one square mile of residential uses. At the heart of most superblocks is a neighborhood park, an elementary school and no more than 10,000 square feet, excluding child care facilities, of neighborhood convenience commercial uses on a minimum of one acre and maximum of three acres. The convenience commercial uses are intended to be very limited in size, yet provide a range of necessary goods and services. They will be located internal to superblocks, at least 600 feet from arterial streets, so as to be accessible only from the internal collector road system and from a pedestrian path system. This location will present an opportunity to reduce the number of potential automobile trips taken for convenience shopping purposes. Potential neighborhood convenience centers are illustrated on Figures 7 and Figure 8. *1

The relationship between the convenience commercial, elementary school and neighborhood park uses will require special attention to inherent conflicts between and among these uses (e.g. school children and park users with vehicular traffic). As a rule, the convenience center will be located a minimum of 300 feet from any school uses. There should be no commercial development located adjacent to elementary schools. Possible relationships between these uses are illustrated on Figures 9 and Figure 10. *1

A total of 18 neighborhood convenience commercial acres, or a maximum of 90,000 square feet of gross leasable area, excluding child care facilities, for all of Desert Ridge outside of the Village Center will be allowed subject to the criteria and standards in Chapter 6. This criteria will minimize the adverse environmental impact on the residential neighborhoods typically associated with commercial development. *1

Depending on each residential development, a neighborhood could include a small community center, a swimming pool, tennis courts and other recreational facilities. These recreational facilities may be located in all superblocks. These facilities may be developed in conjunction with local subdivision associations. Child care facilities, however, will be located in all but three of the smallest superblocks. Each neighborhood is designed to be developed independently, encouraging individual character and identify; a range of housing densities is included in each neighborhood, allowing for a healthy economic mix. Provisions should be made for housing for the elderly and retired persons, as well as persons living in assisted care facilities. *1

The neighborhoods are bounded and served by major arterial boulevards, with collector streets accessed from the boulevards occurring at no less than one quarter mile intervals. The local streets will loop through residential areas creating a neighborhood character. No shortcuts between arterials through the neighborhoods will be found, discouraging any traffic other than local.

The majority of residences will be within a five to ten minute walk of the local park, elementary school and neighborhood **convenience** commercial uses in most superblocks. A system of pedestrian/bicycle paths along the wash corridors will meander through most neighborhoods, providing direct linkage to the neighborhood center, encouraging walking and reducing dependence on the automobile for local trips. Children will, in most cases, be able to walk to their elementary school on paths within wash corridors without ever having to cross an arterial street. Each neighborhood will feel pedestrian oriented, encouraging a sense of community among residents. *1

C.3 Convenience Commercial Uses

C.3.A General

Most residential superblocks have neighborhood **convenience** commercial centers. These centers are planned to be located in proximity to the elementary school, and neighborhood park within each superblock as presented in Chapter 5. These centers are located internal to superblocks at least 600 feet from an arterial street, so as to be accessible only from the internal collector residential loop road system and from the pedestrian trail system within the wash corridors. This presents an opportunity to create a self-sustaining community within a superblock thereby reducing the number of potential automobile trips taken for **convenience** shopping purposes.

The neighborhood **convenience** commercial centers are very limited in size. They are intended to serve only the superblock in which they are located and are not intended to serve a population outside the superblock boundary. The maximum total acreage for neighborhood retail uses, including buildings, parking, landscaping, and any other items related to the existence of the neighborhood retail use, shall be three (3) net acres, while the minimum acreage will be one (1) net acre.

C.3.B.2 Modified City of Phoenix Regulations Imposed by this Specific Plan.

a. Minimum Lots Size/Maximum Lot Size

The minimum lot size shall be one (1) acre exclusive of street rights-of-way. The maximum lot size shall be three (3) acres exclusive of street rights-of-way.

b. Maximum Building Area

Maximum of 10,000 square feet of gross leasable floor area per superblock, exclusive of floor area required for one child care facility per superblock (in other words, the child care facility may be in addition to the 10,000 square feet of gross leasable area); no more than 7,500 square feet of gross leasable floor area per superblock devoted to **convenience** market retail uses. The **convenience** parcel must be landscaped similar to the surrounding area until development of the parcel occurs. *2

c. Permitted Uses:

Only the following uses are permitted in this district.

- Child Care Center
- Dry Cleaner/Laundry outlet, not plants +2
- **Convenience** Market (selling and display space for beer and wine shall be limited to a maximum of 15% of total selling space) +2
- Delicatessen or other sales of prepared food limited to maximum of 1,000 square feet exclusive of outdoor dining areas *2
- Bakery, retail sales +2
- Beer and wine sales only; no hard liquor sales
- Beauty/Barber Salon
- Video tape rentals as part of **convenience** market.
- Florist
- Pharmacy
- Shoe Repair
- Booksellers and Rentals, except adult bookstores +2
- Candy Shops/Confectioneries, retail sales +2
- Gift Shops/Novelties/Stationers, retail sales +2
- Hobby Goods Stores +2

- Ice Cream Shops **+2**
- Picture Framing, custom **+2**
- Residential Office **+9**
- Travel Bureau **+2**
- The Boys and Girls Club **+10**

d. Prohibited Uses:

Other than the uses listed above as permitted uses, all uses are expressly prohibited including the following:

- Mechanical or electronic video games or arcade - type devices for amusement purposes.
- Drive-through uses
- Sales of package liquor other than beer or wine.

e. Maximum Building Height: 1 story not to exceed 20 feet

f. Minimum Building, Parking Lot, and Setbacks: 25 feet away from any property line and/or right-of-way line. **-2**

g. Parking requirements: One stall per 300 square feet gross building floor area, or per City Ordinance. **+2**

h. Signage

1. Temporary signage

Signage will be developed during a subsequent planning stage. See Appendices.

2. Permanent Signage

Signage will be developed during a subsequent planning stage. See Appendices.

Drawing # 5-7
 Desert Ridge Specific Plan
 Amended December 9, 1998

**POTENTIAL CONVENIENCE COMMERCIAL SITE DESIGN
ALTERNATIVE A**

DEVELOPMENT PROGRAM

- 2 ACRE LOT SIZE
- 10,000 SF COMMERCIAL BUILDING AREA
- 3200 SF CHILD CARE CENTER
- 46 PARKING STALLS

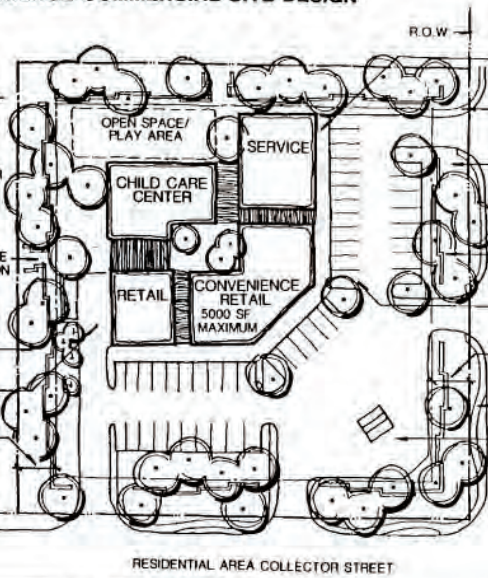
PEDESTRIAN / BICYCLE ACCESS - CONNECTION TO OVERALL CIRCULATION SYSTEM

LANDSCAPE BUFFER

SERVICE ACCESS - SCREENED

25' MINIMUM BUILDING / PARKING LOT SETBACK

R.O.W.



MINIMUM 5' SIDEWALK AT BACK OF CURB

PEDESTRIAN / BICYCLE ACCESS - CONNECTION TO OVERALL CIRCULATION SYSTEM

LANDSCAPE BUFFER

SCREEN WALL 3' HEIGHT MINIMUM 15' FROM R.O.W.

HANDICAP ACCESS AND PARKING

25' MINIMUM BUILDING / PARKING LOT SETBACK

MEANDERING 4' SIDEWALK

GAS PUMPS 4 NOZZLE MAXIMUM

LOCAL STREET

RESIDENTIAL AREA COLLECTOR STREET

NOT TO SCALE

DESERT RIDGE NORTHEAST PHOENIX PARTNERS

7 BRW

Appendix 7 – Desert Ridge Specific Plan – Public Facility Plan

This chapter describes the provisions for public facilities like Ride-and-Go and Libraries

These are currently in the planning and would increase our sense of community.

What if a Planning Commission would decide to put library next to 2 schools for kids to go to.

What a great concept and it fits right into the goal of bringing a neighborhood together.

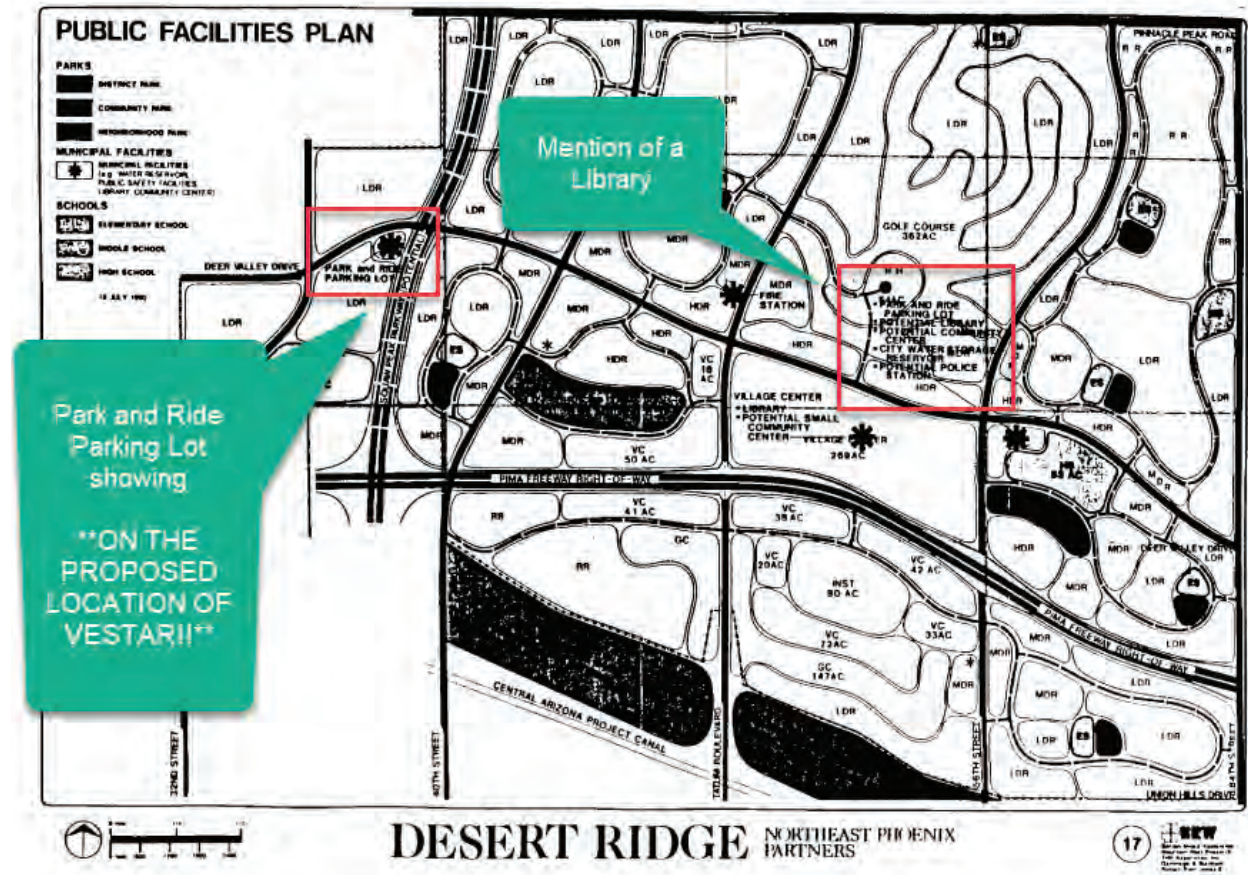
Also – please note that in this version of the plan, a Park and Ride parking lot is showing on the proposed site. Why wouldn't we want to do that and execute the plan.

F. PUBLIC FACILITIES PLAN

At buildout, Desert Ridge is a planned community for over 59,000 residents and 20,000 employees. **Public facilities** are an essential element for the planning and development of a large master planned community such as Desert Ridge. The following **public facilities** have been located within Desert Ridge using the approved planning criteria of each responsible government agency, department and school district.

- Parks
- Library
- Fire Station
- Community Center
- Public Schools

The locations of these facilities are illustrated on Figure 17. **Public Facilities Plan.**



Appendix 8 – New Drop off Route



From: [js](#)
To: [Anthony M. Grande](#); [Council District 2 PCC](#); [PDD Long Range Planning](#)
Cc: [Katie Shashaguay](#)
Subject: Vestar Rezoning near Sky Crossing- Not your normal opposition email
Date: Thursday, September 21, 2023 9:06:42 AM
Attachments: [image.png](#)

Hello Anthony,

As a homeowner in the Sky Crossings community I am writing to you today to voice my concerns about the rezoning proposed by Vestar development for the plot of land on the corner of Black Mountain and Deer Valley.

My intention with this email may be a bit different than some others that are opposing the rezoning as I am only opposed to the change based on the current guidelines. The concerns I have are with the lack of limitations placed on the development proposed and the traffic patterns suggested for nearby residents. Let me explain.

As I understand it the Max sq footage of the proposed grocery store would be 100,000 sq ft. In my opinion this is far too large for the community. **I would be in favor if the max sq ft was closer to 50,000 as this would attract a smaller more neighborhood friendly store and allow more retail space for local businesses which serve to bring the community together better than a big grocery.**

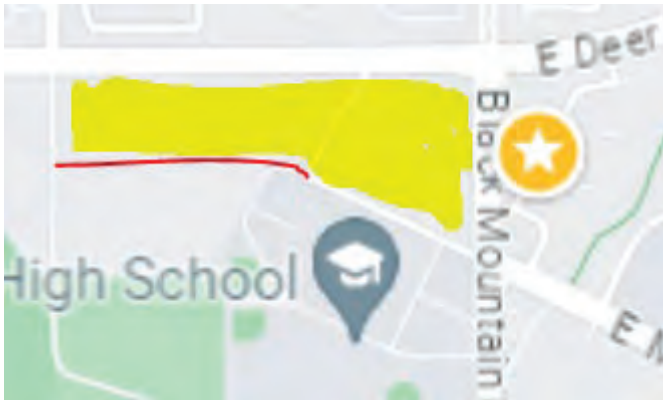
This would even lend itself to a development plan that could **recreate more of a "main street" feel with business lining a small street.** It would be nice to incorporate a small park for people to gather or even a space for organized neighborhood gatherings and events. It could be a destination, within walking distance, for the community to gather, shop, eat and for kids to play. There is nothing like that nearby currently that brings all of the nearby neighborhoods together.

My other major concern is the traffic pattern proposed.

There would be no way for someone leaving that development to get to Sky Crossing without taking a U-turn or cutting across traffic to get to a turn lane. **This could be remedied by extending the proposed Mayo Blvd improvements all the way to 32nd street as then there would be a light allowing people to safely exit the area in either direction.**

In summations, I would love to see that entire space (see pic below) turned into a retail / public use space that would include a small grocery, shopping, a park, a small amphitheater for neighborhood concerts and events. **I'd like to see something that welcomes neighbors in and encourages us to spend time (and \$\$) as a community, building friendships and memories together as our kids grow up.**

This is an opportunity to do something different and set a precedent for neighborhood planning and development to come.



I understand that the highlighted area is larger than what's proposed but wouldn't it be a great place to bring people together?

Thanks for your time .

Jovan Shashaguay
Sky Crossing resident
312-450-5450- feel free to call anytime

From: [Susan Diamant](#)
To: [Anthony M. Grande](#)
Subject: No
Date: Thursday, September 21, 2023 9:43:14 PM

Dear Sir,

I have been a Desert Ridge resident since 2001. During this time i've gotten married, had a child and she has enjoyed the relaxed family environment that these neighborhoods currently provide and well as safety and bike riding. Please consider the values that this neighborhood has offered and desired prior to this refining issue. Some things are best left alone and this neighborhood is one of those places here in the valley.

Sincerely,
Susan

Sent from my iPhone

From: [Robin Bowie](#)
To: [Council District 2 PCC](#)
Cc: [Anthony M Grande](#)
Subject: Rezoning of 20.52 acres
Date: Friday, September 22, 2023 10:36:26 AM

Dear Councilman Waring and Mr. Grande:

My name is Robin Bowie and I have been a resident of Desert Ridge since 2004. My husband, Charlie Bowie, was the former President of Toll Brothers Arizona Division and worked closely with the City of Phoenix and the Planning Commission to build one of the best master planned communities in Arizona, Aviano.

I wanted to voice my concerns about the rezoning of approximately 20.52 acres located at the southwest corner of Black Mountain Boulevard and Deer Valley Drive (GPA-DSTV-2-23-2 (Companion Cases GPA-DSTV-3-23-2 and Z-39-23-2).

By rezoning this parcel from Residential 2 to 5 dwelling units per acre to Commercial directly affects the following:

1. The already problematic traffic in the morning and afternoons with the school start and stop times. The newer drivers from Pinnacle High School navigating that area on a daily basis will be at even more at risk with the additional traffic from the shopping center, especially if a coffee shop (as was eluded to by Vestar's attorney at the August 1st Planning Committee meeting) will be put there.
2. The possibility of a gas station being added to the Plan really is the worst of the worst. Now you are talking light pollution, large noisy trucks delivering the fuel and supplies, as well as possible contamination of the soil with any gas or oil leaks. And then there is the vagrancy issue. The homeless and panhandling has already been an issue sprouting up in Desert Ridge and now with the new shopping center they will start migrating there.
3. Crime - inevitable things that happen when there is a shopping center. And add to that the proximity of the on/off ramp of SR51. That exit will then be used by more vehicles who will want to use that shopping center, especially if there is a gas station there. I would also think that having a shopping center right next to the high school would draw those same kids into becoming a nuisance as well. Just ask anyone about the teen problem at the Marketplace and how Target had to hire a Police Officer to guard their store with all of the teens hanging out there. And the same holds true for adding a fast food chain. Look at what happened a few months ago at In and Out Burger with the teens getting into fights and the young man who lost all of his front teeth. Teens are going to be teens but again, why do we want to bring that right into the middle of our neighborhood.
5. By adding a "boutique" or any other grocery store you have the issue of loading docks and large semi-trucks coming in the middle of the night with their loud engines and beeping noises unloading merchandise so close to the houses in that general vicinity.

The project summary on the Gammage & Burnham website claims: "growing demand and need for additional commercial and retail options in the Desert Ridge area." Desert Ridge Marketplace already encompasses a large parcel of land, High Street with its restaurants, shops and a small grocery store and add to that City North which is currently in the developing

stages. “City North will be an “urban core” that upon completion will bring over 3,400 additional apartment units, over 2 million square feet of Class A office development along the Loop 101 freeway, ±1,000 hotel rooms and several new restaurants to the heart of the Desert Ridge, Arizona's largest master planned community.” (This paragraph copied from <https://www.citynorthdesertridge.com/> [citynorthdesertridge.com]). Desert Ridge has plenty of “additional and retail options” especially given the fact that it is already becoming more and more dense with traffic from the existing Marketplace, the new housing all along 56th Street, as well as Deer Valley Road, City North, and the new apartments slated for the Northeast corner of Tatum/Deer Valley.

I personally have spoken to several homeowners and they are all in agreement that this is not wanted or needed. I have signed the Petition that is currently circling the area. I understand that the Developer is going from door to door looking to convince the neighbors that this is a good idea.

It is my hope that the Planning Committee will take my comments and the comments of the other neighbors who are signing the petition and writing letters into consideration when making their decision on whether or not to rezone this parcel. When I moved to Desert Ridge back in 2004 everything surrounding Aviano was zoned residential. I have watched all of the new developments come to life around me. I’m fine with that and am not a NIMBY. My husband was a builder. The people most directly affected by this, the ones whose properties will look at or back to this new shopping center, do not deserve this. Residents purchased their homes in this community assuming that, according to the Public Report given to every homeowner purchasing a home, that this parcel was zoned residential, not commercial. Pinnacle High School has been and continues to be bursting at the seams. The parking situation is such that there is not enough parking for all of the students, the pickup and drop-off to the school is a nightmare and if there are any school events there is not enough parking for all of the attendees. If any zoning modifications are going to be made to this piece it should be that the State Trust Land Department should either donate a piece of this land to the school or possibly have the school district buy it.

I had suggested, as did others at the Public Meeting held on August 1, 2023 that Vestar should look into the parcel that is at the southwest corner of Pinnacle Peak Road and Cave Creek Road. There are plenty of houses surrounding that area to support a shopping center there. Vestar is not looking to make the lives of the residents in this neighborhood better by having things more convenient for them, they are looking at how much more money this will make for them. Commercial development belongs on the outside of a neighborhood, not smack dab in the middle. Convenience comes at a price and I for one do not want to pay that price. I’m happy to get in my car and drive 3-5 minutes to get gas, groceries, coffee and fast food.

Thank you for your time and consideration.

Robin Bowie
Hague Partners
602.329.9005 MOBILE

From: [Jost, Kevin](#)
To: [Anthony M Grande](#); [Council District 2 PCC](#); [PDD Long Range Planning](#)
Subject: Deer Valley/Black Mountain Development Plans?
Date: Friday, September 22, 2023 3:56:56 PM
Importance: High

Hello Mr. Grande and City Councilman Waring,

I wanted to write and let you know that hundreds of people are having discussions around the land that is just north of Deer Valley Road and west of Black Mountain Blvd in North Phoenix (Zip 85050).

There is so much discussion and misleading information that is getting shared across social media platforms and even legal firms are sending out notes to try and persuade residents in our communities to be in favor of new land development.

I moved to Arizona 12 years ago and built a home in the Fireside Community, I also have lived in the Aviano community and now live in the Sky Crossing community. **I'm very much opposed to building out a large grocery store & gas station/fast food mall/commercial development on this patch of land.**

-

If you need any further information from me, please let me know.

Thanks for listening and I look forward to meeting you on October 3rd.

Kevin

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From: [Melissa Ressler Mitschke](#)
To: [Anthony M. Grande](#)
Subject: Proposed Redevelopment at Black Mountain and Deer Valley
Date: Friday, September 22, 2023 12:03:27 PM

Hello Mr. Grande- I am a resident in the Sky Crossing subdivision, which is to the north of the proposed redevelopment of the land that is at the southwest corner of Deer Valley and Black Mountain. I am writing to express my concerns regarding the proposed redevelopment.

1. Traffic Concerns :Traffic during the school year between the hours of 7:10-7:30 am and 2:00-3:00 pm is already very high in the immediate area. It is considerably worse during that afternoon block, as there are a large number of parents in the area to pick their high schoolers up from school. This makes it very difficult to get through the intersection. In addition, high school students are haphazardly crossing major streets during this time. Two students were hit by vehicles last year while trying to cross the street. While I understand that this is somewhat of an issue for PV schools to figure out, it seems as if the developer has not addressed this other than to acknowledge that there will be increased traffic in the area. I would encourage members of the planning committee to drive by that area during those times to get a sense of the congestion. My hope is that if the redevelopment is approved, the developer agrees to fund and construct a walkway over Deer Valley (similar to the one over Black Mountain) so that the high school students walking from Sky Crossing can safely make it to school. Unfortunately, there is no bus service for these students due to the close proximity of the school and the increased traffic is only going to make it more dangerous for them.
2. Liquor Sales: It is my understanding that the developer is asking for a variance from the liquor law rules in order to be able to develop the space to include a gas station, grocery store and restaurants that serve alcohol. I would encourage the committee to consider the fact that there is a high school within the immediate vicinity and a large potential for children to attempt to illegally purchase alcohol.
3. Aesthetic Concerns: Understanding the high likelihood that this land will be re-zoned, my hope is that it can be developed in a thoughtful way that takes into account the aesthetics of the area and the high property values of the nearby homes. This could include a small/higher end grocery store (like an AJs or Whole Foods) with higher end restaurants and shops rather than the developer seeking to maximize their profit on the space by including a gas station, fast-food restaurants, large grocery store (Frys/Safeway), etc. The noise, light and traffic coming from the area will definitely change the aesthetic of the area, so anything that can be done to minimize that would be appreciated.

