



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-56-23-7
December 4, 2023

[Laveen Village Planning Committee](#) December 11, 2023

Meeting Date:

[Planning Commission](#) **Hearing Date:** January 4, 2024

Request From: County [RU-43](#) (Pending [S-1](#)) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) (18.96 acres)

Request To: [R1-6](#) (Single-Family Residence District) (18.96 acres)

Proposal: Single-family residential

Location: Southwest corner of the 78th Avenue and Alta Vista Road alignments

Owner/Applicant: Laveen Land Holdings, LLC

Representative: Jordan Rose, Rose Law Group, PC

Staff Recommendation Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Current: Residential 3.5 to 5 dwelling units per acre (15.85 acres), Commerce / Business Park (2.94 acres), and Parks/Open Space – Publicly Owned (0.17 acres)

Proposed (GPA-LV-3-23-7): Residential 3.5 to 5 dwelling units per acre

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The requested zoning will allow for the development of single-family residential at a scale that is appropriate with the surrounding area. The proposal will create a residential development with modern farmhouse architectural features that is compatible with the Laveen Village.

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

The requested zoning will allow for the development of single-family residential that is respectful of local conditions and surrounding neighborhoods. Numerous open space areas are located along the perimeter of the proposal that would act as a buffer to the adjacent large-lot houses.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Preserve the interface between private development and parks, preserves and natural areas.

The development, as stipulated, will dedicate a shared-use-path along the northwest portion of the property. Furthermore, as stipulated, the proposal will integrate native nectar species and pedestrian connections to the Salt River.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#): Background Item No. 6.

[Housing Phoenix Plan](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Monarch Butterfly Pledge](#): Background Item No. 9.

[Phoenix Climate Action Plan](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

| Surrounding Land Uses/Zoning | | |
|--|---------------------------------------|----------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant | RU-43 (Pending S-1) |
| North (across Alta Vista alignment) | Salt River | RU-43 (County) |
| North | Single-family residential | RU-43 (County) |
| East (across 78th Avenue alignment) | Single-family residential | RU-43 (County) |
| East | Single-family residential | S-1 (Approved R1-8) |
| South | Single-family residential | S-1 (Approved R1-8) |
| West | Single-family residential, and vacant | RU-43 (County) |

| R1-6 Single-Family Residence District Planned Residential Development Option | | |
|---|---|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Provisions on the Proposed site Plan</u> |
| Gross Acreage | - | 18.96 acres |
| Maximum Total Number of Units | 104; 123 with bonus | 98 (Met) |
| Maximum Density (dwelling unit/acre) | 5.50; 6.50 with bonus | 5.16 (Met) |
| Minimum Lot Width | 45 feet minimum | 45 feet (Met) |
| Minimum Lot Depth | None, except 110 feet when adjacent to a freeway or arterial street | 115 feet (Met) |
| Maximum Lot Coverage | 50% | 40% (Met) |
| Maximum Building Height | 2 stories and 30 feet | 25 feet (Met) |
| <i>MINIMUM BUILDING SETBACKS</i> | | |
| North (Side, adjacent to Alta Vista Road alignment) | Street (front, rear, or side): 15 feet | 15 feet (Met) |
| North (Rear, adjacent to RU-43) | 15 feet (1-story), 20 feet (2-story) | Not specified, 20 feet listed in the project narrative |
| East (Rear, adjacent to 78th Avenue alignment) | Street (front, rear, or side): 15 feet | Not specified, 20 feet listed in the project narrative |

| MINIMUM BUILDING SETBACKS (CONTINUED) | | |
|--|--|---------------|
| East (Rear, adjacent to R1-8) | 15 feet (1-story), 20 feet (2-story) | 20 feet (Met) |
| West (Rear, adjacent to RU-43) | 15 feet (1-story), 20 feet (2-story) | 20 feet (Met) |
| South (Rear, adjacent to R1-8) | 15 feet (1-story), 20 feet (2-story) | 20 feet (Met) |
| MINIMUM INTERIOR BUILDING SETBACKS | | |
| Front | 10 feet | 10 feet (Met) |
| Sides | Street side: 10 feet Other: per building code | Not specified |
| Rear | Per building code | Not specified |
| MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS | | |
| North (adjacent to Alta Vista Road alignment) | 15 feet average, 10 feet minimum | Not specified |
| East (adjacent to 78th Avenue alignment) | 15 feet average, 10 feet minimum | Not specified |
| Minimum Common Area | 5% of gross site area | 14% (Met) |

