



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-9-18-1
August 24, 2018

[Rio Vista Village Planning Committee Hearing Date](#) September 11, 2018
[Planning Commission Hearing Date](#) October 4, 2018

Request From: [S-1](#) (9.91 acres) and [C-2](#) (61.46 acres)
Request To: [R1-6](#) (71.37 acres)
Proposed Use Single-Family Residential
Location Approximately 1,500 feet north of the northeast corner of I-17 and Circle Mountain Road

Owner Pensco Trust - Kent Xander
Applicant EPS Group, Inc
Representative Dan Auxier, PE, Jorge Villasenor
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	I-17 frontage road	Maricopa County Arterial Road	48-foot west half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>As stipulated, the proposed development will be compatible with the existing single-family residential uses to the west of the I-17. The General Plan designation for this area is 3.5 to 5 dwelling units per acre, recently approved through a General Plan Amendment, Case No. GPA-RV-1-17-1. The proposed density of 4.0 dwelling units per acre is consistent with the General Plan Land Use Map designation.</p>			

CELEBRATE OUT DIVERSE COMMUNITES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: *Establish design standards and guidelines for parking lots and structures, setbacks, and build-to-lines, blank wall space, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.*

The proposed development, as stipulated will provide detached sidewalks and trees within the entirety of the subdivision. The detached sidewalks will encourage pedestrian movement throughout the subdivision.

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

The proposed development offers an opportunity to develop an undeveloped property at a scale that is compatible with the surrounding area. The subdivision on the western side of the I-17 freeway is also zoned R1-6.

Applicable Plans/ Overlays and Initiatives

[Reimagine Phoenix Initiative](#) – see No. 8 below.

[Tree and Shade Master Plan](#)– see No. 9 below.

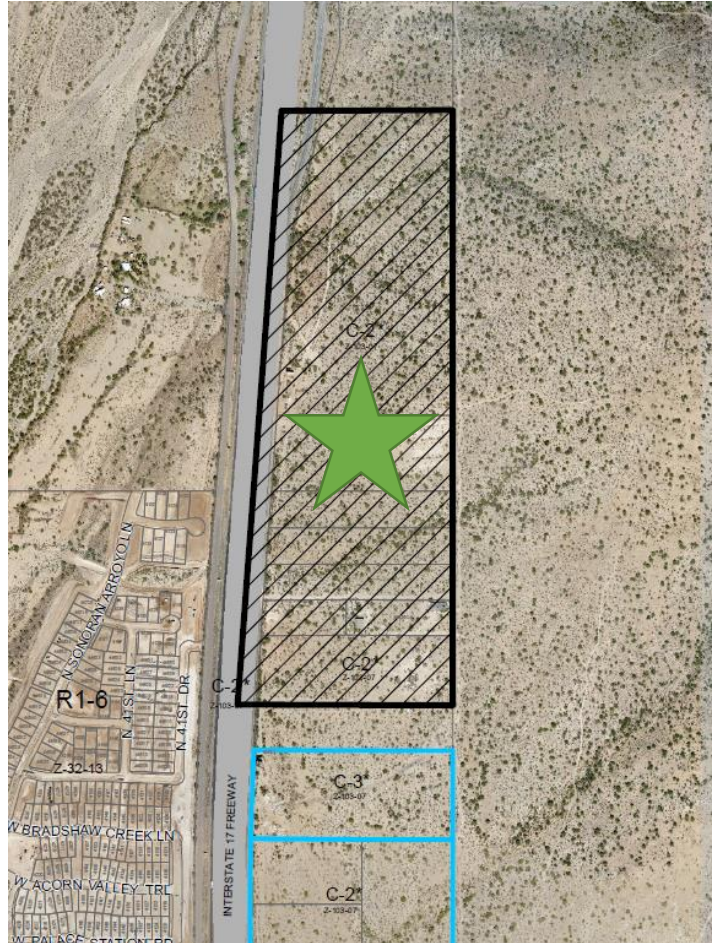
[Complete Streets Guiding Principles](#) – see No. 10 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant/Undeveloped	S-1 and C-2
North	Vacant/Undeveloped	Maricopa County
South	Vacant/Undeveloped	Maricopa County
East	Vacant/Undeveloped	Maricopa County
West (west of I-17 Black Canyon Freeway)	Vacant/Undeveloped and Single-Family Residential	Maricopa County and R1-6

Background/Issues/Analysis

1. This is a request to rezone a 71.37-acre site located approximately 1,500 feet north of the northeast corner of I-17 and Circle Mountain Road from S-1 (Ranch or Farm Residence District) and C-2 (Intermediate Commercial District) to R1-6 (Single-Family Residence District) to allow for single-family residential.



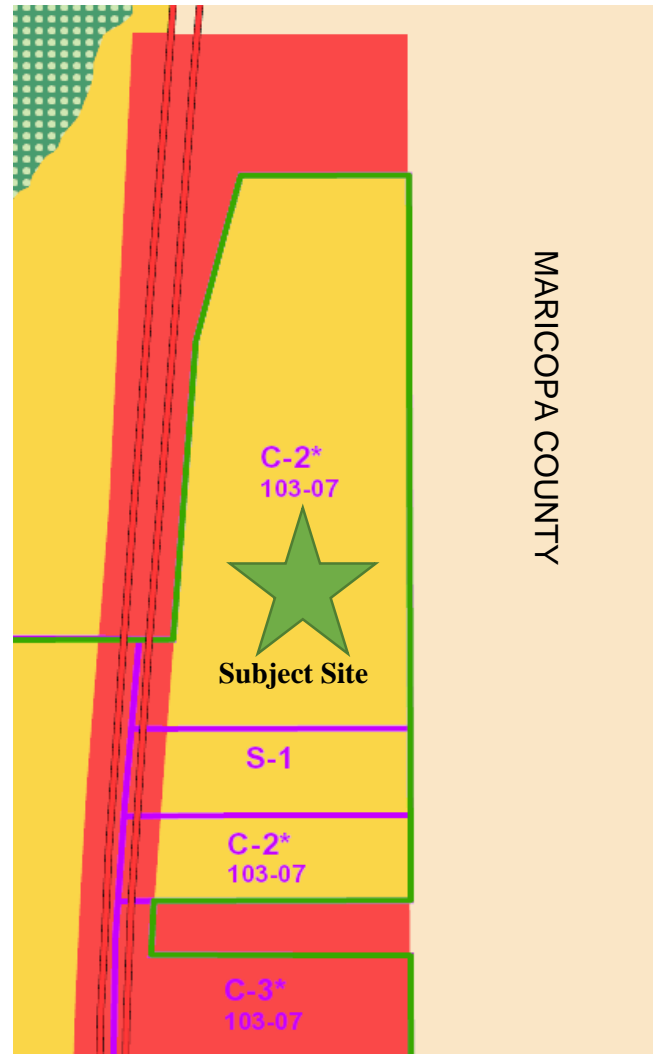
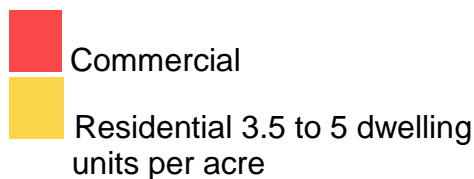
Source: City of Phoenix Planning & Development Department