Thank you for your time,
Melissa Mitschke
22614 N. Cave Butte Street, Phoenix 85050

From: wroodenburg@cox.net
To: [Anthony M Grande](#); [PDD Long Range Planning](#)
Cc: [Council District 2 PCC](#)
Subject: Defend Desert Ridge - Oppose Commercial rezoning in Desert Ridge : Petition Results
Date: Friday, September 22, 2023 12:17:45 AM
Attachments: [petition_DefendDesertRidge.pdf](#)
[petition_signatures_DefendDesertRidge.pdf](#)

Please find attached the petition results with regards to Black Mountain Village case : **GPA-DSTV-2-23-2** and Case **GPA-DSTV-3-23-2** and Case **Z-39-23-2**

These 473 votes opposing the proposal are not the final results but our residents wanted to make sure it makes it into the case file for the October 3rd meeting.

[Petition · Oppose Commercial rezoning in Desert Ridge · Change.org \[change.org\]](#)

Kind regards,

Wouter.

Oppose Commercial rezoning in Desert Ridge



Started September 13, 2023

Why this petition matters



Started by [Defend Desert Ridge](#)

Oppose the rezoning request at Black Mountain Blvd / Deer Valley. It is currently zoned residential as part of our Master Plan but a developer is looking to make it Commercial, so that they can put in a new grocer and other big box retailers, fast food restaurants and gas station and other types of shops right near Fireside Elementary and Pinnacle High school and in the middle of your community. This provides liquor and cigarettes near children. Rezoning proposal case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2. Anthony.Grande@phoenix.gov is the city planner assigned to the case in case you have further questions.

473 Signatures 500 Next Goal

334 people signed this week



Oppose Commercial rezoning in Desert Ridge

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We oppose because it will significantly increase traffic in your neighborhood and impact safety around the schools, it will increase light, air and noise pollution to our quiet neighborhood. It will attract all of the problems and crimes you see already at Desert Ridge Marketplace, Fast Food Restaurants and around Gas Stations today. Furthermore it will negatively impact the behaviors of high school students and endanger kids attending the elementary school. In short, nothing good will come of this.

If you want a new grocer, encourage them in the pre-approved commercial zones around the corner on Cave Creek and Pinnacle Peak that should be used instead of encroaching on our beloved neighborhood.

By signing this petition, you would like to let the Planning Committee and City Council know that you oppose this rezoning request and the land should stay residential.

Goto : defenddesertridge.godaddysites.com for more information.

- o **Sign BEFORE September 19 for your voice to be heard.**
- o **Please ATTEND the review meeting at PV Community center on October 3rd @ 6:30pm to show your support.**

Name	City	State	Postal Code	Country	Signed On
Defend Desert Ridge				US	9/14/2023
Eliza Bozzelli	Phoenix	AZ	85001	US	9/14/2023
Candy Hamer-Huether	Phoenix	AZ	85004	US	9/14/2023
Taylor Morgan	Phoenix	AZ	85009	US	9/14/2023
Brielle Cam	Kailua		96734	US	9/14/2023
Emily Sheets	Columbus		43231	US	9/14/2023
Wais Zadrán	El Dorado Hills		95762	US	9/14/2023
Robin Harding	Milford		1757	US	9/14/2023
gwyneth rolins	Kailua Kona		96740	US	9/14/2023
george vong	Norcross		30093	US	9/14/2023
Petro Volokh	Silver Spring		20904	US	9/14/2023
Karen Smith	Indianapolis		46201	US	9/14/2023
Coreen Gartner	Phoenix	AZ	85015	US	9/14/2023
Susan Ze	Phoenix	AZ	85050	US	9/14/2023
Larry Gartner	Phoenix	AZ	85015	US	9/14/2023
Robert Schmitz	Phoenix	AZ	85050	US	9/14/2023
Gabby Zamora	Whittier		90603	US	9/14/2023
Rosie Lopez	Las Vegas		89142	US	9/14/2023
sophilia ashley	Shonto		86054	US	9/14/2023
Kayla Shuch	Phoenix		85029	US	9/14/2023
Martina Gorman	Ganado		86505	US	9/14/2023
Heather McDonough	Phoenix	AZ	85050	US	9/14/2023
Dan Richards	Phoenix	AZ	85050	US	9/14/2023
Jovan Shashaguay	Phoenix	AZ	85050	US	9/14/2023
Michael Coppola	Phoenix	AZ	85050	US	9/14/2023
Austin Ward	Corvallis	OR	97330	US	9/14/2023
Praveen Mahadevaiah	Phoenix	AZ	85050	US	9/14/2023
Rajesh Gadde	Phoenix	AZ	85006	US	9/14/2023
Rajendra Danda	Phoenix	AZ	85050	US	9/14/2023
Kavita Chandak	Phoenix	AZ	85050	US	9/14/2023
Arvind Sharma	Phoenix	AZ	85001	US	9/14/2023
Mahitha Valluri	Desert ridge	AZ	85050	US	9/14/2023
Rohit Aggarwal	Los Angeles	CA	90060	US	9/14/2023
Dattatraya Kale	Phoenix	AZ	85001	US	9/14/2023
Mrinalini Kale	Phoenix	AZ	85050	US	9/14/2023
Vinesh Soni	Phoenix	AZ	85009	US	9/14/2023
Krishan Kumar	Phoenix	AZ	85001	US	9/14/2023
A Sha	Phoenix	AZ	85050	US	9/14/2023
Kristen Combes	Fishers	IN	46038	US	9/14/2023
Rashmi Vaidya	Phoenix	AZ	85050	US	9/14/2023
Gomathi Selvam	Phoenix	AZ	85003	US	9/14/2023
Nandita Khera	Phoenix	AZ	85050	US	9/14/2023
Vin Kode	Phoenix	AZ	85001	US	9/14/2023
Kalyani Moola	Phoenix	AZ	85017	US	9/14/2023
Pradeep Chandra	Sky Crossing	AZ	85050	US	9/14/2023
Silpa Alapati	Phoenix	AZ	85050	US	9/14/2023

Prakash Kannan	Phoenix	AZ	85009 US	9/14/2023
Dolly Yalamanchi	Phoenix	AZ	85008 US	9/14/2023
Pooja verma Rajput	Phoenix	AZ	85050 US	9/14/2023
Eric Damko	Phoenix	AZ	85050 US	9/14/2023
Hatim Kapadia	Phoenix	AZ	85008 US	9/14/2023
Manika Patel	Phoenix	AZ	85036 US	9/14/2023
Sam M	Phoenix	AZ	85050 US	9/14/2023
Neeraj Chandak	Phienix	AZ	85050 US	9/14/2023
Varun Jindal	Phoenix	AZ	85001 US	9/14/2023
Sra Vana	Phoenix	AZ	85050 US	9/14/2023
Matthew Chitwood	Phoenix	AZ	85050 US	9/14/2023
Raju Omkaram	Highland Park	IL	60035 US	9/14/2023
Amy Mitchell	Gilbert	AZ	85295 US	9/14/2023
Archana Nagarajan	Phoenix	AZ	85050 US	9/14/2023
Mabry Biggs	Spring Hill		37174 US	9/14/2023
Alec Wiley	Albany		12208 US	9/14/2023
Maria karla Gomez	Hollywood		33020 US	9/14/2023
Anna Laidler	East Stroudsburg		18301 US	9/14/2023
Poja Singhvj	Phoenix	AZ	85001 US	9/14/2023
David Tucker	Boone		50036 US	9/14/2023
Ollie Kettle	Barrington		60010 US	9/14/2023
Karen Martin	Roanoke		24015 US	9/14/2023
Connor Macaluso	Marion		43302 US	9/14/2023
Pee shti	Alhambra		91801 US	9/14/2023
my nam jef	West Plains		65775 US	9/14/2023
Alvie Williams	Columbus		31907 US	9/14/2023
Elizabeth Werkstell	Phoenix	AZ	85001 US	9/14/2023
Alex Bowles	Urbana		43078 US	9/14/2023
Adam Friedlander	Phoenix	AZ	85001 US	9/14/2023
Shelley Flecky	Phoenix	AZ	85050 US	9/14/2023
Justin Popnoe	Phoenix	AZ	85050 US	9/14/2023
Jeffrey Leitner	Phoenix	AZ	85017 US	9/14/2023
Mike Bozzelli	Phoenix	AZ	85001 US	9/14/2023
Michael Bauschka	Phoenix	AZ	85003 US	9/14/2023
Susan Smith	Phoenix	AZ	85050 US	9/14/2023
Amie Miksta	Phoenix	AZ	85001 US	9/14/2023
Jeff Miksta	Phoenix	AZ	85001 US	9/14/2023
John Casler	Los Angeles	CA	90060 US	9/14/2023
Laura Richards	Phoenix	AZ	85050 US	9/14/2023
Christi Robinson	Phoenix	AZ	85008 US	9/14/2023
Lokesh Anand	Phoenix	AZ	85050 US	9/14/2023
Prerna Mehla	Phoenix	AZ	85050 US	9/14/2023
Kerry Baker	Phoenix	AZ	85001 US	9/14/2023
Archana Gangadhar	Phoenix	AZ	85050 US	9/14/2023
Susan Sheroff	Phoenix	AZ	85041 US	9/14/2023
Natalie Walker	Phoenix	AZ	85050 US	9/15/2023
Mokhtar Boukhari	Phoenix	AZ	85001 US	9/15/2023

Heidi Van Newkirk	Phoenix	AZ	85050 US	9/15/2023
Zubair Shora	Miami		33197 US	9/15/2023
Lindsey Prock	Myrtle Beach		29588 US	9/15/2023
Suchithra Kumar	Phoenix	AZ	85050 US	9/15/2023
Taiya Wooden	Hollywood		33027 US	9/15/2023
Joseph Zandlo	Kansas City		66104 US	9/15/2023
Diego Morales	Los Angeles		90028 US	9/15/2023
Journey Johnson	Moultrie		31768 US	9/15/2023
Tom George	Rowlett		75089 US	9/15/2023
Courtney Osaki	Phoenix	AZ	85050 US	9/15/2023
Livan Peraza	Miami		33138 US	9/15/2023
Wouter Roodenburg	Phoenix	AZ	85001 US	9/15/2023
Manmeet Duggal	Phoenix	AZ	85001 US	9/15/2023
Sarah Jewett	Phoenix	AZ	85001 US	9/15/2023
Kamna Gaur	Phoenix	AZ	85001 US	9/15/2023
Neeraj Umarjekar	Phoenix	AZ	85050 US	9/15/2023
Wenjie Tang	Phoenix	AZ	85016 US	9/15/2023
Lulu Wang	Phoenix	AZ	85001 US	9/15/2023
Yu Chieh Phan	Phoenix	AZ	85016 US	9/15/2023
Peter Khuu	Phoenix	AZ	85050 US	9/15/2023
Katelyn Chen	Phoenix	AZ	85050 US	9/15/2023
Man Feng	Phoenix	AZ	85050 US	9/15/2023
Melissa Ruetten	Phoenix	AZ	85016 US	9/15/2023
Mary Shullaw	Phoenix	AZ	85001 US	9/15/2023
Kari Williams	Phoenix	AZ	85036 US	9/15/2023
Biju Mon Payyappilly Paulose	Phoenix	AZ	85050 US	9/15/2023
Rashi Agar	Phoenix	AZ	85007 US	9/15/2023
Andrea Keegan	Phoenix	AZ	85050 US	9/15/2023
Sara Millett	Phoenix	AZ	85050 US	9/15/2023
Marisa OConnor	Phoenix	AZ	85003 US	9/15/2023
Brad Berg	Phoenix	AZ	85001 US	9/15/2023
Rebecca Mauck	Phoenix	AZ	85001 US	9/15/2023
Remie Loudy	Phoenix	AZ	85009 US	9/15/2023
Daniela Betancourt	Holland		49423 US	9/15/2023
Margaret Allen	Phoenix	AZ	85001 US	9/15/2023
Addison Spradlin	Cantonment		32533 US	9/15/2023
Thomas Tredrea	Batavia		60510 US	9/15/2023
meghan parker	Hobart		46342 US	9/15/2023
Gunja Maskay	Phoenix	AZ	85040 US	9/15/2023
Alexis Quijano	Austin		78703 US	9/15/2023
Melody Mendez	bristol		6010 US	9/15/2023
Brooke Williams	Phoenix	AZ	85009 US	9/15/2023
Miguel Sierra	Bedford		76021 US	9/15/2023
Jody Wilmes	Phoenix	AZ	85041 US	9/15/2023
Buthaina Salem	Phoenix	AZ	85001 US	9/15/2023
Girish Mour	Phoenix	AZ	85050 US	9/15/2023
Nicole Koolick	Phoenix	AZ	85001 US	9/15/2023

N K	Phoenix	AZ	85003 US	9/15/2023
Srini Moola	Phoenix	AZ	85050 US	9/15/2023
Saba Joshaghani	Alhambra		91803 US	9/15/2023
Samson Afeworki	Aurora		80010 US	9/15/2023
Khairmohammad Akhondzada	West Valley City		84128 US	9/15/2023
Mamta Jain	Phoenix	AZ	85001 US	9/15/2023
Tiffany Andersen	Phoenix	AZ	85001 US	9/15/2023
Alyse Meislik	Phoenix	AZ	85050 US	9/15/2023
Kurt H. Miller	Miami	FL	33197 US	9/15/2023
Shea McCormick	Phoenix	AZ	85050 US	9/15/2023
Elliott Cropp	Phoenix	AZ	85017 US	9/15/2023
Jennifer Reams	Phoenix	AZ	85001 US	9/15/2023
Yan Dai	Phoenix	AZ	85050 US	9/15/2023
Jane Soukup	Phoenix	AZ	85001 US	9/15/2023
Joshua Reedy	Phoenix	AZ	85069 US	9/15/2023
Kathy Nassar	Phoenix	AZ	85036 US	9/15/2023
Melissa Chandlee	Phoenix	AZ	85050 US	9/15/2023
Rebecca Reedy	Phoenix	AZ	85069 US	9/15/2023
Mallorie LaForest	Phoenix	AZ	85001 US	9/15/2023
Ariana Bowie	Phoenix	AZ	85001 US	9/15/2023
Layla Saikley	Phoenix	AZ	85001 US	9/15/2023
Gina Walstad	Phoenix	AZ	85050 US	9/15/2023
Vikas Upadhyaya	Phoenix	AZ	85003 US	9/15/2023
Meredith Pollov	Phoenix	AZ	85050 US	9/15/2023
Natalee Karre	Fredonia		66736 US	9/15/2023
Abi P	Houston		77099 US	9/15/2023
Esther Fatokun	Terre Haute		47807 US	9/15/2023
Terry Blaze	Secaucus		7094 US	9/15/2023
Alessandra Villar	Hialeah		33012 US	9/15/2023
Debbie Miller	Phoenix	AZ	85002 US	9/15/2023
Celeste Cesario	Phoenix	AZ	85050 US	9/15/2023
Ryan Waddington	Phoenix	AZ	85050 US	9/15/2023
Jingyi Shi	Phoenix	AZ	85001 US	9/15/2023
Robert Markus	Phoenix	AZ	85001 US	9/15/2023
Bharathi Jayaraman	Phoenix	AZ	85050 US	9/15/2023
Terra Sosa	Mesa	AZ	85050 US	9/15/2023
Darren Powell	Kenai		99611 US	9/15/2023
Corey Emslie	Mobile		36612 US	9/15/2023
Laura Drachler	Phoenix	AZ	85001 US	9/15/2023
addison castoe	Diamondhead		39525 US	9/15/2023
Oluwakemi Adedoyin	Indianapolis		46255 US	9/15/2023
Stacy Taouil	Phoenix	AZ	85007 US	9/15/2023
Melissa Wozniak	Phoenix	AZ	85050 US	9/15/2023
Zak House	Phoenix	AZ	85050 US	9/15/2023
Manasi K	Phoenix	AZ	85001 US	9/15/2023
Maritza Lopez	Houston		77052 US	9/15/2023
HEY WHY SUNSHINE	Dallas		75270 US	9/15/2023

Your Mother	Akron		44307 US	9/15/2023
Alan Walstad	Phoenix	AZ	85050 US	9/15/2023
Kristi Huebner	Phoenix	AZ	85001 US	9/15/2023
Brady Pollov	Phoenix	AZ	85017 US	9/15/2023
Helana Doyle	Phoenix	AZ	85001 US	9/15/2023
Michelle Bach	Phoenix	AZ	85066 US	9/15/2023
Debbie Bolde	Phoenix	AZ	85050 US	9/15/2023
Leslie Ziff	Phoenix	AZ	85050 US	9/15/2023
Mike Bolde	Phoenix	AZ	85050 US	9/15/2023
Paige Casler	Cave Creek	AZ	85331 US	9/15/2023
Rusty Benton	Phoenix	AZ	85001 US	9/15/2023
Greg Nelson	Phoenix	AZ	85001 US	9/15/2023
Melissa Schwan	Phoenix	AZ	85006 US	9/15/2023
Robert Abbott	Phoenix	AZ	85041 US	9/15/2023
Manisha Gowlikar	Phoenix	AZ	85029 US	9/15/2023
Emily Mohr	Phoenix	AZ	85050 US	9/15/2023
KellyAnn Laffey	Phoenix	AZ	85050 US	9/15/2023
DeAnna Schaefer	Palmer		99645 US	9/15/2023
katarina melian	Oakland		94610 US	9/15/2023
Carmen Allen	Phoenix	AZ	85001 US	9/15/2023
Joshua Curphey	Peterborough	PE7	US	9/15/2023
Sabrina Sundquist	Phoenix	AZ	85016 US	9/15/2023
Celine Beverly	Phoenix	AZ	85001 US	9/15/2023
Kelci Hunter	Phoenix	AZ	85050 US	9/15/2023
George Mcnamara	Phoenix	AZ	85050 US	9/15/2023
Qingyang Li	Phoenix	AZ	85050 US	9/15/2023
Mayra Boukhari	Phoenix	AZ	85041 US	9/15/2023
Jill Young	Phoenix	AZ	85050 US	9/15/2023
Dana Epstein	Phoenix	AZ	85008 US	9/15/2023
William Kelly	Phoenix	AZ	85001 US	9/15/2023
Rahul Menon	Scottsdale	AZ	85254 US	9/15/2023
Xi Zhu	Phoenix	AZ	85050 US	9/15/2023
Asmita S	Phoenix	AZ	85254 US	9/15/2023
Michele Riordan	Phoenix	AZ	85050 US	9/15/2023
Mark Allen	Phoenix	AZ	85050 US	9/15/2023
Lisa Ormsby	Phoenix	AZ	85050 US	9/15/2023
Paul Ormsby Jr	Phoenix	AZ	85050 US	9/15/2023
Andy Mesecher	Phoenix	AZ	85050 US	9/15/2023
Dean Terzic	Phoenix	AZ	85050 US	9/15/2023
Slaven Gusak	Phoenix	AZ	85008 US	9/15/2023
Valerie Givens	Phoenix	AZ	85001 US	9/15/2023
Kiran Uppal	Phoenix	AZ	85054 US	9/16/2023
Belinda Curtis	Phoenix	AZ	85050 US	9/16/2023
Taylor Ungerer	Phoenix	AZ	85032 US	9/16/2023
Carol Ferraco	Phoenix	AZ	85050 US	9/16/2023
Chris O'Connor	Phoenix	AZ	85050 US	9/16/2023
Erica Cooper	Phoenix	AZ	85024 US	9/16/2023

Jennifer Budiac	Phoenix	AZ	85001 US	9/16/2023
Gregory Budiac	Phoenix	AZ	85050 US	9/16/2023
Linda Montgomery	Phoenix	AZ	85050 US	9/16/2023
Lavanya Udupa	Phoenix	AZ	85001 US	9/16/2023
Natalie Leitner	Phoenix	AZ	85001 US	9/16/2023
Kelsey Mathis	Phoenix	AZ	85001 US	9/16/2023
Jenna Stoneberg	Phoenix	AZ	85009 US	9/16/2023
Lauren Knapp	Phoenix	AZ	85007 US	9/16/2023
Chris Kay	Phoenix	AZ	85050 US	9/16/2023
Chris Knapp	Phoenix	AZ	85050 US	9/16/2023
Curt Knapp	Scottsdale	AZ	85261 US	9/16/2023
Claudia Pack	Phoenix	AZ	85008 US	9/16/2023
Susan Knapp	Scottsdale	AZ	85261 US	9/16/2023
Rebecca Eldridge	Phoenix	AZ	85001 US	9/16/2023
Kelene Otterson	Prescott	AZ	86302 US	9/16/2023
Sudha Ugendran	Phoenix	AZ	85050 US	9/16/2023
Jia Zeng	Phoenix	AZ	85050 US	9/16/2023
Nicole Burnes	Phoenix	AZ	85001 US	9/16/2023
Sara Buchanan	Phoenix	AZ	85024 US	9/16/2023
Meghann Jones	Phoenix	AZ	85001 US	9/16/2023
Kristy McCool	Phoenix	AZ	85040 US	9/16/2023
Amy House	Phoenix	AZ	85050 US	9/16/2023
Klair Moses	Phoenix	AZ	85050 US	9/16/2023
Kimber Devoe	Phoenix	AZ	85001 US	9/16/2023
Laura Ray	Phoenix	AZ	85006 US	9/16/2023
Tanya Romero	phoenix	AZ	85027 US	9/16/2023
Preeti Menon	Phoenix	AZ	85050 US	9/16/2023
Katherine Hutchins	Phoenix	AZ	85050 US	9/16/2023
Sridhar Yadav	Phoenix	AZ	85016 US	9/16/2023
Shannon Adams	Scottsdale	AZ	85254 US	9/16/2023
Vivek Varshney	Phoenix	AZ	85050 US	9/16/2023
Rebecca Tischler	Phoenix	AZ	85050 US	9/16/2023
Amitava Kundu	Phoenix	AZ	85080 US	9/16/2023
Brandon Raper	Phoenix	AZ	85050 US	9/16/2023
Tylor Tuttle	Phoenix	AZ	85050 US	9/16/2023
Linnaea Godwin	Phoenix	AZ	85050 US	9/16/2023
Melissa Postler-Pierce	Phoenix	AZ	85950 US	9/16/2023
Robyne Schultz	Los Angeles	CA	90011 US	9/16/2023
Jayeeta Kundu	Phoenix	AZ	85080 US	9/16/2023
Rhonda Waldersen	Scottsdale	AZ	85262 US	9/16/2023
David Stine	Phoenix	AZ	43054 US	9/16/2023
Michelle Stelnik	Phoenix	AZ	85050 US	9/16/2023
Jennifer Willis-Jost	Phoenix	AZ	85050 US	9/16/2023
Stefani Zucker	Phoenix	AZ	85017 US	9/16/2023
Laura Reynoso	Phoenix	AZ	85050 US	9/16/2023
Lorri Bucholz	Phoenix	AZ	85050 US	9/16/2023
Melissa Berglind	Phoenix	AZ	85050 US	9/16/2023