*Variance or Site Plan modification needed

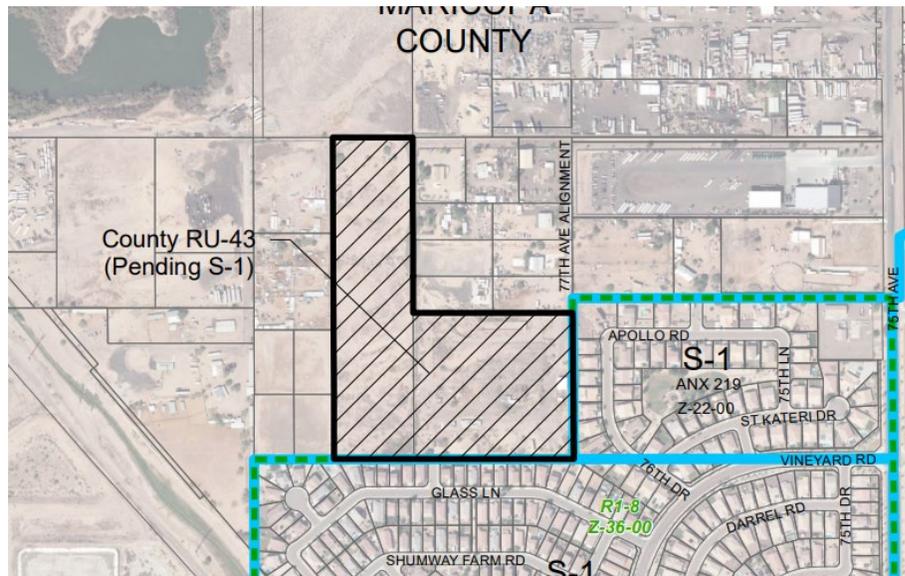
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 18.96 acres located at the southwest corner of the 78th Avenue and Alta Vista Road alignments from County RU-43 (Pending S-1) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) to R1-6 (Single-Family Residence District) to allow single-family residential. The site is currently in the annexation process.

SURROUNDING LAND USES AND ZONING

2. The requested R1-6 (Single-Family Residence District) zoning will support additional housing within the Laveen Village. Mining and the Salt River are located north of the subject site, across Alta Vista Road alignment, and zoned RU-43 (One Acre Per Dwelling Unit). To the northeast and west of the subject site are single-family residences located within Maricopa County zoned RU-43 (One Acre Per Dwelling Unit) and vacant land. A single-family residential subdivision is located along the east and south side of the site zoned S-1 (Approved R1-8) (Ranch or Farm Residence, Approved Single-Family Residence District).

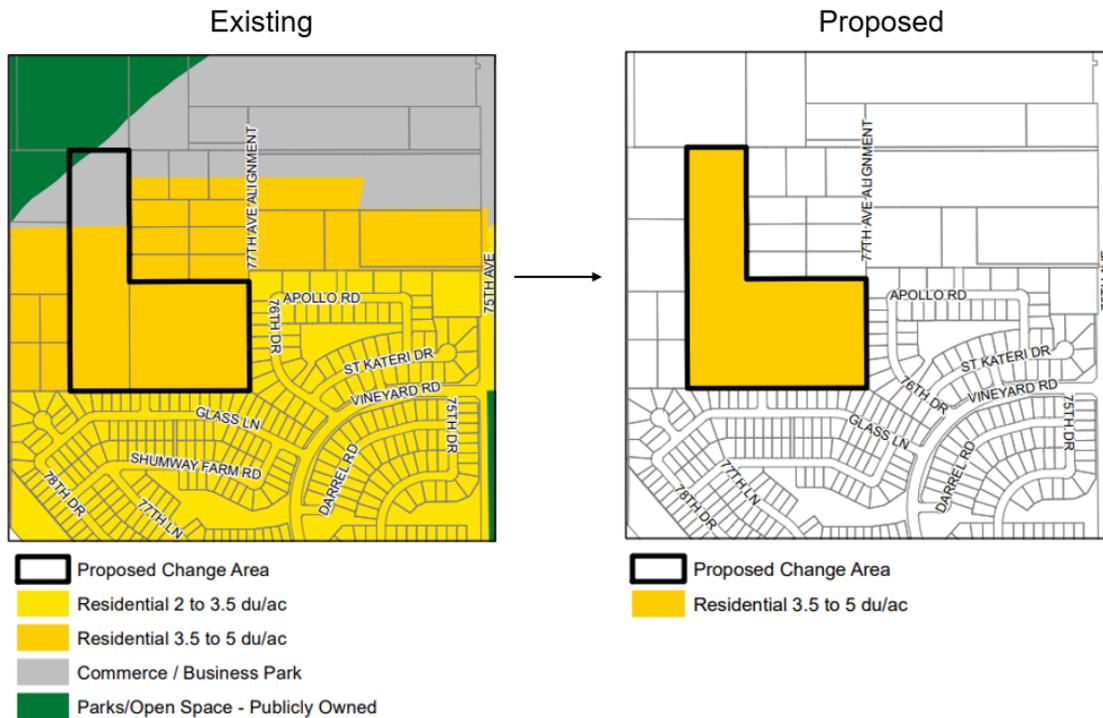


Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The majority of the subject site is designated Residential 3.5 to 5 dwelling units per acre. The northern portion of the subject site is designated Commerce / Business Park and the northeast corner of the site is designated as Parks/Open Space – Publicly Owned. The property to the north, across the Alta Vista Road alignment is designated Commerce / Business Park and Parks/Open Space – Publicly Owned. To the northeast, the designation is Residential 3.5 to 5 dwelling units per acre and Commerce / Business Park. Furthermore, the properties to the east and south are designated Residential 2 to 3.5 dwelling units per acre. Finally to the west of the subject site the designation is Residential 3.5 to 5 dwelling units per acre, Commerce / Business Park, and Parks/Open Space – Publicly Owned.