2. The subject site is surrounded on three sides by undeveloped properties located within Maricopa County. The land to the east is owned by the State Land Department. The subject site is located adjacent to the Interstate 17 Black Canyon Freeway.

3. The General Plan Land Use map designation for the subject parcel is Residential 3.5 to 5 dwelling units per acre. This General Plan Land Use map designation was established through a General Plan Amendment in 2017 (GPA-RV-1-17-1). The proposed rezoning is consistent with the General Plan Land Use designation.

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

North: Commercial
South: Commercial
East: outside of planning area
West (across I-17 freeway):
Residential 3.5 to 5 dwelling units per acre



Source: City of Phoenix Planning & Development

4. The developer has provided several elevation types that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. The elevations provided were the front elevations. To ensure high quality design on all four sides of the homes, staff is recommending Stipulation No. 9 that requires the development to comply with the Single-Family Design Review standards in the Phoenix Zoning Ordinance.
5. General Conformance of the site plan submitted has been recommended as a stipulation to ensure the high-quality elements shown on the site plan remain through the permitting process, which includes the enhanced building setback of 120 feet adjacent to the I-17 frontage road. One of the most crucial elements shown on the site plan are the three vehicular connection points to the State Trust Land to the east. These provisions can be found in Stipulation Nos. 1 and 2.
6. As shown on the site plan, there are several amenity areas and trail systems that run through the subdivision. Several stipulations have been recommended to

further provide additional design details for these areas. Staff has recommended Stipulations Nos. 4, 5 and 8 that address the construction makeup of the trail, shading and low-level lighting along the trail system to ensure the trail system is a comfortable place to recreate both day and night.

The applicant is providing open space that exceeds the Zoning Ordinance minimum of 5 percent. The site plan refers to the percentage of open space provided as 21 percent; however, this number does include required landscape setbacks which are not counted for required open space. To ensure open space is provided in excess of the minimum required amount, Stipulation No. 6 has been recommended for a minimum of 11 percent open space. To ensure that these amenity areas provide active recreational amenities, Stipulation No. 7 is recommended to require a minimum of three recreational elements per park.

7. This subdivision's three vehicular access points are from a Maricopa County arterial road. This arterial road functions in a similar manner to a frontage road. Given the subdivision's proximity to the I-17 Black Canyon Freeway, staff has some concerns about the potential negative impacts of the traffic noise on the future residents of the subdivision. In an effort to mitigate some of these impacts, several stipulations have been recommended.

Staff is recommending a noise mitigation wall be built adjacent the western property line that wraps the corners approximately 120 feet. This wall, in combination with the landscaping provided along the western property line, will aide in noise mitigation. Several provisions have been recommended to ensure the wall is also aesthetically pleasing. The wall recommendations can be found in Stipulation Nos. 10, 11 and 12. To achieve the staff recommended 8-foot height in Stipulation No. 10, the developer will need to provide a noise analysis prepared by a registered professional engineer that demonstrates the height is required to reduce the noise level or apply for and obtain a variance to increase the wall height.

At this time, Arizona Department of Transportation and Maricopa County Department of Transportation do not have plans to convert the County arterial road, that functions as a frontage road, into a one-way frontage road. With increased development and growth in the area, there is the potential that in the future this frontage road can be converted into a one-way access road as it was further south on the I-17. Staff has recommended a stipulation that would require the property owner to record a notice to prospective property owners that there is the potential the frontage road could be converted into a one-way access road and regarding the existence of noise from the I-17 freeway. This can be found in Stipulation No. 16.

8. Staff is aware of expansive soil conditions in the vicinity of the project area. Stipulation 23 and 24 are recommended to ensure any soil issues are remediated as part of the redevelopment.

9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
10. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 18 requires that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.
11. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. Trees planted on the west side of the sidewalk will provide shade from the western sun. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. These provisions are addressed in Stipulation No. 18.

SCHOOLS

12. Deer Valley Schools have indicated there is currently no capacity at the assigned high school. Boulder Creek High School is currently over capacity, projections show that capacity may be available in school year 2021- 2022.

COMMUNITY INPUT SUMMARY

13. Staff have received multiple emails from surrounding neighbors, both in support and opposition. The neighbors that are opposed to the zoning request have concerns related to density, emergency service capacity, increase in traffic and water supply.

Those neighbors in support state the request conforms with the General Plan Land Use designation.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has indicated that they defer all design requirements to Maricopa County Department of Transportation. This is addressed in Stipulation No. 19. In addition, all internal streets shall be developed to ADA accessibility standards. This is addressed in Stipulation No. 17.

15. The City of Phoenix Water Services Department has noted the site will require connection to existing water and sewer mains that can potentially serve the development on the western side of the I-17.
16. The Fire Department commented that no code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
17. 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. 20, 21 and 22.

OTHER

18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses.