Cydney Hubbard	Phoenix	AZ	85050 US	9/16/2023
Sharon Knecht	Phoenix	AZ	85001 US	9/16/2023
Catherine Dee	Phoenix	AZ	85001 US	9/16/2023
Kyle Reichert	Phoenix	AZ	85001 US	9/16/2023
Rebecca de Jesus	Phoenix	AZ	85001 US	9/16/2023
Kim Anderson	Phoenix	AZ	85068 US	9/16/2023
Kevin Jost	Phoenix	AZ	85001 US	9/16/2023
Robin Bowie	Phoenix	AZ	85004 US	9/16/2023
Evelyn Grier	Phoenix	AZ	85050 US	9/16/2023
Paul Bierbusse	Phoenix	AZ	85050 US	9/16/2023
Sarah Gavigan	Phoenix	AZ	85050 US	9/16/2023
Shuo Yang	Phoenix	AZ	85001 US	9/16/2023
Krystle Edmonds	Phoenix	AZ	85050 US	9/16/2023
Jennifer Doolan	Phoenix	AZ	85001 US	9/16/2023
Elizabeth Nelson	Seattle	WA	98199 US	9/16/2023
Linda Houston	Denver	CO	80206 US	9/16/2023
Danielle Deacon	Phoenix	AZ	85001 US	9/16/2023
John Pilzner	Phoenix	AZ	85050 US	9/16/2023
Jared Lewis	Phoenix	AZ	85006 US	9/16/2023
Jada Lewis	Phoenix	AZ	85040 US	9/16/2023
Andrea Remke	Phoenix	AZ	85001 US	9/16/2023
Amanda Kaiser	Phoenix	AZ	85001 US	9/16/2023
Wendy Moyer	Phoenix	AZ	85007 US	9/16/2023
Robert Houston	Denver	CO	80218 US	9/17/2023
Briana Brownell	Phoenix	AZ	85001 US	9/17/2023
Shannon Lauer	Phoenix	AZ	85050 US	9/17/2023
Alexandra Daniels	Phoenix	AZ	85001 US	9/17/2023
Jeanne Comstock	Phoenix	AZ	86314 US	9/17/2023
Wendy Coyle	Phoenix	AZ	85050 US	9/17/2023
Lisa McIntyre	Northville	MI	48168 US	9/17/2023
David Francyk	Phoenix	AZ	85050 US	9/17/2023
Hillary Grossman	Scottsdale	AZ	85251 US	9/17/2023
Stephanie Mason	Phoenix	AZ	85050 US	9/17/2023
Sandra Itkowitz	Phoenix	AZ	85001 US	9/17/2023
Hargun Kaur	Southington		6489 US	9/17/2023
Marisela E.	The Bronx		10451 US	9/17/2023
Yamilko Lugo	Miami		33102 US	9/17/2023
Rachel Steinberg	Manhattan		60442 US	9/17/2023
Hicham Mafhoum	Chicago		60625 US	9/17/2023
Jameson Lutz	Melbourne Beach		32951 US	9/17/2023
Isaac Sanchez	Fremont		43420 US	9/17/2023
Jesus Jesus	Lewisburg		37091 US	9/17/2023
Pamela Stewart	Houston		77064 US	9/17/2023
cayla garcia	Miami		33169 US	9/17/2023
Aimee Miranda	Aventura		33161 US	9/17/2023
Daniel Pope	Provo		84604 US	9/17/2023
Glen Pinckney	Atlanta		30301 US	9/17/2023

Jan Cerva	Phoenix	AZ	85331 US	9/17/2023
Brooke Yule	Phoenix	AZ	85024 US	9/17/2023
Brandi Jenkins	Scottsdale	AZ	85254 US	9/17/2023
Jilanne Rose	Phoenix	AZ	85001 US	9/17/2023
Brandina Wade	Phoenix	AZ	85001 US	9/17/2023
Pete Cedor	Phoenix	AZ	85050 US	9/17/2023
Larry Ladd	Chico		95928 US	9/17/2023
J Brown	San Francisco		94109 US	9/17/2023
araya habte	Los Angeles		90002 US	9/17/2023
Miguelina Espiritu	The Bronx	NY	10452 US	9/17/2023
Sheila Bethancourt	Phoenix	AZ	85050 US	9/17/2023
Bob Davis	Phoenix	AZ	85001 US	9/17/2023
Sheila Long	Phoenix	AZ	85050 US	9/17/2023
Ashlee Francisco	Phoenix	AZ	85050 US	9/17/2023
Christine Alexander	Phoenix	AZ	85006 US	9/17/2023
kristi downing	Phoenix	AZ	85001 US	9/17/2023
Britney Jacobs	Phoenix	AZ	85050 US	9/17/2023
Hailey Yost	Phoenix	AZ	85007 US	9/17/2023
Shelly Jin	Phoenix	AZ	85001 US	9/17/2023
Chelsea Randall-McWherter	Phoenix	AZ	85001 US	9/17/2023
Chan Jin	Phoenix	AZ	85050 US	9/17/2023
Maria Toro Toro	Phoenix	AZ	85080 US	9/18/2023
Cindy Ponciano	Phoenix	AZ	85001 US	9/18/2023
Brianna Makos	Phoenix	AZ	85024 US	9/18/2023
Wendy Piermarini	Phoenix	AZ	85001 US	9/18/2023
Dawn Martinez	Phoenix	AZ	85068 US	9/18/2023
Mike Haug	Phoenix	AZ	85001 US	9/18/2023
Ivy Biritz	Phoenix	AZ	85024 US	9/18/2023
Jason Epstein	Phoenix	AZ	85050 US	9/18/2023
Divya Yoder	Phoenix	AZ	85050 US	9/18/2023
Jennifer Kindle	Phoenix	AZ	85001 US	9/18/2023
Teresa Swingler	Phoenix	AZ	85050 US	9/18/2023
Kristen Thielen	Phoenix	AZ	85050 US	9/18/2023
cristian achim	Phoenix	AZ	85050 US	9/18/2023
Julie Richards	Phoenix	AZ	85050 US	9/18/2023
Bob Giammarco	Phoenix	AZ	85050 US	9/18/2023
Darlene Saucier	Phoenix	AZ	85001 US	9/18/2023
Laura Pierce	Phoenix	AZ	85001 US	9/18/2023
Christine Cowley	Phoenix	AZ	85001 US	9/18/2023
keith schmolze	Phoenix	AZ	85050 US	9/18/2023
Jenny Naber	Phoenix	AZ	85041 US	9/18/2023
Jennifer Jost	Phoenix	AZ	85050 US	9/18/2023
Allison Griswell	Phoenix	AZ	85001 US	9/18/2023
Nidhi Krishna	Phoenix	AZ	85050 US	9/18/2023
KAUSHIK DILIP	Phoenix	AZ	85050 US	9/18/2023
Ella Richards	Tempe	AZ	85281 US	9/18/2023
Audrey Hammond	Tempe	AZ	85281 US	9/18/2023

Deb Kozak	Phoenix	AZ	85001 US	9/18/2023
Erin Ruebbelke	Phoenix	AZ	85050 US	9/18/2023
Nirmalji Odedra	Phoenix	AZ	85054 US	9/19/2023
Jennifer Larson	Phoenix	AZ	85050 US	9/19/2023
Bethany Lauber	Phoenix	AZ	85001 US	9/19/2023
Justin Lauber	Phoenix	AZ	85050 US	9/19/2023
Kathleen Brink	Bozeman	MT	59715 US	9/19/2023
lisa tims	Missoula	MT	59801 US	9/19/2023
Kayna Popnoe	Fort Worth	TX	76127 US	9/19/2023
Nick Popnoe	Phoenix	AZ	85050 US	9/19/2023
Jim Popnoe	Fort Worth	TX	76033 US	9/19/2023
Audrey Boyd	Fort Collins	CO	80527 US	9/19/2023
Luis Hernandez	Cape Coral		33914 US	9/19/2023
Elizabeth Ducar	Scottsdale	AZ	85260 US	9/19/2023
Scott Clark	Phoenix	AZ	85050 US	9/19/2023
Nikolay Kapashikov	Phoenix	AZ	85001 US	9/19/2023
Jennifer Francyk	Phoenix	AZ	85001 US	9/19/2023
Sarah Torrilhon	Phoenix	AZ	85024 US	9/19/2023
Rebecca Cornell	Phoenix	AZ	85001 US	9/19/2023
Mara Tucker	Phoenix	AZ	85005 US	9/19/2023
Des D	Phoenix	AZ	85032 US	9/19/2023
Alicia Penner	Johnston	IA	50131 US	9/19/2023
Andrea Anderson	Phoenix	AZ	85008 US	9/19/2023
Aaron Bruhn	Phoenix	AZ	85029 US	9/19/2023
Allison Popnoe	Seattle	WA	98136 US	9/19/2023
Adrian Daniels	Phoenix	AZ	85050 US	9/19/2023
Ricky Barber	Los Angeles		90065 US	9/19/2023
Rosa Angulo	Tampa		33606 US	9/19/2023
Nick Sterry	Minneapolis		55408 US	9/19/2023
Michael O'Neil	Phoenix	AZ	85034 US	9/19/2023
Julia Levene	Phoenix	AZ	85069 US	9/19/2023
Vrinda Arora	Phoenix	AZ	85036 US	9/19/2023
Jessica Quint	Phoenix	AZ	85024 US	9/20/2023
Sheri Bernstein	Phoenix	AZ	85030 US	9/20/2023
Luke Richards	Phoenix	AZ	85050 US	9/20/2023
Noah Richards	Phoenix	AZ	85050 US	9/20/2023
Hank Richards	Phoenix	AZ	85004 US	9/20/2023
Saeda Ward	Phoenix	AZ	85076 US	9/20/2023
Misty Manes	Phoenix	AZ	85004 US	9/20/2023
Hannah Farfour	Phoenix	AZ	85001 US	9/20/2023
David Baron	Phoenix	AZ	85001 US	9/20/2023
Annette Burton	Phoenix	AZ	85030 US	9/20/2023
Alma Armenta	Phoenix	AZ	85008 US	9/20/2023
Kelly Sanders	Phoenix	AZ	85009 US	9/20/2023
Bryant De Piazza	Phoenix	AZ	85050 US	9/20/2023
ANSHUL ARORA	Phoenix	AZ	85050 US	9/20/2023
Michelle Suzuki	Phoenix	AZ	85001 US	9/20/2023

Rachael Slosky	Phoenix	AZ	85050 US	9/20/2023
Ann Fisher	Phoenix	AZ	85007 US	9/20/2023
Patricia Diamant	Phoenix	AZ	85001 US	9/20/2023
Deanna Dalzell-Chan	Phoenix	AZ	85050 US	9/20/2023
Winston Chan	Phoenix	AZ	85050 US	9/20/2023
Rajesh Vaidya	Phoenix	AZ	85001 US	9/20/2023
Raymond Brooks	Phoenix	AZ	85024 US	9/20/2023
James Taylor	Scottsdale	AZ	85261 US	9/20/2023
Jaydatt Joshi	Phoenix	AZ	85001 US	9/20/2023
Krutarth Joshi	Phoenix	AZ	85040 US	9/20/2023
Kimberly Johnson	Phoenix	AZ	85003 US	9/21/2023
Cole Johnson	Phoenix	AZ	85001 US	9/21/2023
Gage Johnson	Phoenix	AZ	85050 US	9/21/2023
Olga Rempel	Phoenix	AZ	85050 US	9/21/2023
Michael Kiperman	Chandler	AZ	85224 US	9/21/2023
Timari Rusak	Phoenix	AZ	85050 US	9/21/2023
Claire Grant	Storrs		6269 US	9/21/2023
Wesley Orozco	Lynn		1902 US	9/21/2023
Isabella Romine	Bradenton		34201 US	9/21/2023
Amy Najera	Bell		90201 US	9/21/2023
Danielle Flinn	Phoenix	AZ	85040 US	9/21/2023
Michelle Sounart	Phoenix	AZ	85001 US	9/21/2023
Cynthia Bennette	Phoenix	AZ	85050 US	9/21/2023
Cheree Brown	Cave Creek	AZ	85331 US	9/21/2023
Brenda Schmalz	Scottsdale	AZ	85261 US	9/21/2023
Kaci Oldroyd	Phoenix	AZ	85008 US	9/21/2023
Sandy Campbell	Phoenix	AZ	85050 US	9/21/2023
michael boeder	Phoenix	AZ	85050 US	9/21/2023
Daniel Welker	Phoenix	AZ	85050 US	9/21/2023
Dave Moyer	Phoenix	AZ	85050 US	9/21/2023
Blythe Lipman	Phoenix	AZ	85050 US	9/22/2023
Taylor Moskovich	Phoenix	AZ	85008 US	9/22/2023
Molly Fine	Phoenix	AZ	85050 US	9/22/2023
Aliza Neufeld	Phoenix	AZ	85050 US	9/22/2023
Jayme Mesecher	Phoenix	AZ	85050 US	9/22/2023
Sheena Lovett	Phoenix	AZ	85009 US	9/22/2023
Michael Henein	Merrick		11566 US	9/22/2023
Dana Huether	Phoenix	AZ	85001 US	9/22/2023
David Britton	Phoenix	AZ	85069 US	9/22/2023
Eva Britton	Phoenix	AZ	85069 US	9/22/2023
Alex Britton	Phoenix	AZ	85069 US	9/22/2023
Paul Surdakowski	Phoenix	AZ	85050 US	9/22/2023
Kayla Grande	Phoenix	AZ	85024 US	9/22/2023
Rhonda Dimmick	Desert Hills	AZ	85086 US	9/22/2023
Jack MacDonald-Hilton	Worcester		1609 US	9/22/2023
Hannah Soliman	Charlotte		28075 US	9/22/2023
Andrew Floyd			US	9/22/2023

Cathy Zou

Phoenix

AZ

85001 US

9/22/2023

From: [Richards, Dan](#)
To: [PDD Long Range Planning](#); [Anthony M Grande](#); [Council District 2 PCC](#)
Subject: RE: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village
Date: Friday, September 22, 2023 2:18:14 PM
Attachments: [image002.png](#)

Could I sneak in one final comment into the case file that was just getting brought up last night? People are now getting emails from Vestar trying to promote the need for more grocery stores in this area. The verbiage they are using was that Desert Ridge incredibly only has one grocery store in a 21-mile square area. Talk about incredibly confusing and misleading. 21-mile square area? Who speaks that way? Did they mean 21 square miles? They used 21-mile square area intentionally to confuse people. These people are spreading lies to try getting people to sign their ONLINE petitions. I would be very interested to see how many of these people that have signed their ONLINE petition live outside of the Desert Ridge area.

Another thing I would ask Gammage and Burham how many of these people signed their petition, while voting for a Sprouts or Trader Joes in their online survey? They are deceiving the public with this survey when they knew before they began the survey that these smaller grocery stores aren't even an option to be used as the grocer.

I would like the City and the Village Planning Committee to request the results of their online survey become public records. I would be willing to bet over 50% of their supporters are looking for something Vestar already knew wasn't an option.

Thanks,
Dan Richards

From: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Sent: Friday, September 22, 2023 2:04 PM
To: Richards, Dan <Dan.Richards@strand.com>; PDD Long Range Planning <pdd.longrange@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>
Subject: RE: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village

[EXTERNAL EMAIL]: Verify sender before opening links or attachments.

Thank you, your comment has been received.

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



From: Richards, Dan <Dan.Richards@strand.com>
Sent: Wednesday, September 20, 2023 9:35 AM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Black Mountain Village

Dear Mr. Grande and Councilman Waring,

I submitted an email on September 13 pertaining to my opposition to the proposed development . One of the points made in my previous email was stating the amount of gas stations and grocery stores within a 3-mile radius of the Deer Valley and Black Mountain intersection. I mentioned 11 gas stations within a 3-mile radius, but the correct number is **12 gas stations**.

It was brought to my attention that Gammage and Burnham met with the residents of Sky Crossing shared an exhibit showing the lack of gas stations and grocery store options within a 5-mile radius. They failed to show all the options south of the 101 in their exhibit, which is incredibly misleading. I have attached a map that shows all the gas stations and grocery stores in a 3-mile radius. If you change your search to a 4-mile radius, you find **18-gas stations**. The grocery store options are quite vast as well.

Grocery Stores included within a 4-mile radius include:

- Costco
- Walmart
- Target
- Sprouts Market Express
- 2 Fry's
- 2 Albertson's
- Food City

Please take this into consideration when Vestar continues to tell people that Desert Ridge is lacking grocery and gas station options. It's simply not true. Our neighbors do not want this development to be built. We all live in the residential superblock portion of Desert Ridge. If we wanted to live within walking distance to restaurants, we would have moved closer to Desert Ridge Marketplace. This isn't for the residents of Desert Ridge. They're looking at this parcel because they want the traffic from the 51.

Thanks,

| **Dan Richards**



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602.437.3733 ext. 6052

dan.richards@strand.com | www.strand.com strand.com

Excellence in EngineeringSM

From: [Valerie Arnold](#)
To: [Anthony M. Grande](#)
Subject: No rezoning of Black Mountain and Deer Valley Road
Date: Saturday, September 23, 2023 10:31:19 AM

Please do not rezone. My kids go to Pinnacle High School and this is a stupid idea. There is enough traffic there now. Please do not let Vestar come in. We need that land to stay undeveloped.

Thank you.

From: [Kathy Green](#)
To: [Anthony M Grande](#)
Subject: Zoning of the corner of Black Mountain and Deer Valley
Date: Saturday, September 23, 2023 10:51:17 AM

As someone who lives in the area and drives that intersection every day, I fully oppose this re-zoning. Traffic is already a mess in the mornings and afternoons.

I would love to have a grocery store in the area but that location is awful.

Warmest Regards,
Kathy Green
Mountain Gate Subdivision resident

Sent from my iPhone

From: [C. Dunn](#)
To: [Anthony M. Grande](#); [PDD Long Range Planning](#)
Subject: Vestar Development Amendment and Zoning Requests for Superblock 12 in Desert Ridge
Date: Sunday, September 24, 2023 2:12:13 PM

To All Concerned With This Issue:

I recently attended a Desert Ridge Community Association meeting in which representatives for Vestar presented a rough sketch of their development plan for approximately 20 acres carved out of Superblock 12. Listening to them, one would surmise that this development was for the benefit of our neighborhood. They discussed a neighborhood grocery store, some small retail businesses, and dining options. A rather straightforward design, you might think. What Vestar's rep didn't mention was the inclusion of a gas station, fast food drive-throughs, and even a city bus stop. A plan that sounded innocent enough at the time now begs the question of how a development such as this would impact our neighborhood.

Vestar wants to rezone Superblock 12 from an R-2 residential designation to a C-2 commercial designation. With this rezoning would come a commercial development, such as Vestar's, right at our back door. There are many troubling issues associated with this proposal. I am limiting my comments to the environmental impact that Vestar's proposal would have on our community.

One of the most significant pollutants of our environment is gas stations. For instance, during fueling, toxic compounds such as Benzene (a known carcinogen), Ethyl Benzene, Toluene, and Xylene (BTEX) are released into the air. Likewise, these same compounds will pollute the air when there is leakage from the storage tank vents. Spills from fueling and spills from emptying tanker trucks can occur, causing soil, groundwater, surface water and air contamination. Even idling engines of vehicles contribute to air pollution with the release of harmful chemicals, gases, and particles. Add to this the road noise associated with an overwhelming number of vehicles driving in and out of the gas station and one must conclude that gas stations are one of the most significant polluters of our environment.

Grocery stores and fast food restaurants are right behind gas stations when we consider the extent to which they pollute the environment. The average grocery store emits almost two tons of carbon dioxide from the electricity and natural gas that it uses each year. In addition to that, grocery stores and fast food restaurants generate tons of litter and garbage yearly. Proper disposal of these then becomes a major issue. If strict guidelines aren't followed, we are then dealing with air and soil pollution, in addition to the environmental issues posed by rodents and other pests attracted to the area. Another concern is the amount of traffic generated by these businesses. Their customer traffic, their delivery trucks, and their trash collection vehicles make a substantial contribution to both noise and air pollution. Lastly, it is not surprising that air pollution is the direct result of food preparation.

With the kitchen exhaust fans we have the release of organic aerosol into the environment. With grills, stoves, and ovens we have the release of formaldehyde, carbon dioxide and carbon monoxide into the air. Naturally, these airborne particulates are inhaled by everyone nearby. With ongoing exposure, these particulates can be extremely harmful to individuals. This is especially true for asthmatics and individuals dealing with long-term breathing problems such as COPD.

It is obvious that the environmental impact of Vestar's proposed development would not be limited to noise, air, soil, and light pollution. Their proposal would guarantee both traffic pollution and people pollution, as well. Is it fair to assume that crime in our neighborhood would not be far behind, if Vestar's proposal were to be approved?

The negative impact that Vestar's commercial development would have on our neighborhood far outweighs any benefits of a grocery store, a gas station, and fast food restaurants. With these services and many more just minutes away in the Desert Ridge Marketplace, we don't need them in our own back yard.. We must keep Superblock 12 zoned R-2 Residential, as it was originally intended.

Please say NO to Vestar.

Carolyn Dunn
3752 E Covey Lane
Fireside Community

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 8:00:47 PM

Name

Sachiyo Moench

Email

satosachiyo@hotmail.com

Support Comments

Traffic during school pickup/drop off and rush hour is already stressing the traffic flow in this area. The traffic associated with a big box retailer would make this intersection/area much worse.

From: [Jennifer Garcia](#)
To: [Anthony M. Grande](#)
Cc: [Jennifer Garcia](#)
Subject: Case No. SPA-DS1 V-2-23-2, Case No. CPA-DSTV-3-23-2 and Case No. 1-39-23.
Date: Monday, September 25, 2023 9:08:21 PM
Attachments: [image001.png](#)

Dear Anthony,

I am writing to let you know I'm very concerned with the new zoning up for approval. reference case numbers below.

This zoning in my opinion is way to close to Pinnacle High School. The traffic is already so congested with the onramp of hwy 51, and with new drivers (young from the high school) potential accidents would be a huge concern.

I vote NO for the new commercial zoning. It needs to stay residential

Case No. SPA-DS1 V-2-23-2, Case No. CPA-DSTV-3-23-2 and Case No. 1-39-23.

Thank you, Jennifer Garcia

3824 E. Ringtail Way

Jennifer Garcia

www.RelationalWealthAdvisors.com [relationalwealthadvisors.com]



From: [Jayme Mesecher](#)
To: [Anthony M Grande](#)
Subject: Rezoning of Superblock 12
Date: Monday, September 25, 2023 8:07:45 PM

Hello,

I'd like to document my opposition to the rezoning of superbloc 12. I am a homeowner across the street at 3609 E Cat Balue Dr Phoenix AZ 85050 and do not want to see this area rezoned for commercial use. Here are the case numbers:

Case No. SPA-DS1 V-2-23-2, Case No. CPA-DSTV-3-23-2 and Case No. 1-39-23.

Thank you,

Jayme Mesecher

From: [Thejas Nair](#)
To: [Anthony M Grande](#)
Subject: Case No. SPA-DS1 V-2-23-2, Case No. CPA-DSTV-3-23-2 and Case No. 1-39-23.
Date: Monday, September 25, 2023 8:44:10 PM

Reference : Case No. SPA-DS1 V-2-23-2, Case No. CPA-DSTV-3-23-2 and Case No. 1-39-23.

Hello Sir,

This is regarding rezoning of superblock 12 - Case No. SPA-DS1 V-2-23-2, Case No. CPA-DSTV-3-23-2 and Case No. 1-39-23.

I am a resident of the Fireside community in Desert Ridge. I would like to voice my concerns on rezoning superblock 12.

Rezoning to commercial would change the neighbourhood characteristics to be less desirable and affect the peace and quiet of the Fireside community. We already have sufficient access to grocery and other businesses within a couple of miles in multiple directions.

If rezoning is still being considered, I would be for restricting the hours of operations of the commercial establishments to be before 10pm (or restrict it to such types of establishments). And not have other establishments like gas stations that tend to operate very late in the night.

Thanks,
Thejas

From: [Tininenko, Jason](#)
To: [Anthony M Grande](#)
Subject: black mountain project
Date: Monday, September 25, 2023 4:24:16 PM

My family wanted to weigh in on the proposed black mountain village project.

We are Opposed to the building of a gas station, grocery store, or any large project that will increase traffic, crime, and accidents.

A nice restaurant or 2 would be great, but Vape shops, Liquor stores, Pawn shops and gas stations do not help wonderful neighborhoods like Aviano.

Thanks.

From: [Suresh Uppalapu](#)
To: [Anthony M Grande](#)
Subject: Rezoning of super block 12
Date: Monday, September 25, 2023 7:18:49 PM

Hello,

Please consider this email my vote and my wife's vote in opposition of rezoning the area for commercial use. It is too close to the schools in the neighborhood. Desert ridge shopping complex is not that far. We don't need another complex here. Also, the traffic for drop off and pick up to Pinnacle and Fireside schools is already backed up. A commercial complex will further complicate traffic and lead to traffic mishaps.

Please NO.

Sincerely,
Dr. Uppalapu and Dr. Veeranki

From: [Kim Galetti](#)
To: [Anthony M. Grande](#)
Subject: SW. Corner of Deer Valley & Black Mountain Blvd.
Date: Wednesday, July 19, 2023 1:51:47 PM

Anthony,

My spouse and I are very excited about the proposed project at the above corner. We badly need a second option for groceries. This additional competition will be great for the residents of Desert Ridge. It will also increase property values. Hope this project is approved and ground is broken soon.

Mr. Kim Galetti

3864 E. Melinda Drive

Phoenix, AZ 85050

443-962-0974

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)

From: [Nahian Latif](#)
To: [Anthony M Grande](#)
Subject: Re: black mountain village
Date: Saturday, July 22, 2023 11:45:06 AM

Hi there,

I am a resident near the proposed zoning change at the intersection of deer valley and black mountain. I support the zoning change to a small commercial to allow for a small grocery store/retail shop/restaurant. Ideally a small grocery store like trader Joe's would be ideal. Encourage bistros like Panera/chipotle or a local business to setup shop. Bike friendly lanes and bike locks with shaded/mature trees around stops would enhance the experience. Future growth for a public library adjacent would serve the area well.