To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-LV-3-23-7, is proposed to change the land use map designation of the entire site to Residential 3.5 to 5 dwelling units per acre. The requested R1-6 zoning is consistent with the proposed General Plan Land Use Map designation.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, proposes 98 single-family detached homes with access from 77th Glen. The current site plan does not meet current street design standards required by the Phoenix City Code. As a result, staff does not recommend stipulating general conformance to the submitted site plan. To ensure that the proposed development is compatible with the surrounding densities, staff is recommending a stipulation to allow a maximum of 98 lots. This is addressed in Stipulation No. 2. The conceptual site plan, attached as an exhibit, depicts numerous open space areas located around the subject site, for a total of 12 percent of the site area, as noted in Stipulation No. 3. Finally, staff is recommending Stipulation No. 4 to ensure a 22-foot-long garage setback measured from the back of the sidewalk is provided. This will prevent large vehicles from obstructing internal sidewalks and create a safer pedestrian environment.

5. Elevations

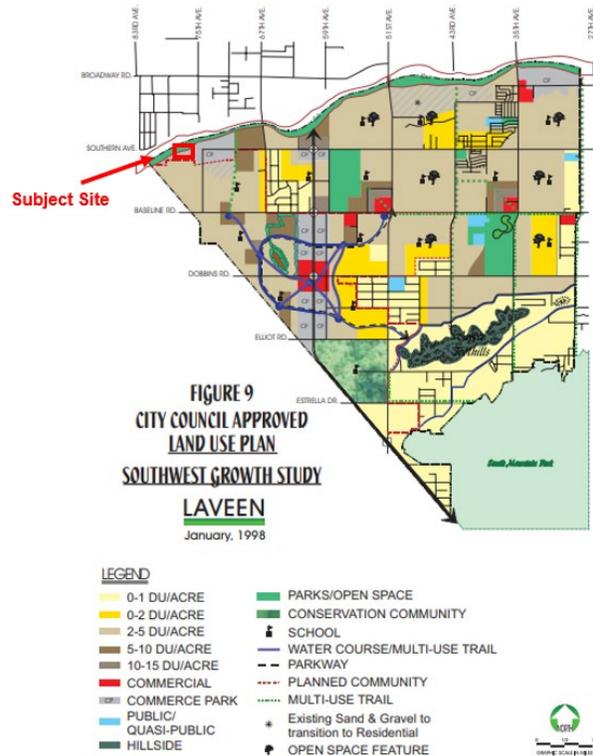
The conceptual building elevations, attached as an exhibit, depict one-story and two-story residential buildings with a maximum height of approximately 25 feet to the top of the roof ridge. The residential building elevations also depict pitched shingle roofs, various window sizes, wooden fascia, stucco exteriors, and cottage style garage doors. To be compatible with the agrarian heritage of the

Laveen Village, staff recommends Stipulation No. 1 which requires that the elevations contain elements of modern farmhouse architecture.

PLANS, OVERLAYS, AND INITIATIVES

6. Laveen Southwest Growth Study:

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Commerce Park and Parks/Open Space. Although not consistent with the designation, recent residential trends in the area to the south and east support single-family residential uses.



The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful to its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. Staff recommends that the proposed development include a variety of materials on exterior elevations. Furthermore, 12 percent of the gross site must be retained as common open space. This is addressed in Stipulation Nos. 1 and 3. To ensure future owners and tenants of the proposed development are aware of nearby agricultural uses, Stipulation No. 7 requires the disclosure of ranchettes/animals uses.

Laveen Southwest Growth Study Land Use Map
Source: *Planning and Development Department*

7. Housing Phoenix Plan:

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through

increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help create walkable streets and vibrant pedestrian places. Staff is recommending a stipulation to provide open space within the development that would exceed that required by the Zoning Ordinance. This is addressed in Stipulation No. 3.

9. **[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. 5 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

10. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 6, which

requires a minimum of two GI techniques for stormwater management to be implemented in this development.

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 provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has received one letter of opposition for this rezoning application. The stated concerns are traffic congestion, safety, and ingress and egress into the subject site.

INTERDEPARTMENTAL COMMENTS

13. **Street Transportation Department**

The Street Transportation Department has requested a 50-foot right-of-way dedication on all local public streets within the development. Furthermore, street improvements to Alta Vista Road and 78th Avenue must be reviewed and approved by Maricopa County. In addition, the Street Transportation Department is requesting a shared-use-path be dedicated on the northwest portion of the site along with pedestrian connections from the development to the shared-use-path and the Salt River. Finally, all street improvements must comply with City and ADA standards. This is addressed in Stipulation Nos. 8 through 12.

OTHER

14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 13 through 15.

15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 16.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the proposed General Plan Land Use Map designation and will provide a high quality residential development and help alleviate the housing shortage in Phoenix.
2. As stipulated, the proposed enhanced elevations standards will further support the character established by the Laveen Village.
3. As stipulated, the proposed development will include development and design standards, such as enhanced open space, to mitigate impacts to the surrounding properties.

Stipulations

1. All building elevations shall contain architectural features that reflect modern farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, as approved by the Planning and Development Department.
2. The project shall not exceed 98 lots.
3. A minimum of 12% of the gross site area shall be retained as open space.
4. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
5. 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.

6. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
7. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled "nuisances".
8. A minimum 50-foot of right-of-way shall be dedicated for all local public streets within the development.
9. All street improvements to Alta Vista Road and 78th Avenue are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided concurrently with the Preliminary Site Plan submittal.
10. A shared-use-path easement shall be dedicated and constructed on the northwest portion of the property, as approved by the Parks and Recreation and Planning and Development Departments.
11. Pedestrian connections from the subdivision to the Salt River and the shared-use-path, consisting of an enhanced treatment of decorative pavement and landscaping to a gated access point, shall be constructed as approved by the Planning and Development Department.
12. 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.
13. 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.

14. 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.
15. 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.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nayeli Sanchez Luna

December 4, 2023

Team Leader

Racelle Escobar

Exhibits

Sketch map

Aerial map

Conceptual site plan date stamped October 27, 2023 (3 pages)

Conceptual elevations date stamped October 6, 2023 (4 pages)

Correspondence

MARICOPA COUNTY

County RU-43
(Pending S-1)



Miles

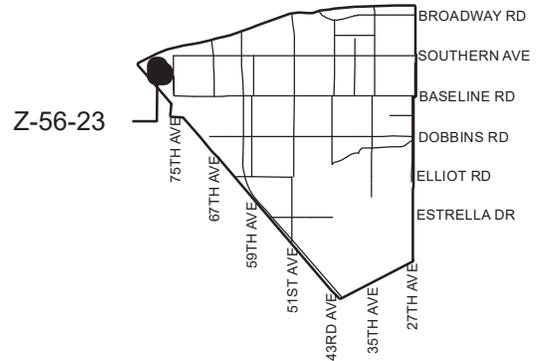
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LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Laveen Land Holdings, LLC

APPLICATION NO. Z-56-23

DATE: 10/10/2023
REVISION DATES:

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

18.96 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 2-10

ZONING MAP D-4

REQUESTED CHANGE:

FROM: County RU-43 (Pending S-1) (18.96 a.c.)

TO: R1-6 (18.96 a.c.)

| MULTIPLES PERMITTED |
|----------------------------|
| County RU-43 (Pending S-1) |
| R1-6 |

CONVENTIONAL OPTION

| |
|-----|
| 18 |
| 100 |

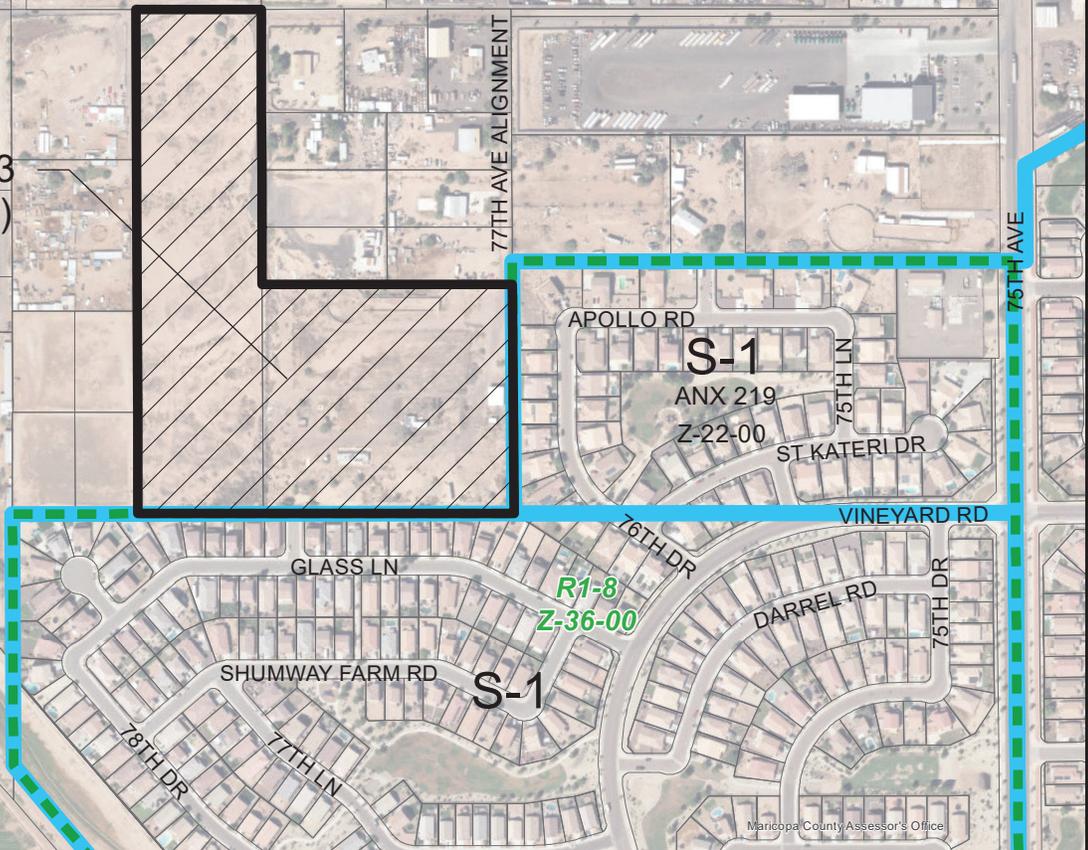
*** UNITS P.R.D. OPTION**

| |
|-----|
| N/A |
| 123 |

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

MARICOPA COUNTY

County RU-43
(Pending S-1)