Stipulations

1. The development shall be in general conformance with the site plan date stamped August 17, 2018 with specific regard to the location of the public collector street and two additional local street connections to State Trust Land, as approved by the Planning and Development Department.
2. A minimum building setback of 120 feet shall be required along the western property line, as approved by the Planning and Development Department.
3. An inventory plan and a salvage plan shall be reviewed and approved by the Planning and Development Department.

4. There shall be 50 percent shade provided with a minimum of 2-inch caliper trees in the private trail system, as approved by the Planning and Development Department.
5. There shall be low landscape lighting, with a maximum height of 4 feet, provided within the pedestrian pathways internal to the subdivision placed a minimum of 20 feet on center, as approved by the Planning and Development Department.
6. There shall be a minimum of 11 percent common open space provided, including washes and hillside areas, exclusive of required landscape setbacks, as approved by the Planning and Development Department.
7. There shall be a minimum of two private parks, with each park being a minimum of 100,000 square feet in usable recreational area. Each of these parks shall provide, at a minimum, three of the following active recreational elements or other similar elements, as approved by the Planning and Development Department:
 - a. Swimming pool
 - b. Tot lot
 - c. Barbecue and picnic areas
 - d. Game courts
 - e. Lawn or turf, putting green
 - f. Pavilions or ramadas
8. There shall be a private trail system through the entirety of the project site, north to south, that connects the private parks. The private trails shall have a minimum width of 10 feet improved within a minimum 30-foot wide tract. The trail system shall be in addition to sidewalks provided along the streets, as approved by the Planning and Development Department.
9. The development shall comply with the Single-Family Design Review standards outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance regardless of lot widths, as approved by the Planning and Development Department.

10. Noise mitigation walls shall be provided adjacent to the western property boundary. The wall height shall be determined through a noise analysis prepared by a registered professional engineer, with the minimum height of the wall being 8 feet. The wall shall be constructed of minimum 8-inch thick concrete masonry units (CMU), or of cast-in-place concrete and contain no openings unless they are above the minimum height required for adequate noise mitigation or for drainage. Noise walls shall be constructed to “wrap around” corner lots and those areas near intersections. The wrap around walls on the south upon turning a corner, shall continue for at least 120 feet (approximately two lot widths), as approved by the Planning and Development Department.
11. Perimeter walls, noise wall and other walls shall vary by a minimum of four feet every 400 lineal feet to visually reflect a meandering or staggered setback, as approved by the Planning and Development Department.
12. Perimeter walls, including the noise wall, shall incorporate stone veneer, stonework, integral color CMU block or faux stone, as approved by the Planning and Development Department.
13. Interior walls and privacy fencing, excluding walls located between lots, shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
14. A combination of view walls and partial view walls shall be incorporated along lots that back up or side on to dedicated public or private open space areas, natural and/or improved drainage ways or recreational areas. View walls shall be considered open if a minimum of 50% is open, excluding pillars and piers, as approved by the Planning and Development Department.
15. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping or other means, as approved by the Planning and Development Department.
16. The property owner shall record documents that disclose to prospective purchasers of property within the development the existence of noise from the I-17 Freeway and acknowledge the potential that the eastern frontage road may be converted to one-way access. The form and content of such documents shall be reviewed and approved by the City Attorney.
17. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.

18. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
19. All right-of-way dedication and street improvements for the I-17 frontage road shall comply with Maricopa County Department of Transportation requirements
20. 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.
21. 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.
22. 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.
23. A geotechnical analysis must be completed and reviewed by the City of Phoenix Street Transportation Department and Planning and Development with any construction plans being submitted for review. The geotechnical report must identify the method(s) that will be used to address potential expansive soils within the project site, and in particular, the area where public infrastructure will be constructed.
24. The Home Builder must provide a disclosure statement to the new home owners if the Geotechnical Report determines that the development has areas with expansive soils that setting may occur.