Thank you
Nahian Latif
Local resident

From: [Riley Dresser](#)
To: [Anthony M. Grande](#)
Subject: Support for Z-39-23
Date: Wednesday, August 2, 2023 2:48:50 PM

Hi Anthony,

I just wanted to express my support for this project. I live in Fireside and would love to have amenities closer to my house without having to go to Desert Ridge.

Thank you,

Riley Dresser

Sent from my iPhone

From: [Lauren Packer](#)
To: [Anthony M. Grande](#)
Subject: Rezoning Black Mountain/Deer Valley
Date: Thursday, August 3, 2023 8:34:43 PM

Just voicing our opinion for what it is worth.

We are not against the rezone. But we are against a gas station and drive thru fast food. Additionally if this is rezoned, there must be traffic modifications on Black Mountain. My kids do not attend pinnacle but we get stuck in the backlog daily and this is without additional people entering or exiting a shopping plaza.

We hope the city listens to the citizens.

Lauren Packer

Sent from my iPhone

From: [Polson, Adam](#)
To: [Anthony M Grande](#)
Subject: Black Mountain Village / Superblock 12
Date: Thursday, August 3, 2023 10:30:07 AM
Attachments: [Logo_e6253148-26a1-47a9-b861-6ac0ff0bc3c4.png](#)
[80pctcolor_2022mansfieldcertificationbadge_492244a7-2944-454d-8270-3a8a522bf068.png](#)

Mr. Grande,

I am sending this e-mail to indicate that I am **IN FAVOR** of the proposed development. You are likely to see a bunch of people trying to complain, and my guess is that those people will try to drown out the people who do want the project. I would strongly prefer if there was no gas station, but I understand the realities of the situation. To the extent there is a compromise, I would suggest no gas station.

-Adam Polson
2845 E. Cashman Drive
Phoenix, Arizona 85050



Adam S. Polson
Partner
Adam.Polson@lewisbrisbois.com
T: 602.792.1503 F: 602.385.1051

Phoenix Plaza Tower II
2929 North Central Avenue, Suite 1700, Phoenix, AZ 85012 | LewisBrisbois.com [lewisbrisbois.com]

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From: [shawnkline2](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village Project
Date: Friday, August 4, 2023 1:55:26 PM

Hello Mr. Grande,

I am writing to you regarding the Black Mountain Village project on the corner of Deer Valley and Black Mountain Dr. I am a resident of the Sky Crossing neighborhood directly across from the proposed project. I welcome the zoning change from residential to commercial with a few stipulations.

1. No gas station. It will increase loitering, traffic, and light pollution in the neighborhood.
2. Grocery store must be a smaller, neighborhood grocery store (Trader Joes, Sprouts, Whole Foods). A large Fry's or Albertsons type store would not fit into our residential area, especially since there is already an Albertsons in Desert Ridge and on Cave Creek.
3. The businesses must be in line with the demographics of the neighborhood. Desert Ridge and Sky Crossing are neighborhoods with high end homes. We need high end businesses, shops and restaurants that would enhance our community and not degrade it like a large grocery store and gas station would. This would also hopefully include appropriate lightscaping and landscaping, so the business park blends into the desert area that we all bought houses here for. We moved here because it was a quiet, residential area and we do not want to see it turn into another corner of concrete, traffic, litter, and loitering.

Thank you for your concern and I look forward to hearing about the next steps of the project.

Shawn Kline
Sky Crossing Resident

From: [Lisa Abrams](#)
To: [Anthony M. Grande](#)
Subject: Zoning Changes Near Black Mountain and Deer Valley RDs
Date: Monday, August 7, 2023 4:32:42 PM

Hi,

I'd like to suggest a compromise for the city to consider regarding the parcel near Black Mountain and Deer Valley Rds. I agree we need more shopping in the area, however this is still a large residential neighborhood and I'd like the city to consider putting some restrictions on the new zoning, similar to what many shopping centers in Scottsdale have done.

Please consider rezoning with conditions including:

a maximum size for the grocery

prohibiting gas stations

dimmer lighting

larger landscape setbacks

shaded walking and bike paths

ample outdoor dining spaces

These conditions would still allow a company to develop the land, while also keeping it as close to a neighborhood feel as possible.

Thank you for your consideration.

Lisa Abrams

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 11:05:58 AM

Name

Jenna Barrett

Email

jennabarrett422@gmail.com

Support Comments

I would want a grocery store and fast food options at the shopping center.

From: website@gbaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 9:09:07 AM

Name

Ashley Campbell

Email

Ashleycampbell@cox.net

Address / Neighborhood (Optional)

Fireside at Desert Ridge

Support Comments

I support retail space in that location. Thank you!

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 10:04:56 AM

Name

John Schott

Email

Jopschott@gmail.com

Address / Neighborhood (Optional)

Desert Ridge

Support Comments

As a native and person living in the area, I welcome the new development. Adding places to live, shop and eat will benefit the community. Please approve this project.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 9:08:35 AM

Name
Austin Lynch
Email
Alynchortho@yahoo.com
Support Comments
Support

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 10:03:22 AM

Name

Michael Marsh

Email

michaelmarsh.cre@gmail.com

Support Comments

I am currently building a home in Desert Ridge and am extremely supportive of additional retail and commercial opportunities in this area. Desert Ridge Marketplace is hugely successful, but that comes with a convenience fee for people who actually live in the area. Additional options for groceries, restaurants and neighborhood retail on a smaller scale would actually serve the needs of people who live in and around the area, and an additional option to avoid the traffic and crowds of Desert Ridge Marketplace that has become a destination shopping center. My understanding is that the current entitlements would allow for additional housing units. While I am moving to the area and think that housing is important, the opportunity to have additional retail and commercial as a future homeowner in this area is exciting and would seem to actually serve the needs of the people that already live and are actively building homes there. Thanks for your favorable consideration of the requests.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 12:28:47 PM

Name

Rachel Cohn

Email

rachel-cohn@hotmail.com

Address / Neighborhood (Optional)

Fireside

Support Comments

I would love a small grocery store, no gas station and a local bistro. Thanks!

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 12:05:35 PM

Name

Amanda Honey

Email

amanda.honey3@gmail.com

Support Comments

Neighborhood grocer is wonderful but no gas station please

From: website@gbaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 12:37:25 PM

Name

Meghann Jones

Email

Mprusick@yahoo.com

Support Comments

No gas station.

Small grocery store, i.e. Trader Joe's, Whole Foods.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 12:09:39 PM

Name

Kevin Honey

Email

amaresh@cox.net

Address / Neighborhood (Optional)

3762 e ember glow way

Support Comments

Neighborhood grocer, but no gas station please.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 12:16:05 PM

Name
Pam Sullivan
Email
Scottspam4@gmail.com
Support Comments
No gas station

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 9:29:06 AM

Name

Peter Reinsch

Email

Preinschaz@gmail.com

Support Comments

Sounds like a great idea! That's a great location to build a grocery store!

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 10:56:30 AM

Name

Melissa Romero

Email

Melromeo@gmail.com

Address / Neighborhood (Optional)

4240 E Expedition Way

Support Comments

We need additional options in this area.

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 10:01:05 AM

Name

Allie Schott

Email

alliejschott@gmail.com

Support Comments

As a future resident in the Talinn development, I support growth in the local area.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 1:19:23 PM

Name

Scott Shuman

Email

sshuman99@yahoo.com

Address / Neighborhood (Optional)

Desert Ridge

Support Comments

I am very supportive of this new development. This area would benefit from additional convenient options for groceries, restaurants, etc. In particular, it would be great to have a Trader Joe's or Sprouts. The congestion around Desert Ridge can be challenging and quality alternatives are welcome.

From: [Chris Sinclair](#)
To: [Anthony M. Grande](#)
Subject: Deer Valley and Black Mountain commercial
Date: Thursday, August 10, 2023 12:41:55 PM

hi, I guess people are saying to contact the planner about this development and that's you I guess? anyways, this is great news. we need more commercial in this area. it's a major intersection and just what should be happening here. I'm emailing because I'm sure people will complain. because that's what people do. and usually, the most vocal are the minority. I want to make sure you guys know that there are plenty of people excited about this happening. but will probably never attend a meeting or voice their excitement, because people usually only do that when they complain. so if you need anybody to point to in the community that has no vested interest at all, that is excited and 100% in favor of this, that would be me. thanks and good luck with the complainers

--

Chris Sinclair
Sinclair Engineering LLC
23251 N.38th Place
Phoenix, AZ 85050
480-695-9734

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 1:10:32 PM

Name

Chris Sinclair

Email

sinclaireng@cox.net

Address / Neighborhood (Optional)

23251 N 38TH PL

Support Comments

this is a great news. been living in Aviano since 2009. we need more commercial, not less. Deer Valley and Black Mountain is exactly the type of spot where this should be going. this creates a walkable destination from our neighborhood. we need more of this. I'm firmly in favor of this happening! thanks.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 9:06:22 AM

Name

Hanna Steger

Email

Hannaesteger@gmail.com

Address / Neighborhood (Optional)

Aviano Community

Support Comments

We fully support the new black mountain shopping center. We would love to see something smaller scale to desert ridge that provides us places to dine and shop.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 10, 2023 12:55:47 PM

Name

Mahyar Vahabzadeh

Email

mahyar@cox.net

Address / Neighborhood (Optional)

Aviano Desert Ridge

Support Comments

This shopping center will be a much needed addition to the Desert Ridge area as we are very limited currently with a single grocery store (Albertsons).

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, August 12, 2023 10:43:46 AM

Name

James Senften

Email

jsenften@gmail.com

Address / Neighborhood (Optional)

4535 E. Navigator Lane, Phoenix, AZ 85050

Support Comments

As a resident of Desert Ridge for over 3 years, I am excited for the opportunity to have additional options for groceries, restaurants and neighborhood retail in the area. This area has seen a lot of residential development in the past 5 to 10 years, but there has been a lack of additional commercial development. However, I don't want to see this site end up as another huge big box store (like a Wal-Mart) for several reasons. For one, we have a Target and other big box stores at Desert Ridge that fill that need. Second, it might cause too many traffic problems at the site and the surrounding area. I think this site should focus on a smaller, high quality grocery store and related restaurants and commercial uses. I would be in support of a square footage cap to prevent any big box stores from going in and to promote the possible attraction of a Sprouts or Trader Joe's type grocery store.

From: [Scott Corwin](#)
To: [Anthony M. Grande](#)
Subject: Support for Black Mountain Village development
Date: Sunday, August 13, 2023 1:32:59 PM

Mr. Grande,

My family and I are residents of Sky Crossing, and I am writing in support of the re-zoning of the land proposed for Black Mountain Village.

To say I am disappointed in my community members who oppose this project is an understatement. Apparently others do not care about growth and development of a neighborhood. Apparently others do not care about their property values increasing because of convenience. Apparently the principal of Pinnacle High School is urging us to protest the re-zoning, and because the school cannot figure out how to manage the flow of kids arriving to school, they are using this development as a scapegoat.

Granted, while I love the concept of the development, I do oppose the gas station idea unless it is only a gas station without a convenience store. Convenience stores, no matter the location, seem to draw people out of the woodwork. I don't know what latitude the city has to stipulate the details of the plan, but that would be my request as a resident.

I do plan on attending the October 3rd meeting, but will all those in attendance have the opportunity to vote on the decision?

Looking forward to the meeting.

Thank you,

Scott Corwin
3422 E Crest Ln
Phoenix, AZ 85050

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)

From: [Aly Fox](#)
To: [Anthony M. Grande](#)
Subject: Case Number Z-39-23
Date: Monday, August 14, 2023 1:26:25 PM

Anthony Grande I am a resident the last 17 years in Aviano in Desert Ridge. I'm emailing you in reference to case number Z-39-23 to say that we are very excited for the proposed commercial zoning at the corner of Deer Valley and North Black Mountain Blvd. We were told that this was in the plan when we first bought. I feel this will be positive for the area and help bring home values up as well. I hope that this is highly considered and passed to continue to build. Thank your time and appreciate all you do.

Alyson and Ken Fox
602-909-0340

From: [cici martin](#)
To: [Anthony M Grande](#)
Subject: Desert View Shopping Center - Rezoning
Date: Tuesday, August 15, 2023 9:11:11 PM

Hello,

I am a resident of Sky Crossing and wanted to write to share my thoughts as I have seen a lot of chatter in the Sky Crossing community FB account.

I am not opposed to a smaller shopping mall with a small grocery store and food/coffee options. Nice mall like Gainey Ranch or DC Ranch. I would be opposed to a gas station as I believe it will bring traffic from the freeway, not community members. As well as the noise of refueling trucks.

Just wanted to share my thoughts - commercial property yes; as long as no gas stations are included.

Thank you,

Cecilia Martin

Sent from my iPhone

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, August 16, 2023 3:35:09 PM

Name

Jodi Dougan

Email

Jodster_29@hotmail.com

Support Comments

Would love more shopping and eating options close by.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, August 17, 2023 9:42:39 PM

Name

Nicole Mezzatesta

Email

nicolem@lunicabeauty.com

Support Comments

I support this parcel to be zoned for commercial property.

From: [Walker, Oliver](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village Plans at Black Mtn Blvd and Deer Valley Rd
Date: Friday, August 18, 2023 2:09:36 PM
Attachments: [image001.png](#)

Anthony,

I hope you are enjoying your Friday! I wanted to reach out as your email was provided by a neighbor in Sky Crossing as a point of contact on this proposed project.

I live in one of the homes that backs up to Deer Valley and to the piece of land which is being submitted for rezoning from Residential to Commercial.

I actually love the idea of having a retail center on the plot of land - I absolutely hate the idea of a gas station being part of the project, especially on the North side of the project as it would be the first thing I would see out of my back window. I can tell you that opinion within the neighborhood on the Sky Crossing Facebook group seems to be split 50/50. One thing, however, that seems to be consensus - nobody wants a gas station as part of the project.

I am in the mortgage lending world, and I can share that if a gas station is placed at the very northern edge of the parcel, it would render the homes on the other side of Deer Valley unlendable for certain mortgage products, which seems incredibly unfair to the folks who bought homes here 3 years ago none the wiser to future changes that might occur.

I would stand firmly against a gas station, but would support a well designed retail center that would serve our community. I have lived in Desert Ridge for the last 15 years, and the project seems very exciting if done correctly.

Please feel free to call my cell below if you would like any further input or have any questions.



Oliver Walker
Sales Manager
Rocket Mortgage
Office: (480) 548-4365
Cell: (517) 214-7706
Fax: (877) 380-5164
NMLS 34960

[\[social.pr\]](#)

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, August 22, 2023 10:55:52 PM

Name

Doug Dresser

Email

flyboyltu@gmail.com

Address / Neighborhood (Optional)

Fireside

Support Comments

I'm for no gas station, as we have had a big increase in homelessness in north Phoenix in the last couple of years as a gas station will increase homeless presence. A small grocery store like sprouts, Aldi, or Trader Joe's will be nice as these stores typically don't attract homelessness and close at a decent hour.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, August 22, 2023 4:00:02 PM

Name

Janee Foster

Email

Janeeapostol@yahoo.com

Support Comments

Would like to see a small grocer like Trader Joe's. Traffic is already so bad by the high school, don't need a big retail store there. And NO gas stations!

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, August 22, 2023 6:50:57 PM

Name

Bob Mayo

Email

bob_mayo@cox.net

Address / Neighborhood (Optional)

Fireside

Support Comments

I am in support of this project, minus the gas station, think that needs to be rethought. Thank you

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, August 23, 2023 5:10:04 PM

Name

Clint Marchuk

Email

cmarchuk@yahoo.com

Address / Neighborhood (Optional)

Talinn at Desert Ridge

Support Comments

I'm highly supportive of bringing a 2nd grocery store into the Desert Ridge community.

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, August 23, 2023 9:44:23 PM

Name

Raj Kapur

Email

raj85719@gmail.com

Support Comments

the overwhelming majority of desert ridge residents want this project to be built and get another small grocery store. i would rather not have a gas station though..

From: [James Patterson](#)
To: [Anthony M. Grande](#)
Subject: Black mountain / deer valley project
Date: Wednesday, August 23, 2023 7:12:43 PM

Anthony,

Hope all is well. I live in Sky Crossing and want to make you (and the other city planners) know that my family supports this new development. This area continues to grow and we need more amenities like another grocery store, etc.

I can tell you that the FB group for my neighborhood gets all fired up about every little issue and this is no different. People are clearly frustrated about pinnacle traffic at 7am... can't imagine a grocery center is going to have a ton of extra traffic at that time. They seem to be forgetting the convenience + likely property value appreciation by having more amenities within walking distance.

I support this development and from what I can tell, Vestar seems like a very reputable firm with a great track record of great shopping centers.

Apologize in advance if you are getting many emails very different from this one. Appreciate all that the city does!

-Jimmy

James S. Patterson III
(480) 390-4288

Sent from my iPhone

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, August 23, 2023 11:52:57 AM

Name

Jacqueline Soutus

Email

jackie.soutus@gmail.com

Address / Neighborhood (Optional)

Desert Ridge

Support Comments

I support this proposal. Currently there is not enough retail in the Desert Ridge area. More house developments will cause an even larger shortage of restaurants, groceries and other retailers.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, August 27, 2023 7:11:09 PM

Name

Goldberg Nathan

Email

ndgoldberg@gmail.com

Address / Neighborhood (Optional)

Fireside - amber crest

Support Comments

I support the proposal but would like it without a gas station. Perhaps we can do some kind of awesome charging station with higher end convenience store. Also, no Walmart or Walmart market...an AJs or Trader Joe's or even a frys would be fantastic.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, August 28, 2023 12:44:37 PM

Name

Sonita W.

Email

Soniay@gmail.com

Address / Neighborhood (Optional)

Aviano N 36th St

Support Comments

I just wanted to let you know that as a Aviano resident I am very happy to hear about this development. I would welcome a grocery store, a coffee shop and other retail, and hopefully also getting dust under better control once the construction is done. So, good luck and keep us posted.

I do want to request that some thought be given to control of any petty crime that may arise from this development as there will be increased activity in the surrounding areas.

From: [sonia](#)
To: [Anthony M. Grande](#)
Subject: New development Desert Ridge Black Mtn Village
Date: Monday, August 28, 2023 12:09:32 PM

I just wanted to let you know that as a Aviano resident I am very happy to hear about this development. I would welcome a grocery store, a coffee shop and other retail, and hopefully also getting dust under better control once the construction is done. So, good luck and keep us posted.

I do want to request that some thought be given to control of any petty crime that may arise from this development as there will be increased activity in the surrounding areas.

Thank you
Sonita W.

From: [Anthony M Grande](mailto:Anthony.M.Grande)
To: [Anthony M Grande](mailto:Anthony.M.Grande)
Subject: FW: SW Corner of Black Mountain Blvd snd Deer Valley
Date: Thursday, August 31, 2023 11:26:19 AM

From: Kim Galetti <kg2238171@yahoo.com>
Sent: Wednesday, July 19, 2023 1:48 PM
To: Michelle Santoro <msantoro@gblaw.com>
Subject: SW Corner of Black Mountain Blvd snd Deer Valley

Hi Michelle,

Nice talking to you today. My spouse and I are very excited about the proposed project at the above corner. We badly need a second option for groceries. This additional competition will be great for the residents of Desert Ridge. It will also increase property values. Hope this project is approved and ground is broken soon.

Mr. Kim Galetti
3864 E. Melinda Drive
Phoenix, AZ 85050
443-962-0974

[Sent from Yahoo Mail for iPhone \[linkprotect.cudasvc.com\]](#)

From: [Anthony M Grande](#)
To: [Anthony M Grande](#)
Subject: FW: Black Mountain Village
Date: Thursday, August 31, 2023 11:25:59 AM

From: Nahian Latif <nahian25@gmail.com>
Sent: Saturday, July 22, 2023 11:44 AM
To: Michelle Santoro <msantoro@gblaw.com>
Subject: Re: Black Mountain Village

Hi there,

I am a resident near the proposed zoning change at the intersection of deer valley and black mountain. I support the zoning change to a small commercial to allow for a small grocery store/retail shop/restaurant. Ideally a small grocery store like trader Joe's would be ideal. Encourage bistros like Panera/chipotle or a local business to setup shop. Bike friendly lanes and bike locks with shaded/mature trees around stops would enhance the experience. Future growth for a public library adjacent would serve the area well.

Thank you
Nahian
Local resident

From: [Anthony M Grande](#)
To: [Anthony M Grande](#)
Subject: FW: Sky Crossing Resident / Black Mountain Village
Date: Monday, September 11, 2023 8:07:40 AM

From: James Patterson <jsp.three@gmail.com>
Sent: Friday, September 8, 2023 9:09 AM
To: Michelle Santoro <msantoro@gblaw.com>
Subject: Sky Crossing Resident / Black Mountain Village

Hello,

I am a resident of Sky Crossing and very in-favor of this proposed development. For what it's worth, the community seems overly concerned about 1) the additional traffic around Pinnacle high school at drop off and pick up, 2) the potential for a gas station and 3) the "aesthetic" of the project.

For me, this seems like a no-brainer given we need a grocery store + other amenities (this helps our property values). I look forward to attending the town hall on Tuesday

Thanks,
Jimmy

--

James Patterson
(480) 390-4288

From: [Jessica Fierros](#)
To: [Anthony M. Grande](#)
Cc: [Robert Fierros](#)
Subject: Aviano resident FOR commercial rezoning
Date: Saturday, September 9, 2023 9:10:41 AM

Hello Anthony,

I am a resident that is beyond excited about the potential rezoning near Pinnacle HS! I am shocked by the negative response being organized by some here in Desert Ridge. We DESPERATELY need more commercial businesses to support the homes/community that are already here. It is horrendous that we only have ONE grocery store and ONE gas station and ONE fast food restaurant for this many homes in one area- and there are many more homes still being built. One of the biggest complaints by people is that these businesses will bring in crime and homelessness. Well guess what?! It's already been moving in and the problem isn't businesses. The problem is that we have voted in a mayor who is SOFT on crime and our police force is over worked, under staffed and under funded. Commercial businesses are what we NEED!!

We have lived in Aviano for 14 years and had already been saying for several years that we hoped businesses would develop somewhere along this stretch of Deer Valley. We were so excited to hear about this proposal and couldn't be more disappointed or disheartened by how "noisy" the ones against this have been. We truly hope they don't ruin this much needed opportunity for growth in our community.

Jess Fierros

From: [Martina McConnon](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain shopping area
Date: Saturday, September 9, 2023 8:16:54 AM

Hi Mr Grande,

My name is Martina McConnon, I live in the Fireside community and have been hearing about the planned rezoning & possible shopping area coming to Black Mountain next to Pinnacle High School. Just wanted to let you know that our family would very much welcome a grocer like Trader Joes or Sprouts to get that spot. We do not need more fast food options as we have plenty in Desert Ridge. But another grocery store would be great, especially a healthier alternative to Albertsons.

Thank you!

Martina McConnon
3826 E Cat Balue Drive
Phoenix AZ 85050

From: vanessacorwin@yahoo.com
To: [Anthony M. Grande](#)
Subject: Support for Black Mountain Village Project
Date: Saturday, September 9, 2023 11:19:25 AM

Mr. Grande,

I am a resident of the Sky Crossing community, and am writing this email in support of the rezoning of Vestar's proposed Black Mountain Village project. For the planning committee's consideration, I want to offer some thoughts about the project:

1. Traffic - I have seen a lot of input from community members opposing the rezoning because of traffic concerns. If it is eventually developed into homes, that'll be another 20+ single family homes built. If it's developed into townhomes, it'll be another 400 units. If it'll be developed into apartments, the number of residents will be even higher. Regardless of the outcome of residential development, residential development will also create more traffic for that area. Those those oppose the rezoning to commercial don't seem to offer that as a consideration. Some/any level of additional residential development will further congest DRM. The Vestar development of this land at least offers additional shopping and dining options, which I would hope offloads DRM to some degree. I see that as a positive. However, I would hope the City would partner with Vestar to assess entrance and egress points, especially during the morning when PHS students are driving or being dropped off. I do agree it'll create more traffic at certain points of the day, so I would hope that is already on the docket to evaluate.