Maricopa County Assessor's Office



Miles

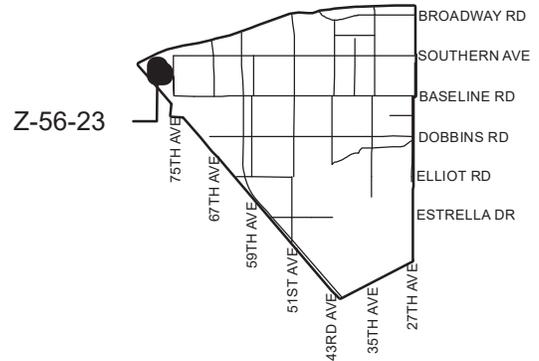


LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Laveen Land Holdings, LLC

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18.96 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 2-10

ZONING MAP D-4

REQUESTED CHANGE:

FROM: County RU-43 (Pending S-1) (18.96 a.c.)

TO: R1-6 (18.96 a.c.)

| MULTIPLES PERMITTED |
|----------------------------|
| County RU-43 (Pending S-1) |
| R1-6 |

CONVENTIONAL OPTION

| |
|-----|
| 18 |
| 100 |

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

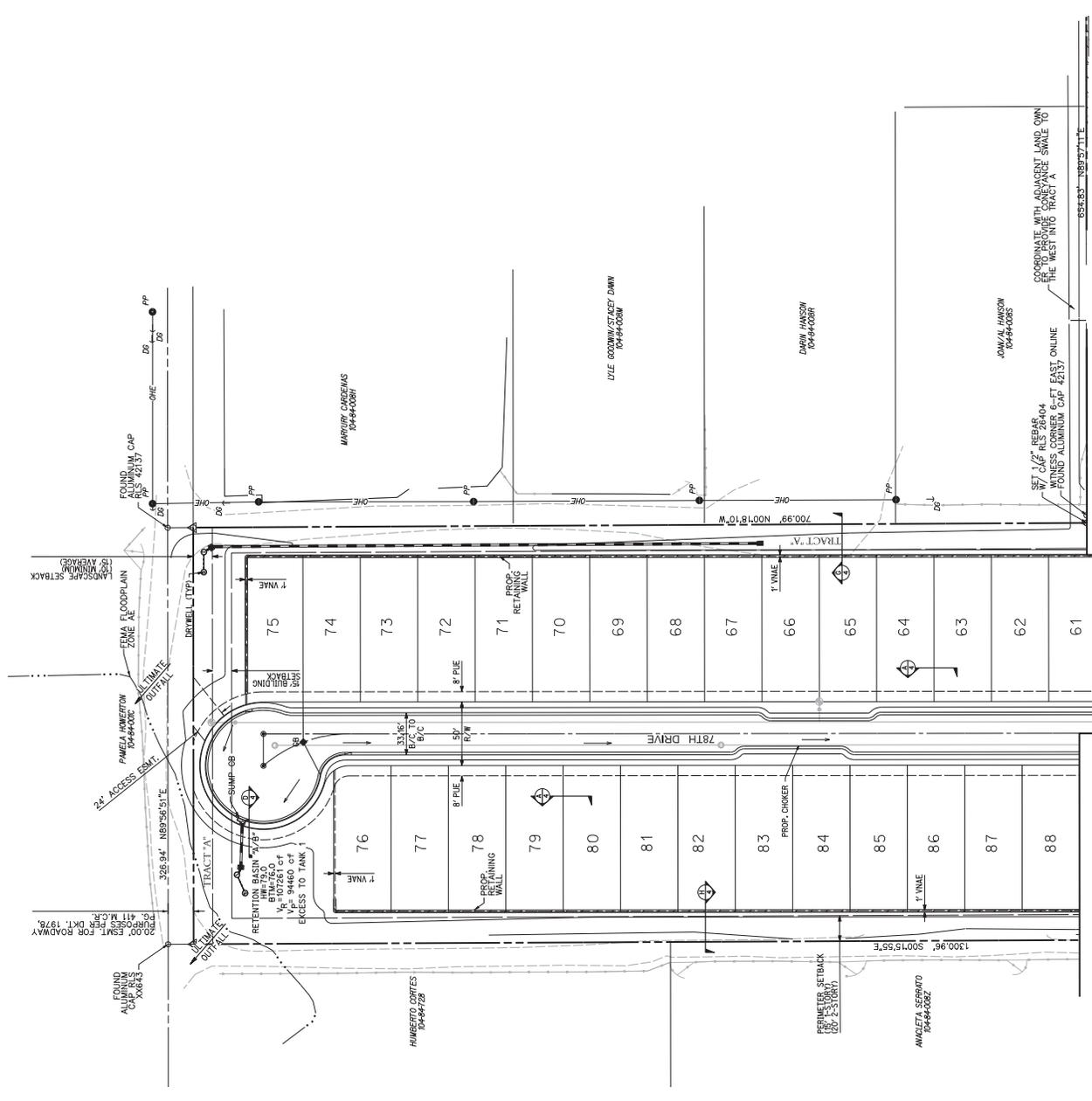
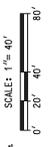
| |
|-----|
| N/A |
| 123 |