Writer

Kaelee Wilson
August 24, 2018

Team Leader

Samantha Keating

Exhibits

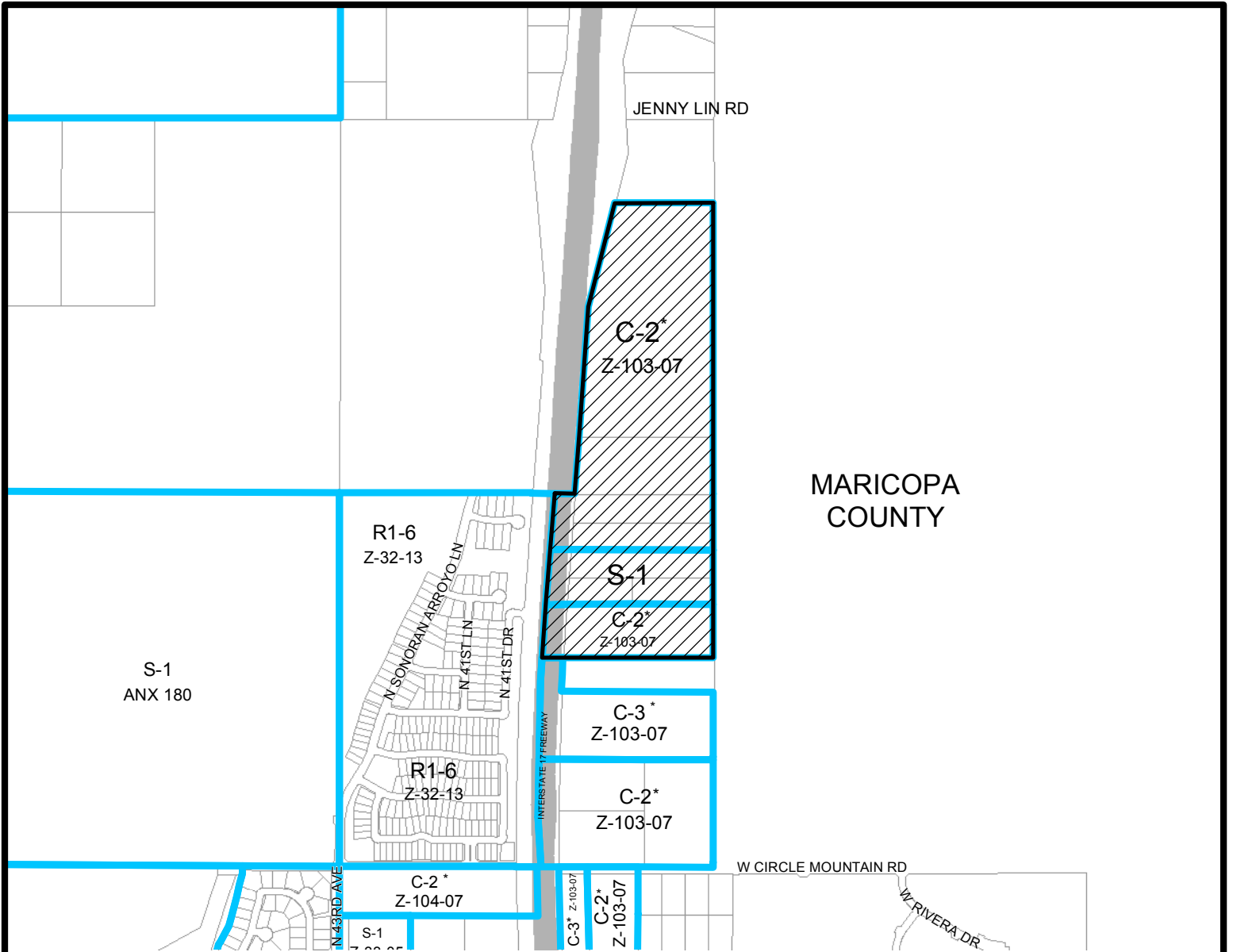
Sketch Map

Aerial

Site Plan date stamped August 17, 2018

Z-9-18-1
August 24, 2018
Page 11 of 11

Conceptual Elevations date stamped June 29, 2018 (5 pages)
School District response email dated February 28, 2018 (2 pages)
Community Correspondence (28 pages)



MARICOPA COUNTY

S-1
ANX 180

R1-6
Z-32-13

C-2*
Z-103-07

S-1

C-2*
Z-103-07

C-3*
Z-103-07

C-2*
Z-103-07

C-2*
Z-104-07

C-3*
Z-103-07

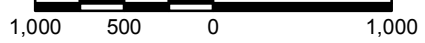
C-2*
Z-103-07

W CIRCLE MOUNTAIN RD

W RIVERA DR

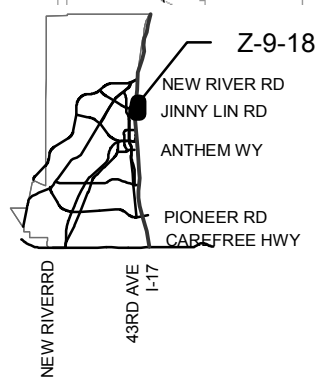


Feet



RIO VISTA VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: **EPS Group, Inc.**

REQUESTED CHANGE:

FROM: C-2, (61.46 a.c.)
S-1, (9.91 a.c.)