2. Types of businesses on the property - I would ask the planning committee to not support a gas station with a convenience store. I would rather have a gas station alone, like Costco, with limited hours. A convenience store option will likely cause more harm than good, in terms of the people who would be shopping or loitering at the store.

3. There are many concerns about noise from residents in my community and the community to the immediate east of the proposed development. My house is located 5 houses Black Mountain Boulevard, and we are objectively closer to the proposed development than 60% of Sky Crossing. In the two+ years that we've lived in this community, I've never heard any noise from BM boulevard. I can't even hear the football games at Pinnacle High School. I've seen many people via our community's Facebook and Desert Ridge's community Facebook groups share this concern as a reason to oppose the development. How can people 2-3 miles away complain about noise when noise present no impact to them today? Rhetorical question, but people are grasping at straws.

Overall, while this proposed project is not by any means perfect and there are some legitimate concerns (like traffic), additional commercial development for this area will be a boost for property values, tax revenue, economic growth, and some level of job creation. I strongly, strongly support this rezoning in favor of the Vestar development.

Thank you,

Vanessa Corwin

From: [Roland Ward](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village
Date: Sunday, September 10, 2023 4:25:24 PM

Hello Anthony,

I live in Aviano at Desert Ridge near the proposed Black Mountain Village shopping center.

I fully support the proposal and welcome the additional option for shopping, especially a grocery store.

Regards,
Roland Ward
3828 E Morning Dove Trail
Phoenix, AZ 85050

From: [sonia Whig](#)
To: [Anthony M. Grande](#)
Subject: Black mountain village
Date: Monday, September 11, 2023 5:35:10 PM

Not sure if this is the right forum but I am writing to add my FULL SUPPORT for this project.

I live in Aviano and would love to have a coffee shop and a grocery store within walking distance. The land will definitely go the apartment route if left alone for long. Can't build more than 6-7 houses in the lot. Can't imagine anyone preferring that to a neighbourhood market. I am definitely for it for environmental as well and logistics reasons.

Thank you

Sent from my iPhone

From: website@gbllaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 13, 2023 8:48:38 PM

Name

Jared Nielsen

Email

jarheadnielsen@gmail.com

Support Comments

We are very excited about the possibility of a grocery store close to our house. A quick food option would also be welcome.

From: [Polson, Adam](#)
To: [Anthony M Grande](#)
Cc: msantoro@qblaw.com
Subject: RE: Black Mountain Village / Superblock 12
Date: Wednesday, September 13, 2023 7:55:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[Logo_e6253148-26a1-47a9-b861-6ac0ff0bc3c4.png](#)
[80pctcolor_2022mansfieldcertificationbadge_492244a7-2944-454d-8270-3a8a522bf068.png](#)

Mr. Grande,

I am sending this e-mail to reaffirm my position that I am **IN FAVOR** of the proposed development. I attended the information session by the developer and Gammage and Burnham at Sky Crossing yesterday evening, and I was impressed with what Vestar was agreeing to do as far as infrastructure in and around this proposed project. If this project is denied, I do not see a residential developer agreeing to do what Vestar is agreeing to do. Nevertheless, although I do not pretend to be a traffic engineer, I believe that it makes sense to have a light at 34th street and Deer Valley. This is even though there is a light nearby at Deer Valley and Black Mountain. Again, I am not a traffic engineer, but it seems to me as a layperson that 75% of Sky Crossing traffic would be inclined to head west down Deer Valley and enter Sky Crossing at 32nd Street and/or Sky Crossing Way. I suspect that a lot of people who live around Cave Creek and Deer Valley would also prefer to have a light at 34th Street. This is something to consider. Again, I am **IN FAVOR** of the proposed development.

-Adam



Adam S. Polson
Partner
Adam.Polson@lewisbrisbois.com
T: 602.792.1503 F: 602.385.1051

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From: Polson, Adam <Adam.Polson@lewisbrisbois.com>
Sent: Thursday, August 3, 2023 10:30 AM
To: anthony.grande@phoenix.gov
Subject: Black Mountain Village / Superblock 12

Mr. Grande,

I am sending this e-mail to indicate that I am **IN FAVOR** of the proposed development. You are likely to see a bunch of people trying to complain, and my guess is that those people will try to drown out the people who do want the project. I would strongly prefer if there was no gas station, but I understand the realities of the situation. To the extent there is a compromise, I would suggest no gas station.

-Adam Polson
2845 E. Cashman Drive
Phoenix, Arizona 85050



Adam S. Polson
Partner
Adam.Polson@lewisbrisbois.com
T: 602.792.1503 F: 602.385.1051

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From: [Chris Sinclair](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village Desert Ridge
Date: Wednesday, September 13, 2023 2:03:18 PM

from the sounds of it, you're getting obliterated with negative comments about this. just wanted to make sure you know many of us here approve of this project. we were promised for years we'd be getting a second grocery store. the people complaining are mostly people that have been here only a year or 2. many of them back the major roads to this. this has 2 major roads and leads to the interstate. and backs a high school. should the rest of the community be deprived of this development because they bought houses that back these major roads? I don't think so. I've been here since 2009 and have always known there was commercial coming. anyways, thanks for hearing me out.

--

Chris Sinclair
Sinclair Engineering LLC
23251 N.38th Place
Phoenix, AZ 85050
480-695-9734

From: website@gbaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 13, 2023 11:52:21 AM

Name

Alexander Soutus

Email

asoutus@gmail.com

Address / Neighborhood (Optional)

22221 n 41st st

Support Comments

We are in support for commercial business. Preferably a grocery store.

From: [david white](#)
To: [Anthony M Grande](#)
Subject: Zoning
Date: Wednesday, September 13, 2023 7:37:10 PM

To Whom This May Concern,

I just want my voice heard.

I fully support the rezoning of the southwest corner of Deer Valley Road and Black Mountain Blvd. from residential to commercial.

Respectfully,
David White

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 13, 2023 4:09:28 PM

Name

Brandon York

Email

blyork85@gmail.com

Support Comments

Thank you for planning to bring some more shopping to the desert ridge area. Desert ridge marketplace is a nightmare most all the time with all the congestion.

From: website@gblaw.com
To: [Anthony M. Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 14, 2023 5:56:51 PM

Name

Sharon Ceccarelli

Email

Sceccarelli1@gmail.com

Support Comments

I would like a fry's or Trader Joe's. Qt would be nice too. I'm down for chic fillet or chipotle

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 14, 2023 7:49:45 PM

Name
Allie Lucyk
Email
Lucykallie88@gmail.com
Support Comments
Bring on the grocery store

From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 14, 2023 6:43:12 AM

Name

Chrissy Seibel

Email

chrissyandsteve2011@gmail.com

Support Comments

I'm all for a new grocery store in the area! We are in need!

From: [Robert Berto](#)
To: [Anthony M. Grande](#)
Subject: Rezoning near Pinnacle High School
Date: Friday, September 15, 2023 8:28:08 AM

I just would say not all residents in this area are opposed to finally building on land that looks like a deserted field that has not been maintained and does not align with the atmosphere of surrounding homes in the area. Finally something can be put in place with some amenities north of the 101.

I do have a question though.

Is there a plan to build anything north of Pinnacle Peak and Black Mountain? This land as well looks like overgrown weeds that have not been maintained.

Not only that, but it is a dark busy road on Pinnacle Peak. Wildlife darts out from the side of the road and could pose a risk to drivers trying to avoid hitting a coyote chasing a rabbit. I know from experience. I drive it multiple times a night.

I look forward to seeing more commercial establishments that will help the community that continues to grow.

I just wanted to give some input as I live in the area and my son goes to Pinnacle High School.

Thank You,
Robert Berto

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 16, 2023 6:30:20 AM

Name

Sonia W.

Email

nimbus-polkas0h@icloud.com

Support Comments

Would LOVE to have a Trader Joes or similar grocery store. A nice independent coffee shop would be great too. Not a gas station though- I don't think that's a good idea. Maybe some other tasteful and new concept retail.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 16, 2023 9:17:01 PM

Name

Lynn Stevens

Email

lynnkstevens@gmail.com

Support Comments

Improved Grocery shopping is needed desert ridge. A Fry's would offer choices to consumers and improve the food desert north of the 101.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 2:17:36 PM

Name

Jan Axtell

Email

kentandjan@cox.net

Support Comments

We need another grocery store besides Albertsons!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 8:24:48 PM

Name
Vanessa Corwin
Email
vanessacorwin@yahoo.com
Support Comments
I support this project

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 8:44:54 PM

Name

Michael Curtis

Email

mcc50@q.com

Address / Neighborhood (Optional)

2235 e Parkside lane

Support Comments

I support this there is no grocery stores in this area

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 11:11:07 PM

Name
Melissa Gasper
Email
melissa.gasper@icloud.com
Address / Neighborhood (Optional)
Desert peak
Support Comments
I support it

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 7:39:35 PM

Name

John Hamby

Email

Jhamby1011@gmail.com

Address / Neighborhood (Optional)

Aviano

Support Comments

All day! Living in Aviano is funny because the homes are a millions dollars but the grocery and food options around are minimal and/or of poor quality. Would love to see more options up here but some serious traffic mitigation would need to take place because with the high school right there, it's already a disaster.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 10:12:51 PM

Name

Brenda Johnson

Email

artbybrenda@cox.net

Address / Neighborhood (Optional)

3919 E Daley Lane Phoenix/Aviano

Support Comments

Please! Another grocery store and gas station and another fast food drive-through option!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 2:44:47 PM

Name

Rajesh Kapur

Email

Raj@benefitcommerce.com

Address / Neighborhood (Optional)

20918 N 37th pl

Support Comments

we all want this. please ignore the handful of rowdy fireside folks that are arguing against!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 4:35:44 PM

Name
Jodie Koltes
Email
jodie.koltes@yahoo.com
Address / Neighborhood (Optional)
Crescent Butte
Support Comments
Fry's would be nice!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 10:27:39 PM

Name
Jadyn L
Email
Jnlien267@gmail.com
Support Comments
Please add a Trader Joe's!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 3:14:15 PM

Name
Jamie Lafranchi
Email
lafranchi.jamie@gmail.com
Support Comments
We need another grocery. Crazy just to have Albertsons

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 3:32:44 PM

Name

Vanessa Mason

Email

vnessahenderson@gmail.com

Support Comments

As a resident in this area we would love to have easier access to a nice grocery store without having to drive 10-15 mins to the nearest store.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 12:53:20 PM

Name

Roselyn Meyer

Email

meyerroselyn@gmail.com

Address / Neighborhood (Optional)

3818 E Cat Balue Dr

Support Comments

We will support Trader Joe's to come to our neighborhood!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 8:23:42 PM

Name

Scott Corwin

Email

scott.corwin@yahoo.com

Support Comments

I support this development, but suggest two things: 1) no convenience store as part of any gas station. 2) Vestar and City do traffic studies to assess impact to BM Boulevard, and make changes to entrance and egress points.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 7:40:37 PM

Name
Mary Patterson
Email
Mfpatterson2016@gmail.com
Address / Neighborhood (Optional)
Sky crossing
Support Comments
Support

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 6:44:56 PM

Name

Jon Peterson

Email

jpeterson_az@yahoo.com

Support Comments

I realize the location is not ideal for everyone but I would prefer to have a local grocery store closer and less crowded than a Desert Ridge

I think the fry's complex at Thompson Peak and Hayden is a good example of what this could be and support it.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 10:44:24 PM

Name

Jamisyn Smith

Email

jamisyn.rae.smith@gmail.com

Support Comments

We need better options. A Trader Joe's please.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 2:21:55 PM

Name

Leslie Wren

Email

lesliewren22@gmail.com

Address / Neighborhood (Optional)

Cave Creek Rd & Deer Valley

Support Comments

We need another grocery store

From: website@qblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 6:54:09 PM

Name

Suhair Riederer

Email

ishtar2000@hotmail.com

Address / Neighborhood (Optional)

21526 n 59TH way Phoenix AZ 85054

Support Comments

Please bring a sprout , fry's or Walmart yo the area . We lack a good grocery store in desert ridge
Thanks
Suhair

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 4:04:40 PM

Name

Mary Jill Almassy

Email

jillalmassy@cox.net

Support Comments

We definitely need more and more convenient grocery shopping

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 6:38:09 PM

Name

Not Helping

Email

Nothelping@stop.com

Address / Neighborhood (Optional)

Sky Crossing

Support Comments

Hey Gammage and Burnham - these silly Facebook groups are not a good idea. I actually like the idea of Black Mountain Village, but having a law firm with no vested interest in the neighborhood aside from the development being approved creating a Facebook/Instagram group to drum up support for the project makes your law firm look absolutely desperate, pathetic, and borderline deceptive. Please discontinue this type of advertising.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 10:34:53 AM

Name
Anne Blazek
Email
boutiquewellness@gmail.com
Support Comments
Need more than one alberstsons

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 2:08:41 PM

Name

Dennis Brown

Email

azhaireguy@hotmail.com

Address / Neighborhood (Optional)

2513 E Barbed Wire Pass

Support Comments

I think it would be great, yes students need parking which could be part of it, rather more houses/apartments that they couldn't park in, stores would be closer for all of us on cave creek and deer valley ect. Can't wait for it!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 5:47:07 AM

Name

Maryanne Christensen

Email

mlchristensen05@gmail.com

Address / Neighborhood (Optional)

Aviano

Support Comments

We need another grocery store in this area!! I have lived here for 12+ years and the only thing that hasn't grown is options to shop for groceries. Please make it a Signature Fry's!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 5:09:33 AM

Name
Brian Clifton
Email
bclifton5@gmail.com
Address / Neighborhood (Optional)
Desert Ridge
Support Comments
We need more business and less housing in the area

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 6:44:09 AM

Name

Stephanie Cohen

Email

s_marema@yahoo.com

Address / Neighborhood (Optional)

4410 East Kirkland Rd.

Support Comments

I support and additional shopping development with hopes to have another more boutique style. Grocery store option.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 3:03:00 PM

Name
Ralph Ferrara
Email
ralph.ferrara@gmail.com
Address / Neighborhood (Optional)
2129 East Daley Lane
Support Comments
I support this

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 6:36:17 AM

Name

Sol Fink

Email

sol_fink@yahoo.com

Address / Neighborhood (Optional)

SkyCrossing

Support Comments

We definitely need a supermarket, some restaurants and a few boutique shops within walking distance of SkyCrossing.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 8:57:01 PM

Name

James Gregory

Email

jamesgregory1882@gmail.com

Address / Neighborhood (Optional)

Boulder Creek

Support Comments

I'm looking forward to the space being utilized, for what I hope, will be a higher end use.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 6:57:52 AM

Name

April Halaby

Email

ahalaby@chicagopropertyconcierge.com

Address / Neighborhood (Optional)

3251 E Harlow Sky Crossing

Support Comments

We wholly support the plans for Vestar to develop the land, including a grocery store. This area is underserved with regards to grocery stores and small shops, and this would help resolve that issue.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 8:45:58 AM

Name

Bob Hamer

Email

Hamer.bob@gmail.com

Address / Neighborhood (Optional)

Adobe Rd. (Sky crossing resident)

Support Comments

Definitely in favor of the commercial development on Black Mtn and Deer Valley. Closer grocery store (maybe gas too?) retail restaurants (a coffee shop) would be awesome. Right now we have to go to desert ridge and it's too trafficked. Also, growing up and in High School eating at our local restaurants nearby school was a huge part of the community experience and right now I fear that doesn't exist. As long as it's thoughtful re: loitering and lighting and traffic there really isn't a downside here at all. Hope we can get this approved!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 11:47:41 AM

Name

Brooke Harmon

Email

brharmon@gmail.com

Address / Neighborhood (Optional)

2214 E SOFT WIND DR

Support Comments

As someone that has live near this area since 2011, I am excited for the potential to build more commercial stores, including a grocery store other than Albertsons nearby. Our only nearby options for this is Desert Ridge which is getting ridiculously crowded now that Sky Crossing exists. It's funny that I see them as the ones complaining, but we were all very opposed to more residential homes in that area for two reasons. 1 - it made things even more congested and 2 - now our school boundaries risk being redrawn. I purchased land at cave creek and deer valley for Pinnacle High, now the extra residential growth is putting our ability to attend that school in the future at risk.

I do NOT want more residential homes at the corner at Black Mountain and Deer Valley. Commercial property is what I would love to see. It would also create more jobs for our area, especially the older teens / young adults.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 7:52:58 PM

Name

Linda Metcalf

Email

Ljm@hdrive.com

Address / Neighborhood (Optional)

26633 N 42nd street

Support Comments

We do need more shopping choices on this area. Not much to choose from right now

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 3:02:45 PM

Name

Kyla Geise

Email

kyla_geise@yahoo.com

Address / Neighborhood (Optional)

Desert Ridge

Support Comments

I do not want a new gas station/ store on deer valley.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 1:13:40 PM

Name

James Patterson

Email

Jsp.three@gmail.com

Address / Neighborhood (Optional)

Sky Crossing

Support Comments

I fully support this project. It will add much needed amenities to a growing area.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 3:04:26 PM

Name

Christina Peregrym

Email

Cperegrym@gmail.com

Address / Neighborhood (Optional)

Sky crossing

Support Comments

I would love a Trader Joe's across the street!!'

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 4:50:19 AM

Name

Jeanice Ridgway

Email

jeanice@hotmail.com

Address / Neighborhood (Optional)

2213 E. Monona Dr

Support Comments

We should not need to drive that far to get the things we need. It's a busy corner already with the high school so it won't change.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 10:11:29 AM

Name

David Rucker

Email

azresbroker@gmail.com

Address / Neighborhood (Optional)

Aviano Desert Ridge

Support Comments

This area is in desperate need of additional shopping. The traffic is way too congested at Tatum and Deer Valley. It's also a safety issue for our teens that have to cross Tatum or Deer Valley to get to the only shopping at Desert Ridge Marketplace. The business revenue for City of Phoenix would be substantial as multiple businesses are ready to expand to this area. Another grocery anchor is what we really need. Our options are very limited especially with the expansion off of 56th St. And Deer Valley.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 6:27:29 PM

Name
Ron Stilwell
Email
rstilwell9@gmail.com
Address / Neighborhood (Optional)
Sky Crossing
Support Comments
Yes more choices

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 5:14:33 AM

Name

Roland Ward

Email

rmward194@gmail.com

Address / Neighborhood (Optional)

3828 E Morning Dove Trail/Aviano

Support Comments

Black Mountain Village is a much needed addition for Desert Ridge residents. Albertsons needs competition and the current mall is already too congested. I don't shop there because the ingress and egress are so terrible.

With thousands of new residents coming to Desert Ridge in at least four apartment complexes, new condos and Talin additional shopping options are absolutely necessary.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 5:35:21 PM

Name

Scott Weinberg

Email

scottysair@aol.com

Address / Neighborhood (Optional)

3635 E Zachary Dr

Support Comments

Please build new Fry's and In N Out Burger, as well as new restaurants.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 18, 2023 7:12:09 PM

Name

Shane Zink

Email

shane.j.zink@gmail.com

Support Comments

Put a new grocer in Desert Ridge. Whole Foods or Trader Joe's would kill here. Don't listen to the vocal minority about this.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 12:51:29 PM

Name

Ashley Allen

Email

ashleyallenfit@gmail.com

Support Comments

Please put a grocery store here, with a Starbucks

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 4:13:43 PM

Name

Anna Britt

Email

swedeanna@gmail.com

Support Comments

Its about time! Trader Joe and Sprouts would be great!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 11:19:16 PM

Name

Simental Carolina

Email

csimental@hotmail.com

Support Comments

We need more options on the area. We only have Desert Ridge Mall as option.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 9:43:04 PM

Name

Danielle Coleman

Email

daniellecjacques@msn.com

Address / Neighborhood (Optional)

Sky crossing

Support Comments

Desert Ridge marketplace is too congested, would love to have other options

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 8:07:09 AM

Name

Melissa Gitt

Email

melissagitt@gmail.com

Address / Neighborhood (Optional)

Sky Crossing

Support Comments

We look forward to this potentially happening and appreciate the transparency in your plans.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 8:09:40 AM

Name
Jesse Goldstein
Email
jgoldstein19@gmail.com
Address / Neighborhood (Optional)
Sky Crossing
Support Comments
We'd like this to happen.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 12:28:44 PM

Name

Jean Kantaros

Email

jkantaros@gmail.com

Address / Neighborhood (Optional)

Wildcat Ridge

Support Comments

I'd love a grocery store but no stabd alone gas station

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 4:51:34 PM

Name

Sylvia Lind

Email

spawlak0808@gmail.com

Support Comments

Yes we need a grocery store!!! Trader Joe's please!!!!
There is nothing close by. Albertsons and Costco. Trader Joe's would be nice.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 8:11:42 AM

Name

Monica Litt

Email

Monicalitt@hotmail.com

Support Comments

We live in Sky Crossing and fully support this project!
A gas station, restaurant, grocery store (would love Trader Joe's) and a Dutch brothers would be absolutely amazing!!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 4:59:06 PM

Name

Josh Mann

Email

jmann5225@gmail.com

Address / Neighborhood (Optional)

23230 N 20TH St

Support Comments

My closest grocery store is desert ridge which is about 12 minutes from my house.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 7:20:31 AM

Name

Don McCaul

Email

ddmccaul1@cox.net

Address / Neighborhood (Optional)

3807 E Crest Lane, Phoenix, AZ. 85050

Support Comments

Desert Ridge is exploding in size with no additional retail services. We desperately need an additional grocery store. Hopefully Vestar will attract Trader Joe's. Desert Ridge Mall is a transportation nightmare with poor circulation.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 7:52:42 AM

Name
L M
Email
lauramcintosh5@gmail.com
Support Comments
Trader Joe's

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 7:47:25 PM

Name

Ben McKeown

Email

buckshanks@gmail.com

Address / Neighborhood (Optional)

2521 e paraiso dr

Support Comments

I fully support having more quality grocery options include to my neighborhood.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 6:18:50 PM

Name

Jorge Monroy

Email

jorge.monroy0@gmail.com

Address / Neighborhood (Optional)

Pinnacle at desert peak

Support Comments

I 100% support more options

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 5:20:08 PM

Name

Marc Pruzansky

Email

mpruzansky@yahoo.com

Support Comments

Albertsons is the only large market in the vicinity. We deserve more options.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 4:29:28 PM

Name

Nathan Rodgers

Email

lamnatedog@gmail.com

Support Comments

Grocery stores really don't go north of Bell Road

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Tuesday, September 19, 2023 8:59:49 PM

Name

Connie Tracy

Email

ctracycrna@aol.com

Address / Neighborhood (Optional)

Aviano

Support Comments

I support more grocery stores and restaurants and shopping .

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 7:29:41 PM

Name

Kasey Allayeva

Email

kaseyaz1225@yahoo.com

Support Comments

Would like to see Trader Joe's
Aldi store

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 12:28:52 PM

Name
Sommer Arekat
Email
sommer.arekat@gmail.com
Support Comments
Please bring a Trader Joe's!!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 8:37:06 PM

Name

Natalie Castaneda

Email

ndcastaneda80@gmail.com

Address / Neighborhood (Optional)

2725 e. Mine creek rd unit 1030 Phoenix, az 85024

Support Comments

We need in this area more retail shopping and a mall too

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 6:37:07 PM

Name
Beth Field
Email
Bethfield1@hotmail.com
Support Comments
Support more shopping

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 10:54:34 AM

Name

Marta Graziano

Email

deltazeta@cox.net

Address / Neighborhood (Optional)

Desert Peak

Support Comments

My husband and I would greatly appreciate a grocery store with healthy foods like Sprouts. This area is becoming too dense with homes and not enough grocery stores to support the families who live here.