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

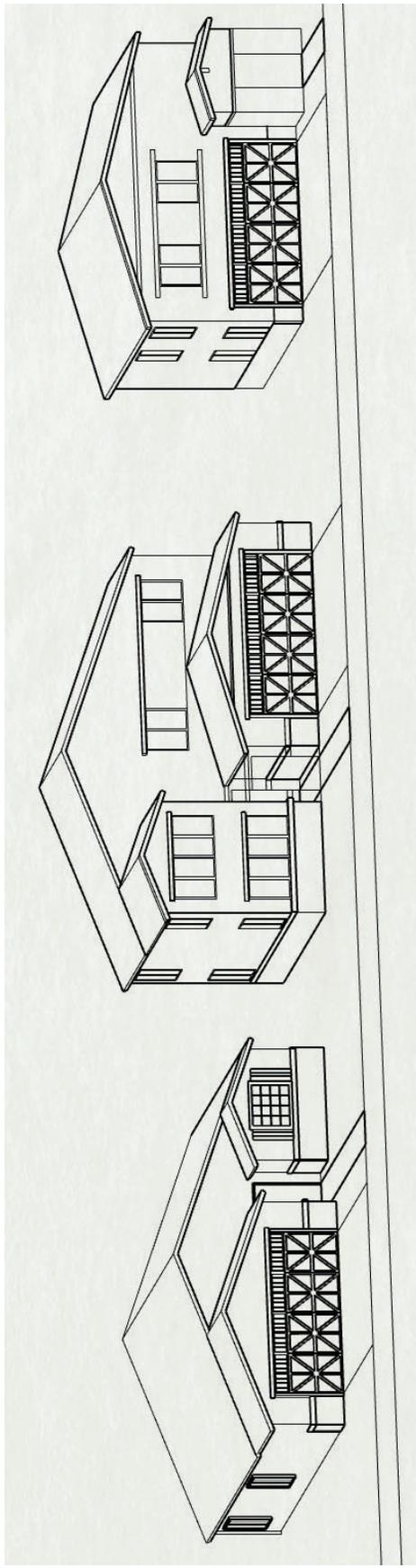
CITY OF PHOENIX
OCT 27 2023
Planning & Development
Department

KVA #22-545
 PAPP #2200950
 OS# 1-10 & 2-10

MATCHLINE - SEE SHEET PGD02



CONCEPTUAL HOUSING ELEVATIONS
PREPARED FOR LAVEEN HOUSE HOLDINGS



PLAN 101
BARN 01

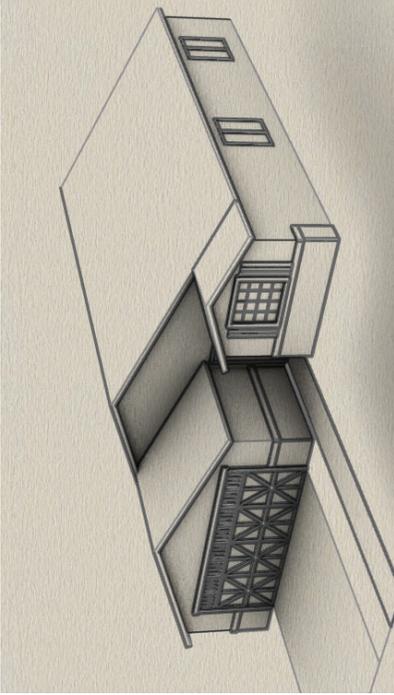
PLAN 201
BARN 02

PLAN 301
BARN 03

CITY OF PHOENIX

OCT 06 2023

**Planning & Development
Department**

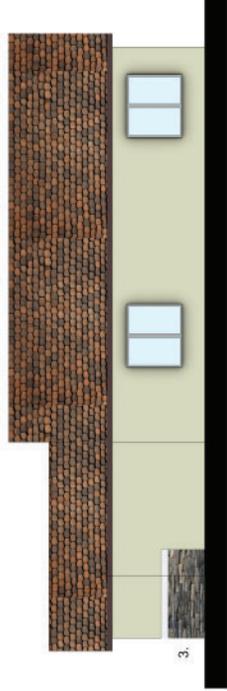


PERSPECTIVE VIEWS
SCALE: N.T.S

BARN 01

SERIES WIDTH
VARIES

LIV SF: 2,178
PLAN WIDTH 45'
PLAN # 101
BARN 01



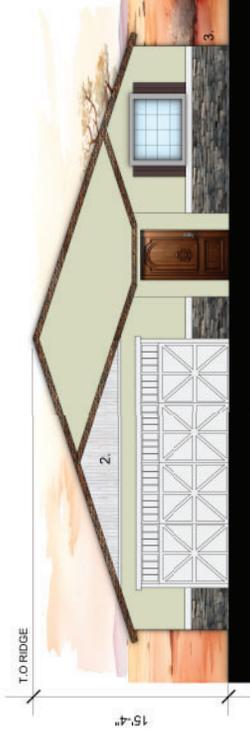
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