APPLICATION NO. **Z-9-18**

DATE: **2/28/2018**

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

71.37 Acres

REVISION DATES:
3/20/2018

AERIAL PHOTO & QUARTER SEC. NO. **QS 71-19, QS 72-19**
ZONING MAP **U-6, V-6**

TO: **R1-6, (71.37 a.c.)**

MULTIPLES PERMITTED

C-2, S-1
R1-6

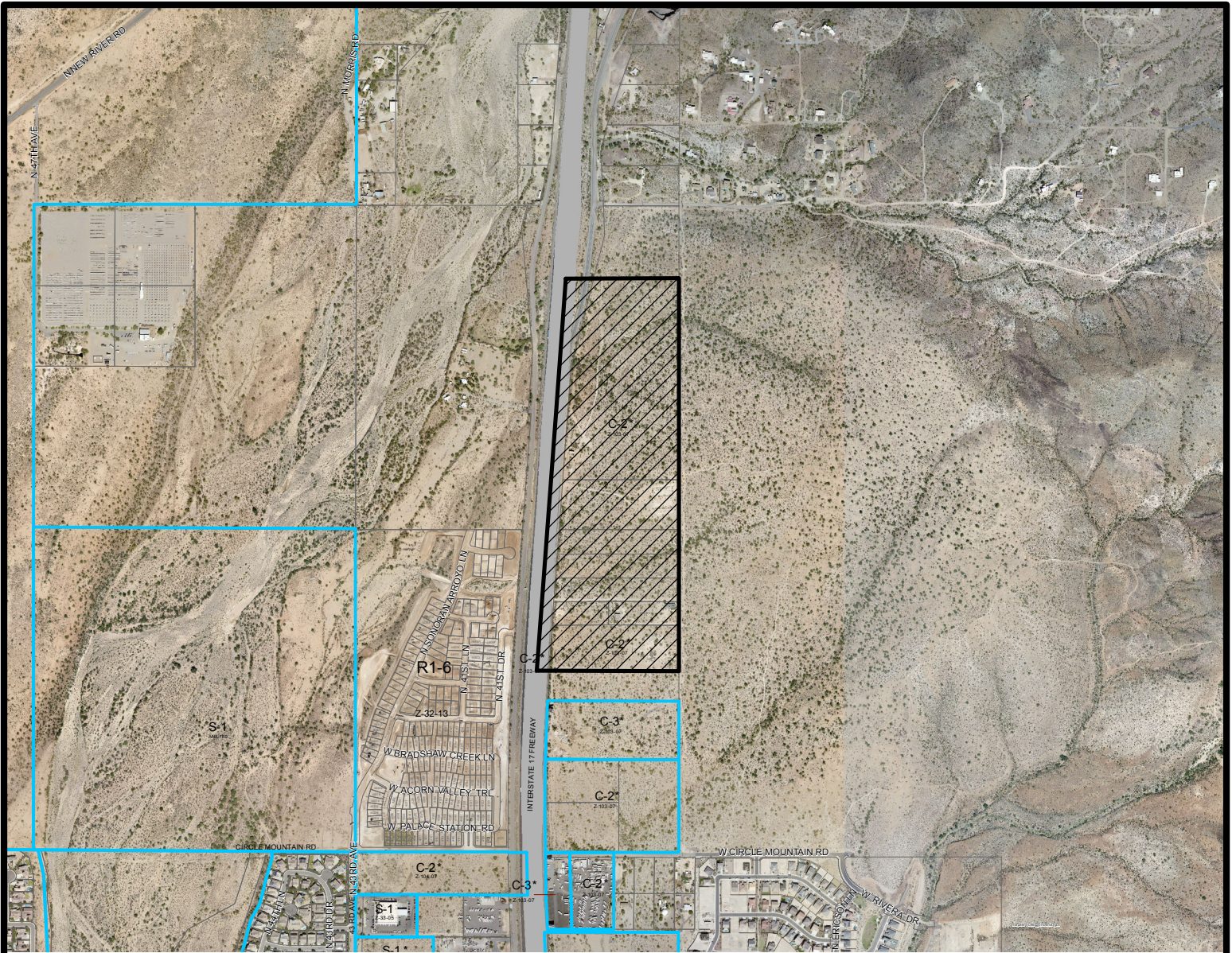
CONVENTIONAL OPTION

891, 10
378

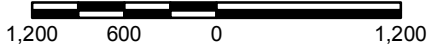
*** UNITS P.R.D. OPTION**

1,069, N/A
464

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



Feet

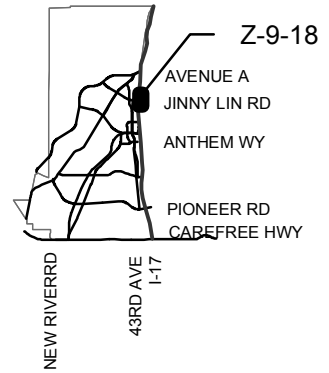


RIO VISTA VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **EPS Group, Inc.**

REQUESTED CHANGE:

FROM: C-2 (70.66 a.c.)

APPLICATION NO. **Z-9-18**

DATE: **2/28/2018**

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

70.66 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 71-19**

ZONING MAP **U-6**

TO: **R1-6 PRD (70.66 a.c.)**

MULTIPLES PERMITTED

C-2

R1-6 PRD

CONVENTIONAL OPTION

1024

374

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

1229

459

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

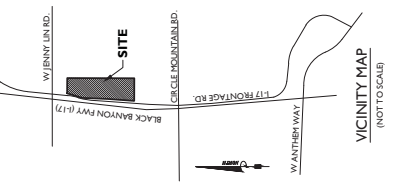


PROJECT TEAM
DEVELOPER/OWNER:
 KAX GROUP, LLC
 10000 N. 19TH AVENUE
 SCOTTSDALE, AZ 85255
 CONTACT: GERT XANDER
 GERT@KAXGROUP.COM

PLANNER, ENGINEER:
 EPS GROUP, INC.
 10000 N. 19TH AVENUE, SUITE 101
 SCOTTSDALE, AZ 85255
 CONTACT: JORGE WILASSENOR
 JORGE@EPSGROUP.COM
 DAN AUKER, PE
 DAN@EPSGROUP.COM

PROJECT INFORMATION
 ASSessor PARCEL NUMBER: 200-22-001D, 200-22-003K, 200-22-001J, 200-22-001F, 200-22-001G, 200-22-003H, 200-22-001C, 200-22-002D
 GENERAL PLAN DESIGNATION: C-7 (SPARV, LITE)
 EXISTING ZONING: C-7 (SPARV, LITE)
 RELATED ZONING CASE: 2018-0001
 LOT SALES PROPOSED: 14
 GROSS AREA: 47,704.61 AC (GROSS)
 LOT SIZES: 48' X 120'
 TOTAL NO. OF LOTS: 283
 OPEN SPACE: 41,880 AC (25.9%)
 GROSS DENSITY: 14.40 (DU/AC)

PROJECT DESCRIPTION:
 A RESIDENTIAL SUBDIVISION LOCATED NORTH OF THE INTERSECTION OF W. FRONTAGE ROAD AND INTERSTATE 17 IN THE CITY OF PHOENIX. THE SITE CONSISTS OF APPROXIMATELY 283 LOTS. THE PRE-APPLICATION IS THE STARTING PROCESS NEEDED TO BEGIN THE SUBDIVISION PROCESS. THE PROPOSED SUBDIVISION CONSISTS OF 283 SINGLE-FAMILY RESIDENTIAL LOTS. THE PROPOSED DEVELOPMENT HAS AN APPROXIMATE DENSITY OF 4.40 DWELLING UNITS PER ACROSS THE ENTIRE SITE. THE PROPOSED PROJECT CONSISTS OF APPROXIMATELY 25% OF OPEN SPACE.



CITY OF PHOENIX

AUG 17 2018
 Planning & Development
 Department

KAX GROUP

VALLEY RIDGE ESTATES

PHOENIX, AZ

Preliminary Site Plan

Sheet 1 OF 1
 AUGUST 9, 2018

KIVA# 17-3479



Valley Ridge Estates

Plan 1

1,600 - 1,800 Sq. Ft.



Elevation A

CITY OF PHOENIX

JUN 29 2018

Planning & Development
Department



Elevation B



Elevation C

PRELIMINARY



Valley Ridge Estates

Plan 2

1,900 - 2,050 Sq. Ft.