From: website@glaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 2:53:57 PM

Name

Abigail Hunnicutt

Email

abbyjhunnicutt@gmail.com

Address / Neighborhood (Optional)

2029 east dry wood rd Phoenix 85024

Support Comments

Our family would love to have a grocery store closer

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 5:42:35 AM

Name
Devin Kaufman
Email
Dgkaufman3@gmail.com
Support Comments
Supportive

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 4:23:46 PM

Name

Cindy Marquardt

Email

cindymarq@cox.net

Address / Neighborhood (Optional)

4831 E Williams Dr., Phx 85054

Support Comments

We need another grocery store in desert ridge

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 6:26:33 PM

Name
Lorenia Ochoa
Email
lorenia_o@hotmail.com
Address / Neighborhood (Optional)
3416 E Los Gatos Dr.
Support Comments
Yes, it would be beneficial to Sky Crossing!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 10:28:39 PM

Name

Sara Phillips

Email

sjsmx@hotmail.com

Address / Neighborhood (Optional)

904 E Mohawk Dr

Support Comments

A grocery store such as frys, Trader Joe's and a cvs or Walgreens would be amazing!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 2:29:33 PM

Name

Joann Polk

Email

Jopolk@me.com

Address / Neighborhood (Optional)

East side of Tatum and Ranger

Support Comments

I support the need for another grocery store in Desert Ridge.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 6:39:54 PM

Name
VERNON PEREZ RUBIO
Email
vpra@me.com
Address / Neighborhood (Optional)
3416 E Los Gatos Dr
Support Comments
I support comercial center

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 9:13:00 PM

Name
Bonnie Sauer
Email
momtogrif@gmail.com
Address / Neighborhood (Optional)
Fireside
Support Comments
Yes!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 10:05:49 AM

Name
Nate Schoenfeld
Email
nathan.schoenfeld@gmail.com
Address / Neighborhood (Optional)
3251 E Donald Dr Phoenix 850505, Sky Crossing
Support Comments
This is needed!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 4:17:57 PM

Name

Shirlee Tye

Email

tyeshi67@gmail.com

Support Comments

Trader Joe's would be the perfect size store in that location!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, September 20, 2023 6:29:46 PM

Name
Sunny Weisbaum
Email
sunnyw@sbcglobal.net
Address / Neighborhood (Optional)
4009 E hashknife Rd
Support Comments
We need a Trader Joe's!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 4:42:43 PM

Name

Jean Kantaros

Email

jkantaros@gmail.com

Address / Neighborhood (Optional)

WildCat Ridge

Support Comments

I'm all for a grocery store. NO to a gas station.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:42:47 PM

Name

Michael Charley

Email

mcharle9@asu.edu

Address / Neighborhood (Optional)

Moon Valley

Support Comments

I support the location as their needs to be a grocery store within desert ridge.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:18:51 PM

Name

Crystal Cline

Email

crystal2383@aol.com

Address / Neighborhood (Optional)

21917 N 59th Ter

Support Comments

We would love more grocery store, restaurants and shopping options!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 9:32:19 PM

Name

John DEAN

Email

Johntdean@aol.com

Support Comments

I support a grocer and gas station

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 8:48:50 PM

Name
Sandesh Dev
Email
Sandeshdev1@gmail.com
Address / Neighborhood (Optional)
Aviano
Support Comments
Grocery store is a positive - Sprouts or Whole Foods would be great

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:50:13 PM

Name

Joann Friedman

Email

joannwf@cox.net

Support Comments

I watched Desert Ridge shopping Center being built and was thrilled when Albertson's was completed. Another market facility would add to desert ridge neighbors choices. I wholeheartedly support this idea

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:05:00 PM

Name

Shannon Griffith

Email

Rowharder1@gmail.com

Support Comments

It would be very beneficial to build a Trader Joe's at Deer Valley Dr and Black Mountain Pkwy. This area is saturated with customers and shopping. However, having more grocery options gives people more choices. Having a Trader Joe's also appeals to a younger audience and is highly desirable.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:56:23 PM

Name

Bethany Gunn

Email

bethbaz79@aol.com

Support Comments

Trader Joe's would be great! That's all I want. Please put one in.

Thank you

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:19:17 PM

Name

Jodi Hoffman

Email

lbux555@aol.com

Support Comments

I live off of Cave Creek right after Deer Valley. The only convenient store is Costco. I dont always need to buy in bulk. Please place a Fryes near me.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 3:09:37 PM

Name

Jennifer Hopkins

Email

jenay99@aol.com

Address / Neighborhood (Optional)

3941 E Hashknife Rd

Support Comments

This is definitely needed in this area as our options are very limited for how many homes are in the area versus convenience to a local grocer. This is fully supported.
Thank you!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:16:47 PM

Name

Joseph Joaquin

Email

Josephj1299@yahoo.com

Support Comments

It would be good to have a Trader Joe's at Desert Ridge.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 10:35:42 PM

Name

Samalie Kahunde

Email

samaliek@yahoo.com

Support Comments

To begin with, the proposed development will be closer to where our family lives than Desert Ridge Marketplace. Sometimes, one just needs to make a really quick dash to the store to make a much-needed quick family dinner, when running late.

I also appreciate the Fuel Station - again for the convenience of proximity when one needs to get the kids to school or get oneself to work.

If the following stores (Trader Joe's, Whole Foods, Fry's, Sprouts or Safeway) were brought closer to the Desert Ridge residences, it would be a big plus as we usually travel little longer to one of their locations.

In summary, proximity, quality and variety of options, are key for my family and I.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 12:21:07 PM

Name
Debra Krusznicki
Email
dsbeerrn99@aol.com
Address / Neighborhood (Optional)
Sky Crossing
Support Comments
Sprouts please

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 2:15:29 PM

Name

Cindy Lien

Email

cindyrocketonline@gmail.com

Address / Neighborhood (Optional)

Mountain Gate

Support Comments

The Albertsons parking lot drivers are just rude and awful and drive like they are above the laws of traffic. Need more alternatives.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 9:53:56 PM

Name

Diane McCaul

Email

ddmccaul1@gmail.com

Support Comments

Would love to see a Trader Joe's or a Sprouts at this location.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 10:46:09 PM

Name

Klara McClellan

Email

Klara.mcclellan@hotmail.com

Support Comments

I would love to see Trader Joe's there

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:34:54 PM

Name
Whitney Murto
Email
whitneymurto@gmail.com
Support Comments
Trader joes

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:55:08 PM

Name

Neal Dubey

Email

neal.dubey@gmail.com

Address / Neighborhood (Optional)

22313 N 36th Street

Support Comments

I would love a neighborhood shopping center catering to the local community as getting in and out of Desert Ridge Marketplace can be quite congested. I prefer a smaller grocery store like a Trader Joe's over a larger store like Fry's. I am opposed to having a gas station in station the complex. Based on my discussions with people in the community if the shopping center had Trader Joe's and no gas station more people would support the development.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 9:03:50 PM

Name

Michelle Nordmann

Email

normoyle@gmail.com

Address / Neighborhood (Optional)

23009 North 23rd Place

Support Comments

Would appreciate another spot to shop. Desert ridge is impossible

From: website@gbaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:11:39 PM

Name

Jaimee Pascale

Email

bklyndevil24@gmail.com

Address / Neighborhood (Optional)

23825 N 25th way

Support Comments

It would be much closer for us

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:10:44 PM

Name

Anne Pauli

Email

Paulifamily@hotmail.com

Support Comments

TRADER JOES!!! We need one in our area!!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:32:29 PM

Name

Mary Petty

Email

smspetty2006@gmail.com

Address / Neighborhood (Optional)

Sky Crossing

Support Comments

I would love to have a Sprouts grocery store nearby. The second choice would be Trader Joe's. I have to drive a ways to get to the nearest Sprouts store. I would love to have access to both the Albertsons we have and adding a Sprouts nearby.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:11:42 PM

Name

Raymond Rita

Email

raymond3213@hotmail.com

Address / Neighborhood (Optional)

Sky crossing.

Support Comments

I love this idea and have been waiting for news on its development.

Going to desert ridge marketplace is a pain in the butt for the essentials, it will be nice to have a place that is much closer. It's a huge win for people who want to bike and walk too.

I think the developers can secure a big win if they scrap the gas station idea. I also think having a left hand turn option on 34th street would be a big win.

I also think you should include more studies on how convenient/walkable areas like this improve property values.

Many of the naysayers also site traffic, however for most residents of SC it's a net win since they will drive less to DRM. The safety concerns are also silly cuz there's already traffic, and the new improvements will actually make it safer.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:24:11 PM

Name

Sophia Rizk

Email

sophia_rizk@yahoo.fr

Support Comments

A Trader Joe's would be great in the neighborhood.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 9:40:00 AM

Name

David Roth

Email

lancets.bearded.0v@icloud.com

Address / Neighborhood (Optional)

Sky Crossing Neighborhood

Support Comments

We fully support development at Deer Valley & Black Mountain Blvd. Desert Ridge can be extremely busy with traffic in that area, so it would be nice to have other shopping options closer to our home in Sky Crossing.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:26:26 PM

Name

Marjorie Schnell

Email

ms.margieschnell@yahoo.com

Address / Neighborhood (Optional)

39726 N MESSNER WAY

Support Comments

Would love a Trader Joe's or While Foods at Desert Ridge, perfect size and variety of food different from the many Frys and Sageways we have around. Thank you!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 8:01:21 PM

Name

Kassie Shirey

Email

kassie.shirey@gmail.com

Address / Neighborhood (Optional)

2517 E. Paraiso Dr

Support Comments

A neighborhood Sprouts or Trader Joe's would be wonderful!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:39:34 PM

Name

Elissa Silber

Email

gemsilber@gmail.com

Address / Neighborhood (Optional)

5867 E Tierra Buena Ln

Support Comments

I would like a Trader Joe's, or a Sprouts to go on there.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:24:59 PM

Name

Cynthia Sowa

Email

clusowa@gmail.com

Address / Neighborhood (Optional)

23319 N 44TH PL

Support Comments

Trader Joe's would be great!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:18:45 PM

Name
Scott Starr
Email
rtycheck@aol.com
Address / Neighborhood (Optional)
Aviano
Support Comments
Thai would be a great addition.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 8:29:06 PM

Name
April Storey
Email
azstorey@gmail.com
Address / Neighborhood (Optional)
Mountain Gate Pass
Support Comments
Trader Joe's!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:39:37 PM

Name
Elena Tager
Email
elenatager@yahoo.com
Support Comments
We support.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:00:15 PM

Name

Juli Thompson

Email

Julesnrs@gmail.com

Support Comments

Yes, I vote for Whole Foods and a trader Joe's

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:57:47 PM

Name

Morgan Troutman

Email

morgan.troutman8700@gmail.com

Address / Neighborhood (Optional)

12802 N 23RD ST

Support Comments

I support the proposal of a new grocer in the desert ridge area... preferably Fry's.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 6:03:56 PM

Name
Amber Vercelline
Email
amber.rhodes.rn@gmail.com
Address / Neighborhood (Optional)
Tatum Manor
Support Comments
Agree with grocery store. Would love Trader Joe's

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 5:58:52 PM

Name

chris waranch

Email

cwaranch@gmail.com

Support Comments

Would appreciate a new grocery store in this location

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 7:18:11 PM

Name

John Zatarski

Email

jzatarski@hotmail.com

Support Comments

YES - We need another Grocery Store !

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Thursday, September 21, 2023 10:25:29 PM

Name

Mike Albers

Email

MikeAlbers23@gmail.com

Support Comments

Huge NO for gas of any kind.
Yes Trader Joe's or Whole Foods.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 12:07:37 PM

Name
David Ashkuri
Email
davidashkuri@yahoo.com
Address / Neighborhood (Optional)
3514 E Utopia Rd.
Support Comments
We would love to see either a traders joe's

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 2:21:51 PM

Name
Tony Baldwin
Email
Avalosoul@live.com
Address / Neighborhood (Optional)
Aviano
Support Comments
Trader joes please

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 11:36:27 AM

Name
Samantha Bednarz
Email
samiebednarz@gmail.com
Address / Neighborhood (Optional)
4616 E Desert Cactus St
Support Comments
This area absolutely needs a Sprouts!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 8:25:47 AM

Name
Kimberly Bocchi
Email
kimberly.a.bocchi@gmail.com
Address / Neighborhood (Optional)
Sky crossing
Support Comments
Such a great use of the land over here!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 10:03:27 PM

Name

Amanda Brockbank

Email

Brockbankamanda16@gmail.com

Address / Neighborhood (Optional)

Boulder creek at desert foothills subdivision

Support Comments

I think this proposed plan adds value and convenience to the north Phoenix area. With the growing number of houses going up and no new stores, especially grocery, going up, this will be a positive and impactful addition to our neighborhood. We don't want more houses or apartments crammed together. We want something that will actually be of use in the day to day life.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 10:11:14 AM

Name

Susan Cotner

Email

scotner@hotmail.com

Address / Neighborhood (Optional)

23650 N. 22nd St.

Support Comments

As senior living in the area, having a new neighborhood grocery store would help me to age in place in my current home. Currently I live more than 5 miles away from any grocery store.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 7:32:55 AM

Name

Kimberly Fabrycki

Email

kimberlyfabrycki@hotmail.com

Address / Neighborhood (Optional)

3222 E Bryce Ln

Support Comments

Trader Joe's please .

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 1:09:18 PM

Name
Sara Grasteit
Email
sarajuneco@gmail.com
Address / Neighborhood (Optional)
Aviano
Support Comments
Please make it a Trader Joe's!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 12:55:08 AM

Name
kevin jerrett
Email
krjerrett@gmail.com
Address / Neighborhood (Optional)
5350 6 deer valley drive
Support Comments
Hope its a fry

From: website@gbaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 12:44:20 PM

Name
PG Lakshminarayan
Email
plakshman@rocketmail.com
Address / Neighborhood (Optional)
Aviani
Support Comments
Support mini grocer like trader joe or sprouts...

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 6:32:26 AM

Name
David Larcher
Email
Dlarcher@vestar.com
Support Comments
Go for it

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 9:53:48 AM

Name
Sarah Larocca
Email
sarahdeelo@gmail.com
Address / Neighborhood (Optional)
3984 E Scout Pass
Support Comments
We need a healthy, organic grocery store that is local.

From: [Michelle Santoro](#)
To: [PDD Long Range Planning](#)
Subject: FW: Support for Black Mountain Village Project
Date: Friday, September 22, 2023 11:33:04 AM

-----Original Message-----

From: Aaron Lloyd <aarontlloyd@gmail.com>
Sent: Friday, September 22, 2023 11:21 AM
To: anthony.grande@phoenix.gov
Cc: Michelle Santoro <msantoro@gblaw.com>
Subject: Support for Black Mountain Village Project

Mr. Grande,

I will not be able to attend the meeting on October 3 but write to provide my strong support for the Black Mountain Village rezoning project. As a homeowner in the Sky Crossing community I view this project favorably. It will be a good use of the land and provide homeowners in the surrounding neighborhoods with options not found in the immediate vicinity. I would much prefer a commercial rezoning to a multi family project and believe those opposed may be not realizing other potential and less favorable uses for the land.

As a former member of the PV Village Planning Committee, this project has my full support, and I urge the committee to vote to approve on October 3.

Thanks,

Aaron Lloyd

Sent from my iPhone

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 11:10:41 AM

Name

Aaron Lloyd

Email

aarontlloyd@gmail.com

Address / Neighborhood (Optional)

21926 N 29th St

Support Comments

Hello,

I strongly support this project as a neighbor in the Sky Crossing community. I believe the project will be an asset to the neighboring communities, provide additional services not found in the immediate neighborhood, and be a good use of the land. I strongly recommend that the planning committee approve the project at the upcoming meeting!

Thanks,

Aaron Lloyd

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 4:10:08 PM

Name

Thomas Mosmeyer

Email

thomasmosmeyer@gmail.com

Address / Neighborhood (Optional)

4514 E Weaver Road

Support Comments

The ability to walk to a grocer can greatly reduce the traffic strain that is clearly obvious in front of Desert Ridge Marketplace. The more walkable the surrounding neighborhoods, the cheaper and less deleterious the use of cars becomes.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 1:02:47 PM

Name

Charles Pawlak

Email

charlespawlak@cox.net

Address / Neighborhood (Optional)

Aviano

Support Comments

A grocery store is badly needed and the Desert Ridge area with all the new apartments and homes being built and only Albertsons available within a few miles. I totally support a grocery store at the southwest corner of Deer Valley and Black Mountain

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 7:34:01 AM

Name

Nikki Reiter

Email

nikkijean6@yahoo.com

Support Comments

Trader Joe's would kill it up in this neighborhood! We have to travel all the way down to tatum and shea or get overwhelmed at the FLW location. Also a full sized Sprouts or ALDIs would be nice.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 12:23:46 AM

Name
Gianna Schneider
Email
ggbella12@gmail.com
Support Comments
Trader joe's!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 7:52:48 PM

Name
Sylvia Sebescu
Email
silvip3@yahoo.com
Address / Neighborhood (Optional)
23222 N. 41 st Street, Phoenix 85050
Support Comments
We need grocery store in our neighborhood.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 10:17:31 AM

Name

Will Shirey

Email

wtshirey@gmail.com

Address / Neighborhood (Optional)

2517 E. Paraiso Dr.

Support Comments

I support this initiative. We need more fuel and groceries in this area. Prefer Sprouts or Trader Joe's as first choice. Fry's second choice.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 3:20:20 PM

Name

Jennifer Ulrich

Email

jenbulrich@yahoo.com

Address / Neighborhood (Optional)

Stone Butte

Support Comments

We need closer shopping and restaurant options

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Friday, September 22, 2023 8:13:18 AM

Name
Rohit Vir
Email
rohitvir@hotmail.com
Support Comments
Love the idea

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 12:01:03 PM

Name

Ariela Acuna

Email

Acunaariela@gmail.com

Support Comments

We really need more stores near our neighborhood as there isn't much around and other stores such as desert ridge are becoming super crowded.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 9:37:09 AM

Name

David Allayev

Email

davidallayev5@gmail.com

Address / Neighborhood (Optional)

3843 e expedition way

Support Comments

This would be great for the neighborhood

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 10:15:32 AM

Name

Karla Grajeda

Email

Karlaplacido_96@hotmail.com

Address / Neighborhood (Optional)

23555 n desert peak parkway Phoenix Arizona 85024

Support Comments

Give us a Trader Joe's and Whole Foods

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 5:34:53 PM

Name

Ginny Komlos

Email

ginnykomlos@gmail.com

Support Comments

We need a new supermarket and gas station in the Deer Valley/Black Mountain

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 11:05:11 AM

Name
Greg Kraus
Email
greg.kraus@datadvisors.com
Support Comments
Can't wait

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 8:08:31 AM

Name
Lama Mattar
Email
lama.mattar@hotmail.com
Support Comments
Such a great idea !!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 9:16:56 AM

Name

Terrie Miller

Email

tmiller855@gmail.com

Address / Neighborhood (Optional)

5350 E Deer Valley Dr

Support Comments

We need another grocery option as well as dining in this area.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 1:04:05 PM

Name

Shaun Kelley

Email

sh4unz0r@gmail.com

Address / Neighborhood (Optional)

Sky Crossing

Support Comments

My support for this development is contingent upon 3 things:

1. Grocer is guaranteed to be Sprouts, Whole Foods, or AJ's
2. No gas station, given the above grocers don't do accessory stations.
3. Lighting plan is implemented to be similar to lights at the Shops at Gainey Village.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 2:03:22 PM

Name
Jennifer Padgett
Email
Jcwiltse3@yahoo.com
Support Comments
Trader Joe's!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 10:46:54 AM

Name
Kaci Peregrym
Email
kaciperegrym@gmail.com
Address / Neighborhood (Optional)
3253 E Pike St
Support Comments
n/a

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 9:50:49 AM

Name
Gloria Poppa
Email
gjpoppa@yahoo.com
Address / Neighborhood (Optional)
5450 E Deer Valley Dr. #4211 Phoenix AZ 8505
Support Comments
LOVE IT!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 6:20:40 AM

Name
Xiomara Pravong
Email
xpravong@gmail.com
Address / Neighborhood (Optional)
18618 N 34th PI
Support Comments
Trader Joe's please

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 23, 2023 8:24:20 AM

Name

Marisa Sanchez

Email

Marisatsanchez@gmail.com

Address / Neighborhood (Optional)

Desert Peak

Support Comments

We'd like to see a Whole Foods or Sprouts put in. It's a long drive to either of these places. Or even a Natural Grocers or Trader Joe's.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 12:05:30 PM

Name
Joyce Carlberg
Email
carlberg_az@msn.com
Address / Neighborhood (Optional)
Sky Crossing
Support Comments
We are in favor

From: website@glaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 7:00:37 PM

Name

Beth Dahl

Email

bethdahl@gmail.com

Address / Neighborhood (Optional)

Cachet at Peakview

Support Comments

I lived in Aviano and Fireside for 8 years. I would have loved this center a mile from My house

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 8:21:29 PM

Name

Dianne Moore

Email

dianneishappy@gmail.com

Support Comments

I would be interested in a Trader Joe's. Is that a possibility?

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 8:01:25 PM

Name

Al Mercado

Email

azalbert@cox.net

Address / Neighborhood (Optional)

Aviano

Support Comments

Please only speciality high-quality markets like Trader Joe's, Whole Foods, Fry's, Sprouts. Please NOT Frys or Safeway!!!

And surrounded by small retail stores = ok, but NO fuel station please!!!!

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 10:23:43 AM

Name

Donald Pearman

Email

1fantasea@gmail.com

Address / Neighborhood (Optional)

PO Box 5155 Carefree AZ 85377

Support Comments

I would like the facility (s) to exist. Please help make it happen

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 24, 2023 6:59:13 AM

Name

Victoria Pearman

Email

Twobeadorknot@yahoo.com

Support Comments

I would love to see a Trader Joe's or something similar in that area. I support Desert Ridge's idea to build another grocery. I would definitely use it when in the area.

From: [Dan Oseran](#)
To: [Anthony M. Grande](#)
Subject: Support(ish) for Black Mountain Village / Superblock 12
Date: Sunday, September 24, 2023 10:56:17 PM

Hi,

I know you are probably inundated with notes about the development on BMB and Deer Valley. Thank you for taking the time to consider all of the suggestions.

I support a form of development with limitations. I would strongly support a C-1 designation (rather than the proposed c-2) with no gas stations or fast food drive through pads. I support a true neighborhood community commercial development.

The area immediately surrounding this parcel has homes worth over a million dollars and I think Vestar made a tactical error by trying to build too much on the property. The current proposal isn't aligned with the 'feeling' of the immediately surrounding neighborhood, which is quieter, more residential, and further from the Desert Ridge core. If a more modest commercial development was proposed, I think it could make a positive difference in the community and be better received.

Thank you again,
Dan Oseran

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

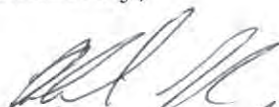
RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

I am a nearby Aviano resident, and I am writing to express my SUPPORT for the proposed new commercial development located at the southwest corner of Deer Valley Drive and Black Mountain Parkway. This area is in desperate need of more neighborhood amenities to serve the community. A grocery store at this location would be an especially welcome addition to the neighborhood as well. I have seen the plans and believe this will be a quality project.

I urge you to support this request!

Sincerely,


Robert Adams
22818 N. 39th Ave
Phoenix, AZ 85018

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

I am a nearby Aviano resident, and I am writing to express my SUPPORT for the proposed new commercial development located at the southwest corner of Deer Valley Drive and Black Mountain Parkway. This area is in desperate need of more neighborhood amenities to serve the community. A grocery store at this location would be an especially welcome addition to the neighborhood as well. I have seen the plans and believe this will be a quality project.

I urge you to support this request!

Sincerely,

Alissa Thompson
Alissa Thompson
3955 E. Parkside Ln
Phoenix, AZ 85050

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

I am a nearby Aviano resident, and I am writing to express my SUPPORT for the proposed new commercial development located at the southwest corner of Deer Valley Drive and Black Mountain Parkway. This area is in desperate need of more neighborhood amenities to serve the community. A grocery store at this location would be an especially welcome addition to the neighborhood as well. I have seen the plans and believe this will be a quality project.

I urge you to support this request!

Sincerely,



Mark Eggelhardt
3937 E Petrick Ln
Phoenix, AZ 85050

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

I am a nearby Aviano resident, and I am writing to express my SUPPORT for the proposed new commercial development located at the southwest corner of Deer Valley Drive and Black Mountain Parkway. This area is in desperate need of more neighborhood amenities to serve the community. A grocery store at this location would be an especially welcome addition to the neighborhood as well. I have seen the plans and believe this will be a quality project.

I urge you to support this request!