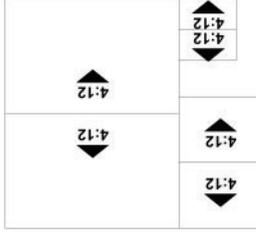
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S

- STYLE LEGEND**
- 1. WOOD SHUDDERS
 - 2. SHIPLAP PANELING
 - 3. CONCRETE 'S' TILES
 - 4. 4:12 ROOF PITCH

CITY OF PHOENIX

OCT 06 2023

Planning & Development
Department

LAVEEN 20
LAVEEN, ARIZONA
10.01.2023

BARN 02

SERIES WIDTH VARIES

LIV SF: 2,566
 PLAN WIDTH: 45'
 PLAN #: 201
 BARN 02



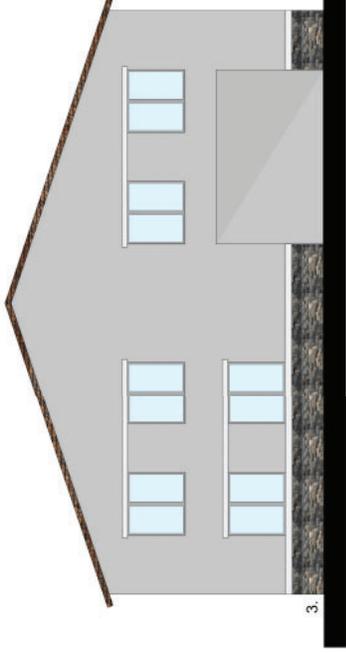
ROOF PLAN
 SCALE: N.T.S.

- STYLE LEGEND**
- 1. WOOD SHUDDERS
 - 2. SHIPLAP PANELING
 - 3. CONCRETE 'S' TILES
 - 4. 4:12 ROOF PITCH

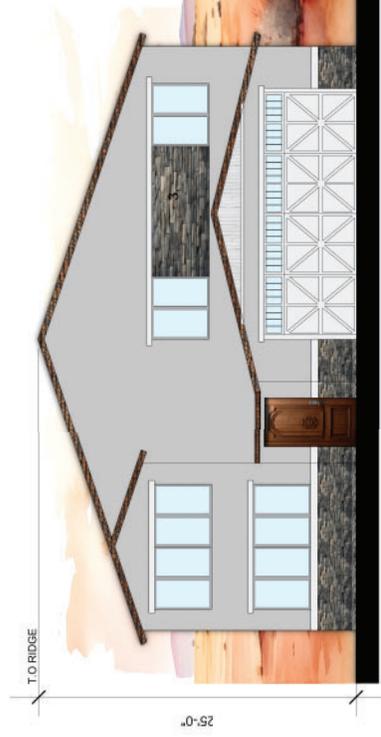
LAVEEN 20
 LAVEEN, ARIZONA
 10.01.2023



PERSPECTIVE VIEWS
 SCALE: N.T.S.



REAR ELEVATION
 SCALE: 3/32" = 1'-0"

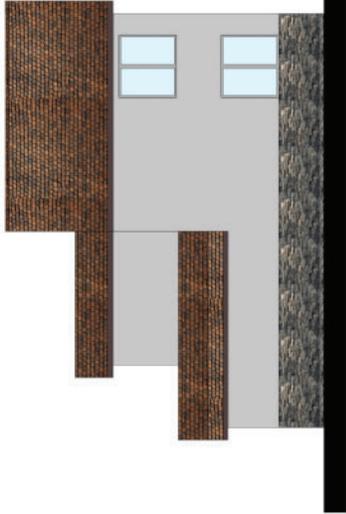
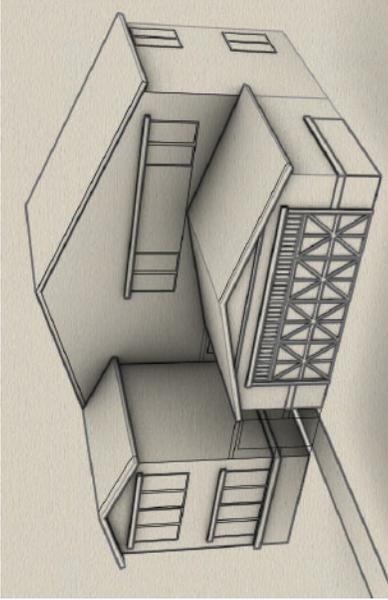


FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

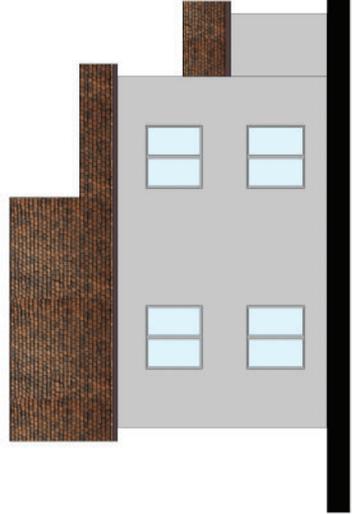
CITY OF PHOENIX

OCT 06 2023

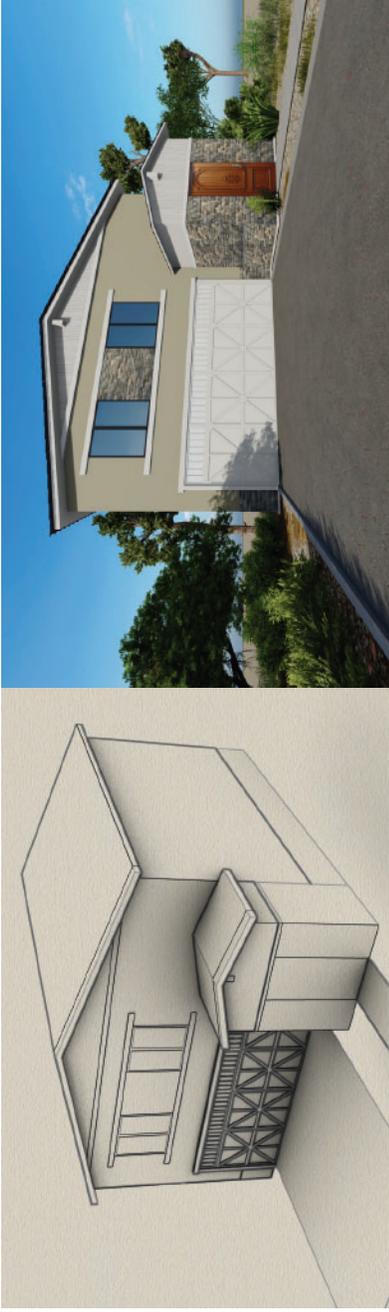
Planning & Development
 Department



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"

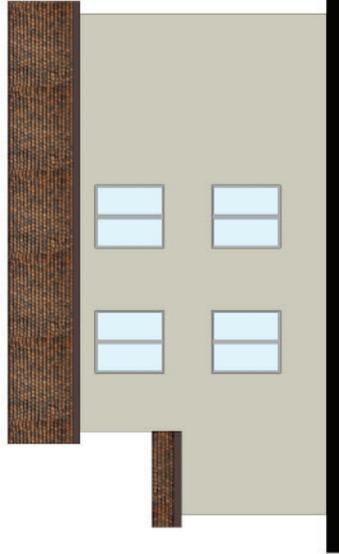


PERSPECTIVE VIEWS
SCALE: N.T.S

BARN 03

SERIES WIDTH VARIES

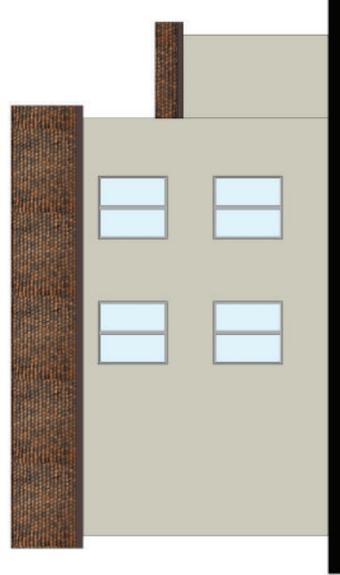
LIV SF: 2,217
 PLAN WIDTH 32'
 PLAN # 301
 BARN 03



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S

CITY OF PHOENIX

OCT 06 2023

Planning & Development
Department

- STYLE LEGEND**
- 1. WOOD SHUDDERS
 - 2. SHIPLAP PANELING
 - 3. CONCRETE 'S' TILES
 - 4. 4:12 ROOF PITCH

LAVEEN 20
 LAVEEN, ARIZONA
 10.01.2023

Nayeli Sanchez Luna

From: Matt Dittmore <matt.dittmore1@gmail.com>
Sent: Friday, October 13, 2023 4:03 PM
To: Nayeli Sanchez Luna
Cc: Jennifer Hall
Subject: RE: Rezoning case Z-56-23

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Ms. Sanchez Luna,

Thank you for taking the time to read my email. I am writing to you in regard to rezoning request Z-56-23, rezoning land southwest of 75th Ave and Alta Vista Road. While I understand the current housing market dictates a need for new and affordable housing as soon as possible, I am concerned that the documentation included in the request notice does not mention any road improvements to West Alta Vista Road. I think approval of the proposed rezoning and allowing development of additional residential homes only be approved if the developer is required to improve West Alta Vista road and/or be required to purchase some of the additional commercial property adjacent to the proposed development to allow for ingress/egress into the planned subdivision via routes that would not increase traffic on Vineyard and Glass Ln to access the subdivision via 77th Glen. As a resident of Glass Ln, I am already concerned about the traffic accessing the current housing. I have children and many residents do not heed the speed limit as is and drive recklessly through the neighborhood. I fear that additional traffic would only increase the likelihood of an injury, or worse, to a child in the neighborhood. It is with this information in mind, and the well-being of the current residents of the area, that I ask that you oppose the rezoning approval without significant alterations to the plan to ensure ingress and egress to the additional housing is made in a manner to not increase the current traffic flows.

Thank you for your time and consideration

Matt Dittmore
7638 W Glass Ln
Laveen, AZ 85339.