Elevation A

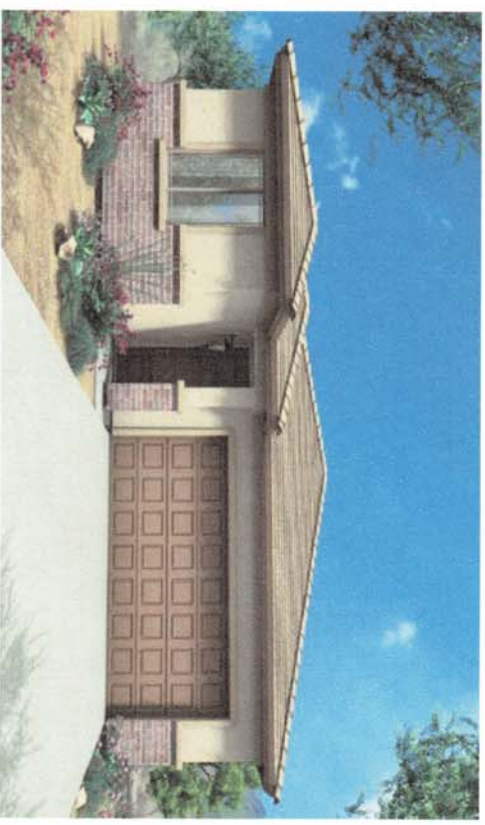
CITY OF PHOENIX

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Planning & Development
Department



Elevation B



Elevation C

PRELIMINARY



Valley Ridge Estates

Plan 3
2,100 - 2,250 Sq. Ft.



Elevation A

CITY OF PHOENIX

JUN 29 2018

Planning & Development
Department



Elevation B



Elevation C

PRELIMINARY



Valley Ridge Estates

Plan 4
2,350 - 2,500 Sq. Ft.



Elevation A

CITY OF PHOENIX

JUN 29 2018

Planning & Development
Department



Elevation B



Elevation C

PRELIMINARY



From: Jim Migliorino
To: [Kaelee Wilson](#)
Cc: [Geno Koman](#)
Subject: Re: New REZONING Case File: Z-9-18-1 (Approximately 1500 feet north of the northeast corner of Circle Mountain Road and I-17)
Date: Wednesday, February 28, 2018 4:56:24 PM

Ms. Wilson:

Thank you for continuing to inform us of these proposed developments. I am curious why a project like this is not required to complete your School District Response Form as I did not find it in this rezoning application. If I have done my calculations correctly this could yield nearly 300 new single family homes (69 acres X 4.33 du/acre). Currently we do not have the capacity at the designated high school for this area, Boulder Creek High School. Boulder Creek High School has a capacity of 2,660 students and enrollment at the start of this school year (2017-18) was 2,674. I would appreciate the opportunity to formally provide our input if you can please share the format in which we should complete said input.

Thanks,

Jim Migliorino
Deputy Superintendent of Fiscal and Business Services
Deer Valley Unified School District
(623) 445-4958

Our mission is to provide extraordinary educational opportunities to every learner.

>>> Geno Koman <geno.koman@phoenix.gov> 2/28/2018 1:24 PM >>>

Good afternoon,

The following rezoning case files are ready for review. Please submit your comments to Kaelee Wilson at kaelee.wilson@phoenix.gov.

CASE FILE: Z-9-18-
1

VILLAGE: Rio Vista

LOCATION: Approximately 1500 feet north of the northeast corner of Circle Mountain Road and I-17

COMMENTS DUE: March 14, 2018

POST-APPLICATION DATE: March 20, 2018 at
3:00pm

Thank you,

Geno Koman
City of Phoenix

Planning & Development
200 W. Washington St.-3rd Floor
Phoenix, Arizona 85003
602-495-2076 – Direct Line
geno.koman@phoenix.gov

LETTER OF SUPPORT FOR VALLEY RIDGE ESTATES

July 9, 2018

Kaelee Wilson
kaelee.wilson@phoenix.gov
Village Planner – Deer Valley, North Gateway
City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Case Name: Valley Ridge Estates
Case Number: Z-9-18-1
Site Location: Approximately 1500 feet north of the northeast corner of Circle Mountain Road and I-17

Burdick Holdings LLC owns 12.040 acres located at the 780 feet north of the NEC Circle Mountain Road and I-17 frontage road identified as APN Parcel No.'s 202-22-003M.

We would like to register our support for Valley Ridge Estates zoning application. The PRD Amendment application is to rezone 68.94 acres from C-2 and RE-43 to R1-6 PRD. The change in zoning conforms to the City of Phoenix General Plan and will allow for approximately 295 single-family residential lots on 68.94 acres.

City of Phoenix needs to increase the amount of homes in the area to support the existing and future retail, office, and medical businesses along I-17 south and north of Anthem.

Sincerely,
Burdick Holdings, LLC

DocuSigned by:
Amy Burdick Golden
By: _____
1410FDA5BB3A474...

1024 Spanish Trail, New Braunfels, TX 78132

LETTER OF SUPPORT FOR VALLEY RIDGE ESTATES

July 9, 2018

Kaelee Wilson
kaelee.wilson@phoenix.gov
Village Planner – Deer Valley, North Gateway
City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Case Name: Valley Ridge Estates
Case Number: Z-9-18-1
Site Location: Approximately 1500 feet north of the northeast corner of Circle Mountain Road and I-17

Los Guapos LLLP owns 19.074 acres located at the NEC Circle Mountain Road and I-17 frontage road identified as APN Parcel No.'s 202-22-002A, 002B, 002C.

We would like to register our support for Valley Ridge Estates zoning application. The PRD Amendment application is to rezone 68.94 acres from C-2 and RE-43 to R1-6 PRD. The change in zoning conforms to the City of Phoenix General Plan and will allow for approximately 295 single-family residential lots on 68.94 acres.

Sincerely,
Los Guapos LLLP

By: _____



1772 E. Boston Street, Suite 101, Gilbert, AZ 85295

APN # 202-22-003L and 202-22-001B - This Support Email references the attached support letter from Dick Llanes Owner of the adjacent Property on both the North and South side of this project Paloma Creek.

From: David Telles
To: [KAX](#); [Richard Jutzi](#)
Subject: Fw: Anthem Land
Date: Friday, July 27, 2018 11:11:55 AM

Kent:

As described below, Richard Llanes has moved and did not get the letter of approval for the Anthem project. Also, he cannot get his printer to work. Therefore, I asked that he email me his approval of our project, as written in the letter. He is supportive of the project and has emailed his approval below.

I hope this will suffice.