Sincerely,



Jessica Fierros
3801 E Patrick Lane
Phoenix, AZ 85050

From: [Mandi Fleming](#)
To: [Anthony M Grande](#)
Subject: Fireside at Desert Ridge - Superblock 12 Rezoning Amendment Requests
Date: Monday, September 25, 2023 11:18:59 AM

Dear Mr. Grande,

This communication is to inform you that as homeowners at Fireside Desert Ridge, my husband, Tom, and I are in favor of the proposed rezoning requests. You will find the case numbers associated with this proposal below:

Case No. SPA-DS1 V-2-23-2

Case No. CPA-DSTV-3-23-2

Case No. 1-39-23

Warm Regards,
Mandi and Tom Fleming

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

I am a nearby Aviano resident, and I am writing to express my SUPPORT for the proposed new commercial development located at the southwest corner of Deer Valley Drive and Black Mountain Parkway. This area is in desperate need of more neighborhood amenities to serve the community. A grocery store at this location would be an especially welcome addition to the neighborhood as well. I have seen the plans and believe this will be a quality project.

I urge you to support this request!

Sincerely,

Megan Grimes
3977 E Navigator Lane
Phoenix AZ 85050
Megan Grimes

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,



Ed Hansen
3815 E. Parkside Ln.
Phoenix, AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,

Cameron Headley
Cc Paul
3840 E Daley Ln
Phoenix AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


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I urge you to support this request!

Sincerely,


22833 N. 39th Ave

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,



23008 W. 38th Pl
Phoenix AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,

Jonathan Floyd
Jonathan Floyd
3937 E. Herrera Dr
Phoenix, AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,



3815 E Oakley Ln
Phoenix, AZ 85030

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

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I urge you to support this request!

Sincerely,

Justin Thompson
3955 E Parkside Ln

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


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I urge you to support this request!

Sincerely,



Sarah Kang
3955 E Navigator Ln
Phoenix, AZ 85050

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 25, 2023 9:40:42 AM

Name

Ana Keller

Email

Anarygi@cox.net

Support Comments

I will strongly support a Trader Joe's store .
We don't have any of those close by and I'm sure it will be the best since we have 3 other ones you mention already and close by too .
Thank you !
Ana Keller

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,

Melinda Kennedy
3936 E. Parkside Ln
Phoenix, AZ 85050

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 25, 2023 10:26:01 AM

Name

Alexandra Lusk

Email

alusk482@gmail.com

Address / Neighborhood (Optional)

Desert ridge

Support Comments

Trader Joe's. I'm all in. Sprouts. For sure.

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 25, 2023 4:23:22 PM

Name
Paul Marazzo
Email
amarazzo@arrowheadbmw.com
Address / Neighborhood (Optional)
Sky crossing
Support Comments
Sounds great! Better than building apartments!

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

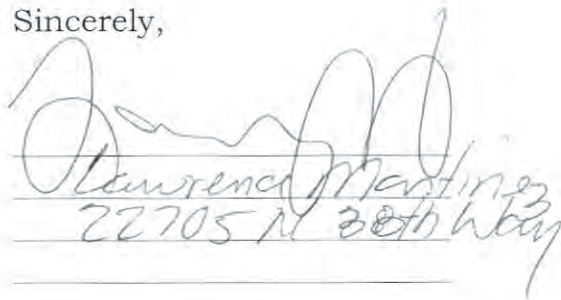
RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,


Lawrence Martinez
22705 N 30th Way

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,



Anuradha Mclam
23012, N. 38th Pl
Phoenix, AZ, 85050

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,

Ann Z. Nimlos

*3810 E Patrick Ln
Phoenix AZ 85050*

Ann Z. Nimlos

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,

PAT NOCK

PAT NOCK
3977 E Navigator Ln
Phoenix
AZ

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,



FIKRET PAJAZETOVIC
3815 E HERZBERG
PHOENIX, AZ, 85050

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 25, 2023 9:05:32 AM

Name
Shelly Palmer
Email
shellypalmerd@gmail.com
Support Comments
I would support a Trader Joe's or Whole Foods

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Hersilla Baires		2115 E Williams DR	
Matt Tava		2115 E Williams DR	
Jan Reherik		22045 N. 28th Way	
Indira Kirby			
Adelynn Kirby			
Wyatt Bowie			
Tornton Dawson			
Ryan Alford			
Jeanette Vespa			
Dylan Bond			
Mary Barry			
M. Barry			
Mark Anderson		3664 E. Adobe Dr.	
Bree Sulp			
Jenifer Graham		4445 E ROBERTA DR CARE CREEK	
Zoe Drolat		6362 E DELCOR AVE	
Kay Griffin		5450 E DEER VALLEY DR	
Lauren Herzog			
Mary Fulton			
Rebecca Ho do			
Jamie Neufman		4841 E. WILLIAMS DR.	
Andrew Hines		18002 W 12th ST	
Alysa Torres		18002 W 12th ST	
Maya Torres		16220 N 7th St, Phoenix	
Drew Pine			
Young Jung		4849 E Camelback	
Connor Malley		4849 E Camelback	thetotaldave.com
Joey Steinbacher			JoeySteinbacher49@hotmail.com
Ante Henderson		4345 E Camel Drive	ahenderson20@cox.net
Drew Henderson			drewhenderson@cox.net

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Natasha Nadasim			
Donna Bruce		228 N. 32nd St. P.O. Box 85052	
Ryan Lubinski			
John Cum			
Zachary Wiersma			
Alex Griffin			
W. Inee Gustafson			
Zachary Stone			
Kristie Mills		17987 E. Vent Springs	
Shirley Smith			
Kiran Arhavan			
Yvonne Bunnell			
Linda Quarantaro		3935 E. Rough Rider Rd	
Liam Bailey			liambailly@gmail.com
Christy Vazquez			
Karna Blonkey		24901 N 35th Ave	Blonkey32@gmail.com
Cheryl		15635 N 29th	
Gindy Chigman			
Vigorena Hurst		5550 E. Deer Valley	
Debra Giuffra			
Laiza montes			
Caleb Campes		Aviano community	505-385-9630
Kashyanna		3350 Valley Dr.	206-353-563
Stephanie W. Garza		4275 E. Ether Ave	
Manda Fagelman		21150 N Tatum, Phx	
Kurt Fagelman		21150 N Tatum Phx	
Billy Watson			
Keris Park			
Ryan Kosler		27036 N 44th Pl	

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
T. Mc Williams			
Kari Backlund			
Hannah Wested			contact.hpulise@gmail.com
Anthony Paterni			
Matt Endicott		3960 E Melinda Dr	
Susan Mirada Santiago		10040 E Happy Valley	Susan@obx.net
Barbara Miranda Srinan		18637 N 45th Pl	
Jen Kirby			
RAHUL Thad			
Jenna Turner		27028 N. 59th Way	jennaturner@gmail.com
Bruce Watts		5550 E. DEER VALLEY	BWatts14@gmail.com
TYLER SMITH		4031 E. ROBIN LANE	TYLER.SMITH@KIDOKI.COM
Becki Smith		4031 E Robin Ln	beckibiglersn@10165@yahoo.com
Grayson Smith			Grayson Smith 162@gmail.com
Arina Shywater			
Megan Newman		26418 N. 42nd St	
Amy Windisch		4031 E. Dr.	amydye@me.com
Taryn Gosch			taryngosch@hotmail.com
Cory Trefz			
H. Katchadourian		4750 E. Hillion Hills Dr	
Jo Johnson		23313 N 45th St	randij32ccx.net
Phil Gilroy		20653 N 16th Way	
Analia Breder-Need			
Rufus Gordon		2150 N Tatum	
Soliman		2413 N 24th	
Anita Mayur		3132 E. Tina dr.	anita_mayur@gmail.com
Sandeep Mayur		3132 E. Tina dr	Sandeep.mayur@gmail.com

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Andres Torres		4849 E Earl DR	Andrestorres ne@gmail
Agida Chovel		21155 N 56th	Phoenix
AGIDE BEDNARZ		4444	
Chloe Peck		22420 N 30th way	
Sarah Larve			
Logan Ghines			
Riley Coughlin		22020 N 28th Way	
Holly Grossman			
MARY VUOLO			
Renee Barra		3816 Ringtail	
Tom Gille		397 SW Chama	
Jake Thwa		21811 N. 48th ph	
Veronica Coffey		21405 N 28th St.	
Lauren Teixeira		21150 N Tatum	
Sophie Aspen		3712 E Potomac	
A Susan Knute		4412 E Willows	
KARL KOSOWSKI			
Suzanne Loh			
A. Inhoff		3901 E. Pinnacle PK RD Phoenix 85050	
Wes		2448 e c...	
Wes Arpinic		5110 85024 4823 E Petrick Ln Phoenix AZ 85054	
Whitney M			
Sara Belmont		18245 N. P. mix Bel. Scottsdale AZ 85255	
Bill Kelley			
Fran Kelley			
Mariam Fung		1750 Pine Ave. Los Os	
Sage Moffet		5102 E Voltaire	sagemoffet@gmail.com
Mia Chest			
F. N. J.			
SMH Armstrong			

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

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Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Charlie Quinn		21831 N 48th Pl	
Amelia Burton			
Brian Burton		21715 N. 59th St.	
Ethan Fender		21320 N 50th St	
John Wilke		211 So N Tatum	
Abby Russell			
David Everett			
Darryl Lemecha		22227 N 51st St	
Karen Lemecha		" "	
Michelle Cory		4702 E Sands Dr 85050	
Cameron Campbell			
Chaton Smith			
Christine Wallis	CHRISTIE O	3901 E PINNACLE PEAK RD PHX 85050	
Ernesto Ortiz			
Ernesto Ortiz		23555 N. Desert Pk 8505 Phoenix	
Thida Uk			
Lepwence Moore		3517 E Adobe Dr	
Jadyn Shak			
Christopher Hunt			
Lynn Konrath	Lynn Konrath	4908 E. Kirkland Rd	
Julie Steelman	Julie Steelman	3960 E. Hummingbird Ln.	
Shannon Houser		4816 E Rosillo Ave	
James Smith	Smith		
Nichole			
Alex			
Felix Taxhal	Felix		
Travis Wells		21332 N 60th Place Phoenix	
Sakina Pascha	Sam	3946 E Monona Dr. Phoenix	
Kendell Friess		5450 EAST DEER VALLEY DRIVE.	
Colin		✓ ✓ ✓	

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Jonathan Gumbler			
Gianina FALCO			
Nicole Wurzel			
Nathan Hawkins			
Blake Wilbur			
Brian Meacham			
Damon Brady		4654 E Sandra Terrace	
Cameron Peterson			
Gabby Mouradian			
Zach VanMere			
BRika Jensen			
Colin Higgins		Desert Ridge	
Liam Shan			
Trevor Wood	Trevor Wood		
Super Chief			
Kylen Cahill			
Emily Ankery			
Trevor Swenson		Aviano	
Colin Chavez			
Garrett White			
Michael Juul			sonoranCABS@gmail.com
Kadence Stout			
Scott Shopper			
Rob Richard			
Brittany Krasze			
Lauren Taylor			laurenmtaylor18@gmail.com
Lauren Adams			laurenadams@gmail.com
Megan Gredsh			
Heather S.			
Ethan Crupe			ethancrupe@gmail.com

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Jody Monclerc	[Signature]	21150 N. Tatum Blvd	
Yaqueline on Lion Boyer	[Signature]	11 21800 N 48th	
[Signature]	[Signature]	26220 N. 47th	
Barbara	Barbara Kerdi		horseshow nana @aol.com
[Signature]	[Signature]		
[Signature]	[Signature]	5351 E. Deer Valley	
CHUCK WARREN	[Signature]	4606 E. VISTA BONITA PK.	
Dana Conlon	[Signature]		
Jodi Held	[Signature]	4816 E. Daley Lane	
Robert Edgerton	[Signature]	2034 E. Patrick Ln	
[Signature]	[Signature]	4042 E. Verde Dr	
[Signature]	[Signature]	352 959 477	
[Signature]	[Signature]	515 892 2818	
[Signature]	[Signature]	30654 10201	
Audrina Brewer	[Signature]		
Scott Snodson	[Signature]		
Julie Mason	[Signature]	3651 E ZACHARY DR.	
Allison L. Wilkins	[Signature]		
MICHAEL	[Signature]	21155 N 56th St	
Nancy	[Signature]	1212 W. Maribel D.	
Annalee Gray	[Signature]	8126 E USTA Bona Dr	
Scott Gilbert	[Signature]	8116 W Vista Verde Dr	
Sheryl Shealey	Sheryl Shealey	72423 N 22nd Way	
Rita Hervey	Rita Hervey	21150 N. Tatum	
[Signature]	[Signature]		
[Signature]	[Signature]		
Alden Sundean	[Signature]		
[Signature]	[Signature]	3450 E. Deer Valley, D	
Julianna Rivera	[Signature]	24342 N. 27th Pl.	julianna.riv

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
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Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
David Martin			
Anna Maurkin			
Amey			
Sharon Kellogg			
Young Jung			yjung021@gmail.com
Julie Zawada			RCDRIVING80@yahoo.com
Alex Nichols			alexisnichobu@yahoo.com
Riley Magull			rileymagull@icloud.com
Aidan Hague			736-500-0000
Amberlyn Beall			
Camden Callahan			
Colton Alford			
Brady Narbut			bradynarbut@yahoo.com
Zachary Narbut			zachnarbut20@gmail.com
Walker Fung			
Joshua William			
Janice Christian			
Ker Carpenter			
Ed Rucker			
Debra Rucicki			
Blaise Backlund			
Ryan Wagner			
Tyler Aronoff		ROMEO DR	
Gilda Kemp		Desert Ridge	
Abigail Glendon			
Keith Duley		Desert Ridge	
Grady B		DR	GradyB@gmail.com
Max Blotzman			
Julia Graham		Desert Ridge	

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
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Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Norbert Hohfeld		Desert Ridge	
Maria Vittorio		Desert Ridge	
Kenny Malen		Desert Ridge	
Norma Reynolds		Desert Ridge	
John Perkin		Desert Ridge	
Ana Salomon			
John Schumacher			
Kinda Woodard		Desert Ridge	
Jackson McKenzie			
Marisa Carano			
Joe Brown			
Victoria Herrera		Desert Ridge	
TERRY SERABO		"	
Stone Mason		DR	
Sam Oster			
Ethan DePue			
Kyle Francis			
Deaton P.			
Sarah E		Scottsdale AZ	—
Sativa K		Scottsdale AZ	—
Lisa Brown		DR	
ANDREA BAKER			
Ethan Moya			
Brandon Torres			
Jeremy Burnley			
Avery Whitesitt			
Isaac Reynolds			
Herminia Mae			
Violet Sanchez		Cave Creek	
Oliver Ortega			

BRING A NEW GROCER TO DESERT RIDGE

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Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Regina Arellano			
Alex Piette		Fireside	
Isabella Renuel		Fireside	
Enca Delgado			
Michael Delgado			
Full Butler			
Ryder Dominguez			
Tommy Wall			
Kreem			
Tristin Maht			
MS Chapman		Desert Ridge	
Anahis Moreno			
Carolina Moreno			
Stephanie Moreno			
Nate Crabtree			
Tessa Crabtree			
Kate Crabtree			
JJ Watt			
Hank Weber		Desert Ridge	
Srin Pruthi		Sanctuary	
St. Anne			
Quinn Zimm			
Jackson Gaertner		Aviano	
Charlie Larsen		Aviano	
Olivia Gaertner		Aviano	
Irish Danner		Desert ridge	
Srimaa Jones		Desert Ridge	
Jonah Espinosa		Desert ridge	
Tyler Trimaloff			
Brendan George			

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

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Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
DAVID LAWE	<i>David Lawe</i>		DAVID LAWE 3@GMAIL
Chloe Jackson	<i>Chloe Jackson</i>		Chloebellars@icloud
Lanae Roe	<i>Lanae Roe</i>		
Ethan Penrose	<i>Ethan Penrose</i>		
Mam Spurr	<i>Mam Spurr</i>		Spurr@cox.net
Carolina Nieto	<i>Carolina Nieto</i>		
Sayra Soto	<i>Sayra Soto</i>	16432 N 27th St 1946 W LARKSPUR DR.	SayraSoto0908@icloud.com
JESUS AGUIRRE	<i>Jesus Aguirre</i>		
Aminia Ayous	<i>Aminia Ayous</i>	East Monte Vista ⁶⁰⁰⁹	aminia.85259@gmail.com
Maria Pineda	<i>Maria Pineda</i>	Bonita	mpineda@icloud.com
Richard Williams	<i>Richard Williams</i>		
Carson Smith	<i>Carson Smith</i>		
Bailey Kon	<i>Bailey Kon</i>		
Maya Bellerose	<i>Maya Bellerose</i>		
Alec Greenwald	<i>Alec Greenwald</i>		
Jason Coloma	<i>Jason Coloma</i>		
LOWELL MANAW	<i>Lowell Manaw</i>		
MARK Duggley	<i>Mark Duggley</i>		
Felipe Beltrame	<i>Felipe Beltrame</i>		
Hy Beltrame	<i>Hy Beltrame</i>		
Lou Rodriguez	<i>Lou Rodriguez</i>		
Amy Jones	<i>Amy Jones</i>		
John Burns	<i>John Burns</i>		
Nasrin Molani	<i>Nasrin Molani</i>	85032	
Eliasa Robi	<i>Eliasa Robi</i>		
Aminia Smallegie	<i>Aminia Smallegie</i>		aminia.1674@gmail.com
Fota Oso	<i>Fota Oso</i>		fotaoso5919.com
Sara Hanson	<i>Sara Hanson</i>	85004	
Somara Brown	<i>Somara Brown</i>	85022	SomaraBrown@gmail.com
MARY WATKINS	<i>Mary Watkins</i>		

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Teresa Acosta			
Kierkes			
Jermaine Norman			
Jaelyn Chou			
Andres Torres			andres.tort22@gmail.com
grace			
Jay Staluel			
Zac Brown			branz2000@gmail.com
Joselyn			joselyn2000@gmail.com
Paul Palmer			
Doyle's Perez			Perez18@hotmail.com
Tiffany Winters			tiffanywinters@gmail.com
Tiffini Giebel		3114 E Keary Ln	Tiffini Giebel
Jordan Thwin		2725 E Mint Creek Rd	1030AN.E.THE@gmail.com
Nicole Graham			
Shyler Weber			
Maei Holtore			
Daisy Ellis			
Kanami Araki			
amber g.			
Alexis P.			
Margaret Castillo		22717 N. 38th Way, Suite A2 85050	
Debra Cassady		4720 E Prichard Rd	TCORRYK2002@gmail.com
Emily Th...			
Isaac Lara			
Jack Lankford		11441 N Thunderbird	llankford@aol.com
Shreyas A		4036 E Saint John Rd	
Averie		4038 E St Oohnd	
Ryker P		3046 Pers + Wilbros	R17E@PRV
Ethan		5309 E Monte	elohenz

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Robert Johnson		2959 N 29th St	rij732855.cjtagmail.com
Jack (Reelton)		4690 S Lakeshore Dr	jackreelton@aol.com
Jenna Teran		610W. Roosevelt	
MARK Dorocher			MDuro8@gmail.com
ANDREAS Hammer			
David Herrero			
Kristen Packard			Kristen.packard@me.com
Jared Blackstone			Jblackstone1977@gmail.com
Lollin Hurt			
Karli Davis			
Lauren Angel			
Nathan Pettile			
Matt Dorocher			mattdorocher16@gmail.com
Brea Dorocher			bread1023@yahoo.com
Robert Gilch			
TYRONE BAKER		PHX	
Chris		Chris Potter	
Mya Greene			
XXXXXXXXXX	XXXXXXXXXX	CALIF PHX	
Jacob Newkirk			
Caitlyn Stationicz			
XXXXXXXXXX			
Nolan Larsen			
Dylan Moller		PHX	
JANE TAYLOR		PHX	
C. Tejera			
Arah Connett			
Lewen Summey			
Bibi Tejera			

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Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Brett Bigelow			b5bigelow53@al.com
Anthony Reau			areauves@gmail.com
Tristan Vandorn			
Taylor Sisson			
Alexis Gordon			lexisboss@gmail.com
Mckenzie Rymak			
Cassie Cooper			
Judith Williams			
Alivia Mathkari			akara133a@a@gmail.com
Soley Kilian			sdekilian@gmail.com
MADISON DEES			MADDY DEES@GMAIL.COM
ZACHARA CHAVEZ			chavezrelly@hotmail.com
Steve Lukost			Bald@Aol.com
John Gallagher			
Laura Saboni			
Nina Farina			
Adrian Venler			
Brianna Balderaz			
Pawshew			
Doyle Thaw			
Brian Gottschalk			
Tyler Blinn			
Mark Kossek			
Austin Hartin			
Don			
Matthew			
Max			
Max			

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Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Quaff	[Signature]	5070 83 rd St	[Signature]
Stanley Froelich	[Signature]		
Dashiah Hunt	[Signature]		
ROB HAMILTON	[Signature]		
Maria Cooper	[Signature]		
CARL HUNGUS	[Signature]		
Zachary Adams	[Signature]		
Moorea Crabtree	[Signature]		MooreaCrabtree@gmail
CASSI MIHO	[Signature]		
TS MIHO	[Signature]		
Resa Parvin	[Signature]		
Cheyenne Patti	[Signature]		
Debra Engel	[Signature]		
Carla Engel	[Signature]		
Kris Swinn	[Signature]		
Nathryn Smith	[Signature]		
Brigham Ray	[Signature]		
Tomislav Kukic	[Signature]		
Kyle Bossard	[Signature]		
Alex mundy	[Signature]		
Stephani Wise	[Signature]		
John Cramer	[Signature]		
Michael King	[Signature]		
Marc Norman	[Signature]		
Quintyn	[Signature]		
Cole Mickelson	[Signature]		
Greg Ross	[Signature]		
TAN COLLIER	[Signature]		
KAREN CAMPBELL	[Signature]		
Jonathan LaPlante	[Signature]		

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

A neighborhood grocery-anchored shopping center near Deer Valley Rd. and Black Mountain Blvd.
Would provide us with convenient access to fresh and affordable food options

Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Ken Harkay			kharkay@gmail.com
Drake Barandela			drakeabarandela@gmail.com
Jeremy Barandela			drake.barandela@my.tcd.edu
Christina Barandela			christinabarandela@gmail.com
Carlie Pitting			carlie197@gmail.com
Ryan Castle			
Gibby Vern			
Cassy Spencer			
Meadow Spencer			
Eric Chavez			
Danny Sandoval			
Francine			
Harriet Harmon			HRH@samhouston.edu
Marian Galen			
Laurien Thompson			
Jeannette Maden			GetWZ@gmail.com
Brenda Ferreira			GetWZ@gmail.com
Jess Rodriguez			
Maricela Reyes			getwz@gmail.com
Jessica Galasa			
Q. S. Plas		Desert Ridge DR	
Laquell			notnelyjibgeza@xcel.com
Priscilla			
Jeremiah Hayes			
Colin Brandt			
Anthony			
Jay Bunka			
Way Bunka			

BRING A NEW GROCER TO DESERT RIDGE

Support the Development of Black Mountain Village (SWC of Black Mountain Blvd. & E. Deer Valley Rd.)