David Telles
JT Land Investments, LLC
9322 E. La Posada Court
Scottsdale, AZ 85255
(602) 339-1144
dave@freespanbridge.com
ROC#283864 AZ
ROC# 979724 CA

From: Dick Llanes [REDACTED]
Sent: Friday, July 27, 2018 11:06 AM
To: 'David Telles'
Subject: RE: Anthem Land

I have no problem with the request and the only thing is the size of my lot to the south should be 6.02 acres I think.
Dick Llanes

From: David Telles [mailto:freespan@outlook.com]
Sent: Friday, July 27, 2018 10:53 AM
To: [REDACTED]
Subject: Anthem Land

Dick:

Attached is the letter sent to you. I understand that you did not get this letter in the mail because of your recent move. Also, you are having difficulty with your printer. Therefore, if you would read the letter and just reply via email that you approve it or that you approve with any changes, I would appreciate it.

Thank you.

David Telles
JT Land Investments, LLC

9322 E. La Posada Court
Scottsdale, AZ 85255
(602) 339-1144
dave@freespanbridge.com
ROC#283864 AZ
ROC# 979724 CA

LETTER OF SUPPORT FOR VALLEY RIDGE ESTATES

July 9, 2018

Kaelee Wilson
kaelee.wilson@phoenix.gov
Village Planner – Deer Valley, North Gateway
City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Case Name: Valley Ridge Estates
Case Number: Z-9-18-1
Site Location: Approximately 1500 feet north of the northeast corner of Circle Mountain Road and I-17

Richard J. and Nancy G. Llanes Family Trust owns 5.95 acres located adjacent to the south of Valley Ridge Estates and 8.69 acres located adjacent to the north of Valley Ridge Estates identified as APN Parcel No.'s 202-22-003L and 202-22-001B respectively.

We would like to register our support for Valley Ridge Estates zoning application. The PRD Amendment application is to rezone 68.94 acres from C-2 and RE-43 to R1-6 PRD. The change in zoning conforms to the City of Phoenix General Plan and will allow for approximately 295 single-family residential lots on 68.94 acres.

City of Phoenix needs to increase the amount of homes in the area to support the existing and future retail, office, and medical businesses along I-17 south and north of Anthem.

Sincerely,
Richard J. and Nancy G. Llanes Family Trust

By: _____

2121 W. Eagle Feather Road, Phoenix, AZ 85085

From: Barbara
To: [Kaelee Wilson; PDD Rio Vista VPC](#)
Subject: RE: REZONING APPLICATION – DAVID TELLES, NHLC – GPA-RV-1-17-1
Date: Thursday, March 22, 2018 4:02:35 PM

Dear Kaelee Wilson and Rio Vista Village Planning Committee:

This letter comes from a troubled neighbor, to an advisory committee that has a say in my future livelihood. To that end, I wish to express my fervent opposition to the rezoning of the 68.94, acres approximately 1,500 feet north of the northeast corner of the I-17 and Circle Mountain Road, to 3.5-5 dwelling units per acre.

In your latest recommendation to the City of Phoenix, to amend the general plan, on August 8, 2017, you wrote in the conclusion section that this approval is compatible with the development pattern in the area. However, that is not entirely true. There are two starkly different community types in this area, and this proposed development will be in our backyard.

It would be in the best interest for all involved to come to a compromise and make the transition from the urban community to the south to the rural area in the north a subtle transition. In doing this, some of the negative impacts that could be avoided are:

- Negative environmental impacts
- Overcrowding schools
- Adverse effects on an already unstable water table
- Congested traffic on the access road into our community from the area's primary commercial source
- Depletion of the community's unique character
- Unavoidable confrontational consequences of introducing conflicting lifestyles
- Increased crime
- Increased strain on public safety resources (police and fire services)

The fact is, if this development is put in, as currently being presented, the urban lifestyle from which we all chose to escape will be forced into our backyard, drawing a bold unwanted line between us and them. I am aware that growth is inevitable, and I am not against responsible growth. However, I am vehemently opposed to irresponsible growth and will do everything I can to express that opposition. Our entire community will.

Approving this plan and submitting a recommendation to the City of Phoenix Council that this area should be rezoned to 3.5-5 homes per acre is not a responsible recommendation when you take into account the thousands of lives that

recommendation will be negatively impacting. Please, do the right thing and give adequate weight to the negative impacts on schools, public safety, and livelihood when making your decision.

To be clear, *I am writing this letter to voice my opposition to the aforementioned proposed zoning changes.* Thank you for your consideration into this matter, and please feel free to contact me with any questions or concerns you may have. Let's work on this together to avoid negative effects for both of our communities. After all, we are neighbors.

Sincerely,

Barbara Zurcher-White

[REDACTED]

New River AZ 85087

[REDACTED]

From: Bill Scully
To: [PDD Deer Valley VPC](#)
Subject: Proposed re-zoning comments
Date: Thursday, August 23, 2018 7:31:53 PM

Please consider me opposed to the proposed re-zoning and planned residential development of the 70 acre parcel along the east side of I-17 between Anthem and New River.

My home is at the corner of Navigation Way and Links Drive in Anthem. This project, if approved, would result in an estimated additional 500 cars a day passing along the west side of my home/property.

Navigation is already way over-used as access to the I-17 frontage Road. This additional burden would make a big problem even worse. Please do not allow this project to go forward.

Best regards,

Bill Scully



Sent from my iPhone

Brian & Aimee Miller

[REDACTED]
New River, AZ 85087
[REDACTED]

Kaelee Wilson and Rio Vista Village Planning Committee
Rio Vista Staff Planner
City of Phoenix
Kaelee.wilson@phoenix.gov
RioVistaVPC@phoenix.gov

RE: REZONING APPLICATION - DAVID TELLES, NHLC - GPA-RV-1-17-1

Dear Kaelee Wilson and Rio Vista Village Planning Committee:

This letter comes from a troubled neighbor, to an advisory committee that has a say in our future livelihood. To that end, I wish to express my fervent opposition to the rezoning of the 68.94, acres approximately 1,500 feet north of the northeast corner of the I-17 and Circle Mountain Road, to 3.5-5 dwelling units per acre.

In your latest recommendation to the City of Phoenix, to amend the general plan, on August 8, 2017, you wrote in the conclusion section that this approval is compatible with the development pattern in the area. However, that is not entirely true. There are two starkly different community types in this area, and this proposed development will be in our backyard.