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Printed Name (First, Last)	Signature	Address (Optional)	Email (Optional)
Myles Henderson			Myles Henderson 44@gmail.com
Desiree Ayala			
Kandice Y. Lutz			
Veriel Figueroa			
Cole Gascon			
Derck Kane			
Ana Serra			
Nolan Johnson			
Jeremy Zaccarella			
Brian Kelly			
Amy Kelly			
Brook Ward			
Katie Warren			
Dave Hall			
Connor Collins			
Ben Peterson			
Angel Gonzalez			
Erik Espinoza			
Cory David			
Jim Gubler			
Jill Gruler			
BRIAN MORAN			
Joe Eryai			joecitywidecreed
Chelsea Martin			
Trey Maerten			
Shari Hardin			sharlenahardin@live.com
Emma Finley			
Skye Kolme			
Julie Crowley			
Lauren Demerth			
Alicia Rappel			

SUPPORT FOR NEW GROCER AT DEER VALLEY ROAD AND BLACK MOUNTAIN BOULEVARD

Name	City	State	Postal Code	Country	Signed On
New Grocer				US	9/1/2023
David Larcher	Brooklyn	NY	11249	US	9/4/2023
Yvette Mayo	Phoenix	AZ	85050	US	9/6/2023
Bob Mayo	Phoenix	AZ	85001	US	9/6/2023
Stephanie Garcia	Phoenix	AZ	85050	US	9/6/2023
Susan Hweimel	Phoenix	AZ	85001	US	9/6/2023
Christine McNeal	Phoenix	AZ	85050	US	9/6/2023
Monica Pereira-Guana	Phoenix	AZ	85050	US	9/6/2023
Chris Cross	Phoenix	AZ	85016	US	9/6/2023
Kiersten Pace	Phoenix	AZ	85017	US	9/6/2023
Mary Downing	Clifton	CO	81520	US	9/6/2023
Sandy Summers	Phoenix	AZ	85001	US	9/6/2023
Cheryl Wadina	Phoenix	AZ	85024	US	9/6/2023
Lina Chua	Phoenix	AZ	85001	US	9/6/2023
Jill Blair	Phoenix	AZ	85085	US	9/6/2023
Skeleton Key	Los Angeles	CA		US	9/6/2023
Michael Vittorio	Chicago		97603	US	9/6/2023
Nancy Thompson	Kennesaw		30152	US	9/6/2023
Jon Inwood	Brooklyn	NY	1123	US	9/6/2023
Alix Cassagnol	Watertown		13601	US	9/6/2023
Daniel O'Brien	MILTON		12547	US	9/6/2023
Preston Towne	Burlington		52601	US	9/6/2023
Arya Albritton	Terre Haute		47802	US	9/6/2023
Chloe Carlton	Peoria		61604	US	9/6/2023
Kieth Bryant	Seattle		98118	US	9/6/2023
Shane White	Kansas City		66101	US	9/6/2023
Mackenzie Griswold	Irving		75063	US	9/6/2023
Max Mildebrandt				US	9/6/2023
Aja Smith	Norristown		19401	US	9/6/2023
Miala Wilkerson	Atlanta		30315	US	9/6/2023
Gedion Yemane	Los Angeles		90016	US	9/6/2023
Michael Keith	Cincinnati		45239	US	9/6/2023
Frehiwot Gezahegn	Hayward		94544	US	9/6/2023
Catherine Kenyon	La Quinta		92253	US	9/6/2023
Andrew Floyd				US	9/6/2023
Viviana Sanchez	Jamaica Plain		2130	US	9/6/2023
lyssy howard	Annapolis		21403	US	9/6/2023
Liliana Martinez	Caldwell		83605	US	9/6/2023
Ivory Murphy	Asbury Park		7712	US	9/6/2023
Trukessa Ussery	Hampton		30228	US	9/6/2023
Cynthia Ervin	Winston-salem		27105	US	9/6/2023
Mia Helmick	Dearborn		48126	US	9/6/2023
Sennait Misghinna	Wylie		75098	US	9/6/2023

SUPPORT FOR NEW GROCER AT DEER VALLEY ROAD AND BLACK MOUNTAIN BOULEVARD

Melissa Winner	Phoenix	AZ	85024	US	9/6/2023
Ann Jankes	Phoenix	AZ	85054	US	9/6/2023
Lisa Andreas	Phoenix	AZ	85016	US	9/6/2023
Debbie Merrick	Phoenix	AZ	85050	US	9/6/2023
Gary Lawrence	Phoenix	AZ	85040	US	9/7/2023
Deirdre Menchaca	Hyannis	MA	2601	US	9/7/2023
Melanie Stone	Phoenix	AZ	85024	US	9/7/2023
Carol Ditmore	Phoenix	AZ	85050	US	9/7/2023
Martina McConnon	Phoenix	AZ	85080	US	9/7/2023
Moon Knight	Los Angeles:	CA		US	9/8/2023
Sheena Lamon	Phoenix	AZ	85024	US	9/11/2023
Christopher Lamon	Phoenix	AZ	85008	US	9/11/2023
Diane Diamond	Phoenix	AZ	85024	US	9/11/2023
Shannon Garman	Phoenix	AZ	85036	US	9/11/2023
Chantelle Sabbath	Phoenix	AZ	85001	US	9/11/2023
Jenna Huffman	Phoenix	AZ	85024	US	9/11/2023
Robert Caccamo	Phoenix	AZ	85001	US	9/11/2023
Lina Senia	Phoenix	AZ	85001	US	9/11/2023
Susan Cheeseman	Phoenix	AZ	85024	US	9/11/2023
Beth levine	Phoenix	AZ	85015	US	9/11/2023
Jamie Bush	Phoenix	AZ	85003	US	9/11/2023
Sonita W.	Phoenix	AZ	85001	US	9/11/2023
Ginny Komlos	Phoenix	AZ	85001	US	9/11/2023
Christine Nard	Phoenix	AZ	85001	US	9/11/2023
Don Crosby	Phoenix	AZ	85008	US	9/11/2023
Susan Almanza	Phoenix	AZ	85059	US	9/11/2023
Angela Marnell	Phoenix	AZ	85024	US	9/11/2023
Karen Flaherty	Phoenix	AZ	85063	US	9/11/2023
Rita Onofrio	Phoenix	AZ	85050	US	9/11/2023
Rebeka Bauer	Phoenix	AZ	85050	US	9/11/2023
Juliana Fisher	Phoenix	AZ	85050	US	9/12/2023
Sharon Levy	Phoenix	AZ	85001	US	9/12/2023
Susan Nerheim	Phoenix	AZ	85024	US	9/12/2023
Maria Elizabeth Rodriguez	Phoenix	AZ	85022	US	9/12/2023
Sarah Levine	Phoenix	AZ	85001	US	9/12/2023
Jodi Lavin	Phoenix	AZ	85024	US	9/12/2023
Patrice Kimmerle	Phoenix	AZ	85003	US	9/12/2023
Betsy Studer	Phoenix	AZ	85009	US	9/12/2023
Mohan Paredla	Phoenix	AZ	85001	US	9/12/2023
Sri Ben	Phoenix	AZ	85001	US	9/12/2023
Hamsa Srinivasan	Phoenix	AZ	85080	US	9/12/2023
Sunil K	Phoenix	AZ	85001	US	9/12/2023
Sananda Saha	Phoenix	AZ	85041	US	9/12/2023
Jamie Bessler	Phoenix	AZ	85014	US	9/12/2023
Shachindra Pandey	Phoenix	AZ	85001	US	9/12/2023

SUPPORT FOR NEW GROCER AT DEER VALLEY ROAD AND BLACK MOUNTAIN BOULEVARD

Divya Kuty	Phoenix	AZ	85024	US	9/12/2023
Kingshuk Choudhary	San Dimas	CA	91773	US	9/12/2023
Neil Hoffman	Phoenix	AZ	85024	US	9/12/2023
Colleen Widdows	Phoenix	AZ	85050	US	9/12/2023
Barbara Welch	Phoenix	AZ	85050	US	9/12/2023
Kirstin Robinson	Phoenix	AZ	85050	US	9/12/2023
Kathy Petersen	Phoenix	AZ	85001	US	9/12/2023
aaron brock	HOWELL		48843	US	9/12/2023
G. Diane Matthews-Marcelin	Carson		90746	US	9/12/2023
Javier Chacin	Memphis		38112	US	9/12/2023
Christina Rago	Cave Creek	AZ	85331	US	9/12/2023
barbara coyle	San Antonio		78234	US	9/12/2023
Christopher Bean				US	9/12/2023
Mary Ursaki	Portland		97206	US	9/12/2023
Stephen Roan	Baton Rouge		70807	US	9/12/2023
Cody teawitch	Castle Rock		80109	US	9/12/2023
natalie thornhill	Charleston		25312	US	9/12/2023
Jonna Parker	Phoenix	AZ	85024	US	9/12/2023
Niko D-R				US	9/12/2023
natalie Thornhill	Elkview		25071	US	9/12/2023
Jaslyn Ruvalcaba	Aurora		80010	US	9/12/2023
Zach Pemberton	Santa Rosa		95404	US	9/12/2023
Diana Brown	San Bernardino		92410	US	9/12/2023
Cathie Andresen	Phoenix	AZ	85001	US	9/12/2023
Kristin Peterson	Scottsdale	AZ	85261	US	9/12/2023
Julie Greenberg	Phoenix	AZ	85050	US	9/12/2023
Alysson Zatarga	Phoenix	AZ	85004	US	9/12/2023
Sarah Williford	Phoenix	AZ	85001	US	9/12/2023
Daliah Meirovits	Phoenix	AZ	85006	US	9/12/2023
Liz DAnna	Phoenix	AZ	85050	US	9/12/2023
Carrie Cummings	Phoenix	AZ	85050	US	9/12/2023
Julie Peterson	Phoenix	AZ	85041	US	9/12/2023
Nancy Ackel	Phoenix	AZ	85001	US	9/12/2023
Tony D'Anna	Phoenix	AZ	85041	US	9/12/2023
Elena Tager	Phoenix	AZ	85050	US	9/12/2023
Sk V	Phoenix	AZ	85001	US	9/12/2023
Carole Fields	Phoenix	AZ	85001	US	9/12/2023
Stephanie Gustafson	Phoenix	AZ	85041	US	9/12/2023
William Getz	Phoenix	AZ	85001	US	9/12/2023
Karenlee Thorpe	Phoenix	AZ	85050	US	9/12/2023
Joann BEVERLY	Phoenix	AZ	85001	US	9/12/2023
David Binkley	Phoenix	AZ	85024	US	9/12/2023
Sidney Mae	Phoenix	AZ	85024	US	9/12/2023
Gillian Fallas	Phoenix	AZ	85024	US	9/12/2023
Olivia Filippone	Phoenix	AZ	85050	US	9/12/2023

SUPPORT FOR NEW GROCER AT DEER VALLEY ROAD AND BLACK MOUNTAIN BOULEVARD

Dinesh Chintalapuri	Phoenix	AZ	85024 US	9/12/2023
Jenny Araujo	Phoenix	AZ	85050 US	9/12/2023
Abhishek Saxena	Phoenix	AZ	85024 US	9/12/2023
Robin Berning	Phoenix	AZ	85006 US	9/12/2023
Jen Silverberg	Phoenix	AZ	85024 US	9/12/2023
Sheila Hansen	Phoenix	AZ	85001 US	9/12/2023
Tamara Hajja	Phoenix	AZ	85001 US	9/12/2023
Shalimar Marshall	Phoenix	AZ	85001 US	9/12/2023
Leah Mondlick	New York	NY	10038 US	9/12/2023
Michele Briggs	Phoenix	AZ	85001 US	9/12/2023
Laurie Thrasher	Phoenix	AZ	85024 US	9/12/2023
Johnston Melanie	Phoenix	AZ	85012 US	9/12/2023
Noel Ortiz	Phoenix	AZ	85004 US	9/12/2023
Michele Sonkin	Phoenix	AZ	85068 US	9/12/2023
James Patterson	Phoenix	AZ	85001 US	9/12/2023
Keaira Tighe	Phoenix	AZ	85050 US	9/12/2023
Geoff Rubin	Phoenix	AZ	85024 US	9/12/2023
Kate Fleming	Phoenix	AZ	85025 US	9/12/2023
Courtney Strittmater	Phoenix	AZ	85050 US	9/12/2023
Crystal Alix	Phoenix	AZ	85041 US	9/12/2023
Irish Shay	Phoenix	AZ	85041 US	9/12/2023
Natalie Monjoin	Phoenix	AZ	85041 US	9/12/2023
Navneet Bhatnagar	Phoenix	AZ	85080 US	9/12/2023
Monika Saxena	Phoenix	AZ	85036 US	9/12/2023
Victoria Zacchini	Phoenix	AZ	85001 US	9/12/2023
Adam Polson	Phoenix	AZ	85050 US	9/12/2023
Shilpi Gupta	Phoenix	AZ	85024 US	9/12/2023
Lavanya Juttukonda	Phoenix	AZ	85001 US	9/12/2023
Shane Zink	Phoenix	AZ	85050 US	9/12/2023
Annabel Rimmer	Phoenix	AZ	85020 US	9/12/2023
Chris Sinclair	Phoenix	AZ	85050 US	9/12/2023
Abhilasha Kapur	Phoenix	AZ	85050 US	9/12/2023
James Watson	Phoenix	AZ	85050 US	9/12/2023
Nancy Thomas	Phoenix	AZ	85050 US	9/12/2023
Praveen avuthu	Phoenix	AZ	85050 US	9/12/2023
Chris Collins	Phoenix	AZ	85050 US	9/12/2023
Derek Geisinger	Phoenix	AZ	85001 US	9/12/2023
Lauren Barbaruolo	Phoenix	AZ	85016 US	9/12/2023
Christina Peregrym	Phoenix	AZ	85050 US	9/12/2023
Meredith Blythe	Phoenix	AZ	85013 US	9/12/2023
Keith Maclaren	Phoenix	AZ	85050 US	9/12/2023
Carrie Laliberte	Phoenix	AZ	85050 US	9/12/2023
Jennifer Kovacic	Scottsdale	AZ	85254 US	9/12/2023
Meredith Edling	Phoenix	AZ	85001 US	9/12/2023
Richa Sharma	Phoenix	AZ	85001 US	9/12/2023

SUPPORT FOR NEW GROCER AT DEER VALLEY ROAD AND BLACK MOUNTAIN BOULEVARD

Audrey Somers	Phoenix	AZ	85001 US	9/12/2023
Preston Spriggel	Phoenix	AZ	85050 US	9/12/2023
Dipti Dravid	Phoenix	AZ	85001 US	9/12/2023
Katie Ray	Phoenix	AZ	85016 US	9/12/2023
Cici Martin	Phoenix	AZ	85050 US	9/12/2023
Nathan Goldberg	Phoenix	AZ	85001 US	9/12/2023
Lavanya Vinjamuri	Phoenix	AZ	85001 US	9/12/2023
Brooke chez	Phoenix	AZ	85050 US	9/12/2023
Yana Dashevsky	Phoenix	AZ	85007 US	9/12/2023
Joshua Hope	Phoenix	AZ	85050 US	9/12/2023
Tanner Davis	Phoenix	AZ	85050 US	9/12/2023
Brianne Fischer	Collierville		38017 US	9/12/2023
Neal Dubey	Phoenix	AZ	85050 US	9/12/2023
Shivani Dubey	Phoenix	AZ	85001 US	9/12/2023
Robert Fierros	Phoenix	AZ	85050 US	9/12/2023
Josh Schweser	Phoenix	AZ	85041 US	9/12/2023
Leslie German	Phoenix	AZ	85050 US	9/13/2023
Heather Noble	Phoenix	AZ	85001 US	9/13/2023
Annie Maiden-Hope	Phoenix	AZ	85001 US	9/13/2023
David Wallace	Phoenix	AZ	85006 US	9/13/2023
Jodie Koltas	Phoenix	AZ	85004 US	9/13/2023
Brad Otoupalik	Phoenix	AZ	85027 US	9/13/2023
Susan Tinsley	San Diego	CA	92101 US	9/13/2023
Brian Sevchik	Phoenix	AZ	85015 US	9/13/2023
David M	Phoenix	AZ	85001 US	9/14/2023
Chrissy Seibel	Phoenix	AZ	85013 US	9/14/2023
Raymond Rita	Phoenix	AZ	85050 US	9/14/2023
Ivy Bryan	Phoenix	AZ	85050 US	9/14/2023
Jordan Sandler	Phoenix	AZ	85050 US	9/15/2023
Scott Corwin	Phoenix	AZ	85050 US	9/15/2023
Sean Morgan	Phoenix	AZ	85001 US	9/15/2023
Monica Litt	Phoenix	AZ	85001 US	9/15/2023
Melissa Gitt	Phoenix	AZ	85036 US	9/15/2023
Vanessa Corwin	Phoenix	AZ	85050 US	9/15/2023
Morgan Bircher	Phoenix	AZ	85041 US	9/16/2023
Pratiba Rachamalla	Phoenix	AZ	85001 US	9/16/2023
Mark Sidorenkov	Phoenix	AZ	85001 US	9/17/2023
Erin Reese	Phoenix	AZ	85008 US	9/17/2023
Bob Hamer	Phoenix	AZ	85001 US	9/17/2023
CJ Wren	Phoenix	AZ	85024 US	9/17/2023
Lorraine Roberts	Rocky Poin	NC	28457 US	9/17/2023
Shyamsharan Prajapati	Phoenix	AZ	85001 US	9/18/2023
Jaiden Dubey	Phoenix	AZ	85050 US	9/22/2023
Shweta ghumre	Phoenix	AZ	85050 US	9/22/2023

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


RE: Case# Z-39-23 Black Mountain Village

Dear Mayor and Council Members:

I am a nearby Aviano resident, and I am writing to express my SUPPORT for the proposed new commercial development located at the southwest corner of Deer Valley Drive and Black Mountain Parkway. This area is in desperate need of more neighborhood amenities to serve the community. A grocery store at this location would be an especially welcome addition to the neighborhood as well. I have seen the plans and believe this will be a quality project.

I urge you to support this request!

Sincerely,


Robert C. REFVEM
3831 E HEREDIA DR
PHOENIX, AZ 85050

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

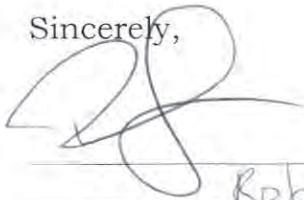
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I urge you to support this request!

Sincerely,



Robert Fierros
3801 E Patrick Lane
Phoenix, AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


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I urge you to support this request!

Sincerely,



Ross
3929 E Herreeda Dr

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
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City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,


Amara Saltij

3959 E. Navigator Lane

Phx, AZ 85050

CITY OF PHOENIX

SEP 25 2023

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Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,



SHEREN SARWAT
22822 N. 39TH RD
PHOENIX, AZ 85070

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


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I urge you to support this request!

Sincerely,



Scott A. Sals

3859 E. Daley Lane

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 25, 2023 1:09:13 AM

Name
Emily Schaefer
Email
emily.schaefer@me.com
Address / Neighborhood (Optional)
Tatum Village
Support Comments
Support of sprouts or Safeway

SEP 25 2023

Planning & Development
Department

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,

Jigar Shah - Jigar Shah

22306 N. Fremont Rd.
Phoenix, AZ 85050

what happened to the
library plans?

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


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I urge you to support this request!

Sincerely,



Sara Tacheny
3960 E Expedition Way
Phoenix, AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

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200 W. Washington Street
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I urge you to support this request!

Sincerely,


Margaret Thorstenson
3821 E Cielo Grande Ave
Phoenix, Az 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


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I urge you to support this request!

Sincerely,

David Walsvick
3823 E Daley Ln


CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

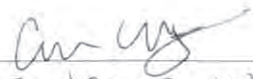
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I urge you to support this request!

Sincerely,



Cadence Whiting
3951 E Parkside Ln
Phoenix, AZ 85050

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

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I urge you to support this request!

Sincerely,

Wieslawa Floyd
Wieslawa Floyd
3957 E. Herrera Dr
Phoenix, AZ 85050

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Monday, September 25, 2023 6:02:40 PM

Name

Fan Wu

Email

wufan1026@gmail.com

Address / Neighborhood (Optional)

4723 E Parkside Ln

Support Comments

I am writing the comments below to support Vestar's proposal to develop the 20.5 acres of Property located at the southwest corner of Deer Valley Drive and Black Mountain Parkway as a retail shopping center called Black Mountain Village.

I believed the new grocery store will have the following benefit:

1. Local Economic Growth
2. Convenience and Accessibility
3. Community Gathering Place
4. Environmental Sustainability

CITY OF PHOENIX

SEP 25 2023

**Planning & Development
Department**

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003


RE: Case# Z-39-23 Black Mountain Village

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I urge you to support this request!

Sincerely,

LANCE ZAMPA
32528 E 39th VL
PHO AZ 85050


From: mjb.cartof.com
To: [Anthony M Grande](mailto:Anthony.M.Grande)
Subject: FW: Review & Comment on General Plan Amendment in the Desert View Village (GPA-DSTV-2-23-2 & GPA-DSTV-3-23-2)
Date: Tuesday, July 4, 2023 12:17:10 PM
Attachments: [image002.png](#)
[GPA-DSTV-2-23-2.pdf](#)
[GPA-DSTV-3-23-2.pdf](#)

Anthony—

It amazes me that the applicant would want to put in a shopping center of that magnitude only 2.5 miles from Desert Ridge. Why isn't the currently designated 2-5 du/ac housing more important than changing the General Plan to provide Commercial?

Marcia Busching

From: Geno Koman [mailto:geno.koman@phoenix.gov]
Sent: Monday, July 3, 2023 3:11 PM
Cc: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Review & Comment on General Plan Amendment in the Desert View Village (GPA-DSTV-2-23-2 & GPA-DSTV-3-23-2)

Attached for your review is an amendment to the General Plan for Phoenix that has been filed:

DESERT VIEW VILLAGE

Application **GPA-DSTV-2-23-2** at the southwest Corner of Black Mountain Boulevard and Deer Valley Drive. Request for a Map Amendment to change the General Plan land use designation on approximately 20.5 acres from Residential 2-5 du/acre (20.5 acres) to Commercial (20.5 acres) to allow commercial land uses.

Application **GPA-DSTV-3-23-2** at the southwest Corner of Black Mountain Boulevard and Deer Valley Drive. Request for an amendment to the Desert Ridge Specific Plan Section 6.C.5, Superblock 12, Parcel 12.L.

These applications are proceeding concurrently with a rezoning request (Z-39-23-2) for the same property, approximately 20.5 acres from S-1 (Approved R1-6 and R-2) to C-2 to allow a commercial shopping center.

Please forward your comments prior to **August 22, 2023** to:

Anthony Grande
Village Planner
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003-1611
602-256-5648

anthony.grande@phoenix.gov

Should you have any questions or concerns, please contact the Planning & Development Department at 602-262-7811.

Thank you,

Geno Koman

Secretary II

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-495-2076

geno.koman@phoenix.gov



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

From: [Paul Bierbusse](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#); marybierbusse@gmail.com
Subject: Input re: requested rezoning E. Deer Valley Dr/Black Mountain Blvd near Pinnacle High School
Date: Monday, August 14, 2023 5:05:46 AM

To: Anthony Grande, Planner, City of Phoenix Planning & Development Department
Cc: Mr. Jim Warring, Councilman – District 2, City of Phoenix

Good morning gentlemen,

My wife, Mary, and I recently purchased a home in the Sky Crossing neighborhood immediately north of the proposed rezoning on E. Deer Valley Drive and Black Mountain Boulevard near Pinnacle High School (Desert View Village GPA-DSTV-2-23-2). We are excited to become active members of the community and have been impressed by how the City of Phoenix has thoughtfully managed development. We understand that the proposed rezoning transitions the parcel from residential to commercial, and while we don't object to the rezoning of the parcel we do have a number of significant concerns.

First, we understand that proposed development plans include the construction of a gas station on part of the parcel – we would like to express our strongest reservations as to the inclusion of a gas station within the final plan given the traffic it is likely to draw, the likely extended hours of operations including intrusive late-night lighting in the area, and the environmental impact. There are nearby stations located both at E. Deer Valley Drive/Cave Creek and at E. Deer Valley Drive/Tatum which should more than suffice to address local demand.

Second, the area already deals with significant traffic challenges associated with ingress/egress to Pinnacle High School. Any rezoning and associated development should be coordinated with the traffic needs of the high school both to mitigate impact to overall traffic flow and to enhance safety in a high traffic area. As development continues north of our community, confident that the AZ-51 access point will only see increased traffic volume – plans should be made to address not only existing traffic due to the high school but increased traffic due to the proposed redevelopment.

Third, we have been made aware of increased random acts of violence associated with late night hours at Desert Ridge Marketplace and we don't wish to see those issues brought closer to our community. Should the rezoning be approved, we would ask that conditions be placed on the hours of operations for tenants to minimize late night traffic to the property (preferably no later than 9pm) and that coordination be pursued with the City of Phoenix Police Department to ensure appropriate police resources are dedicated to the area.

We understand the importance of continued development across Phoenix and believe that reasonable accommodations can be made that both permit development while addressing resident concerns. Thank you for providing us the opportunity to voice our concerns.

Warmest regards,

Paul & Mary Bierbusse
2922 E. Robin Lane
Phoenix, AZ 85050

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The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

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From: website@gblaw.com
To: [Anthony M Grande](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Wednesday, August 23, 2023 7:26:32 AM

Name

RICHARD STARR

Email

rtstarr@hotmai.com

Address / Neighborhood (Optional)

FIRESIDE

Support Comments

There is an existing parking problem at Pinnacle HS that needs to be solved before the development of retail center. At 6pm last night, there were 200 overflow cars in desert on future retail center site. AZ State Land, PVUSD and possibly retail developer need to solve problem first. Perhaps retail center purchases extra 5 acres and delivers to PVUSD west of retail?

From: website@gblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Sunday, September 17, 2023 3:34:20 PM

Name
Susan Babendure
Email
susiebabendure@gmail.com
Support Comments
Need to know info