It would be in the best interest for all involved to come to a compromise and make the transition from the urban community to the south to the rural area in the north a subtle transition. In doing this, some of the negative impacts that could be avoided are:

- Negative environmental impacts (We love seeing wildlife, including deer and the elusive Mexican Gray Wolf)
- Overcrowding schools
- Adverse effects on an already unstable water table (extremely important, since we are all on private wells)

- Congested traffic on the access road into our community from the area's primary commercial source
- Depletion of the community's unique character
- Unavoidable confrontational consequences of introducing conflicting lifestyles
- Increased crime (Many recent break-Ins in Anthem)
- Increased strain on public safety resources (police and fire services)
- Light Pollution

The fact is, if this development is put in, as currently being presented, the urban lifestyle from which we all chose to escape will be forced into our backyard, drawing a bold unwanted line between us and them.

We specifically moved from Southern California to New River, AZ to escape the urban lifestyle. We love seeing all the wildlife, the peace and quiet, STAR lite night sky, friendly neighbors, no congested traffic etc. None of these things were a possibility in CA, since the urban development was so great.

We are aware that growth is inevitable, and I am not against responsible growth. However, we are vehemently opposed to irresponsible growth and will do everything we can to express that opposition. Our entire community will do the same.

Approving this plan and submitting a recommendation to the City of Phoenix Council that this area should be rezoned to 3.5-5 homes per acre is not a responsible recommendation when you take into account the thousands of lives that recommendation will be negatively impacting. Please, do the right thing and give adequate weight to the negative impacts on schools, public safety, and livelihood when making your decision.

To be clear, *I am writing this letter to voice my opposition to the aforementioned proposed zoning changes.* Thank you for your consideration into this matter, and please feel free to contact me with any questions or concerns you may have. Let's work on this together to avoid negative effects for both of our communities. After all, we are neighbors.

P.S. If you would like a first-hand insight as to what we experience on a daily basis, you are welcome to visit our home/community. Your help is greatly appreciated and we look forward to speaking with you.

Sincerely,

Brian & Aimee Miller





From: Carol Goguen
To: [Kaelee Wilson](#)
Subject: Development of Jenny Lin Rd and I17
Date: Thursday, August 09, 2018 5:38:46 PM

I oppose the rezoning of up to 5 homes per acre in regards to the above development.

Carol Goguen

[REDACTED]

New River, Az

Sent from my iPhone

From: janet curry
To: [Kaelee Wilson](#)
Subject: new river-anthem
Date: Monday, March 26, 2018 8:03:14 AM

hello. i am a new river resident. i do not want the 300+ houses built on the frontage road. they are NOT improving all the frontage road, only the turn outs to their road. where are people going to drive? no space. will take hours to get anyplace. they will tear up that area on the 17 soon, with that and construction, then 2-3 car families move in?? where will the kids go to school? who will pay for the road work? me, my taxes. i am on a fixed income already have to pay for water to be hauled in because too many homes have sucked up the ground water. epcor doesn't get the water it sales from the air. this is wrong on a lot of levels. it needs to be stopped. i expect a response to this email, this is the 2nd one now. im not ever going to stop.

Janet curry

[REDACTED]

new river az 85087

[REDACTED]

From: janet curry
To: [Kaelee Wilson](#)
Subject: new river
Date: Friday, March 23, 2018 12:45:52 PM

hello kaelee, my name is janet curry, im a long time new river resident. im very upset about the proposed changes trying to be pushed through. i have been told its you that will help to make this decision. i must tell you a few things. the area they are proposing cant handle that extra traffic.; i was told each owner/developer is responsible for their access. its a county road, that means its MY taxes that will used to repair it. sudden 300 households had 1-3 cars to the freeway traffic. the school bus's letting children off. what schools will this kids being sent too? what school can handle that increase. who will pay for it, my taxes. what water are they using? what stops people from building wells. i already have to pay for hauled water, as my well is near dry! ans why?? too much sucking out if the ground water. this project is just wrong. why should i suffer for the developers greed? not fair, not right.

new river can not accommodate that many people. i resent the city of phoenix allowing this to rob me of my life here. i resent this whole devious event. i expect a reply to this. thank you

janet curry
[REDACTED]
new river az 85087

[REDACTED] Home #

From: Jill Hein
To: [PDD Deer Valley VPC](#)
Subject: Rezoning
Date: Thursday, August 23, 2018 7:50:26 PM

Dear Planning Committee;

I am writing in regards to the proposed rezoning of the land north of Anthem Zoning Case Z-9-18-1. I am absolutely opposed to rezoning this land for residential development. I live in Anthem because I wanted to live in a small community away from the city and large developments. I live off of the I 17 frontage road and have seen an increase in traffic since the Arroyo Norte development. We do not need more traffic. I also hike in that area and I enjoy the raw rough beauty of the land. Development would destroy this for me.

There is no reason to ruin this land for more housing. There are plenty of other places to build. They can go there.

Sincerely,

Jill M Hein

From: [REDACTED]
To: [Kaelee Wilson](#)
Subject: case Z-9-18-1 housing project near New River AZ RE ZONING
Date: Wednesday, March 21, 2018 10:13:44 PM

This letter to state my objection to re zoning the property near New River for high density housing. Case Z-9-18-1. I do not want this project to allow so many homes, with people and cars so close to my community. There are issues of water, traffic, schools and law enforcement that will negatively effect my life. It will cost me money for the county to subsidize these homes and the services they require. It seems that the City of Phoenix is hell bent on destroying the way life in my community. You want to pave over the rural lifestyle we currently enjoy.

Water: we have been told there is no water available because our community is desperate for water. Where will this water come from? Most likely you will drain additional water for the aquifer, which is drying up our wells. This is impacting the lives of the people in this community. Financially, hauled water is a burden. People here have livestock. My life is different here because of the water conservation measures I take. These new people will fill swimming pools and put in lawns and landscaping when we have no water. It is obscene.

Traffic: the roads and streets here can't handle the increased traffic with all the cars this development will bring to our area. The frontage road and I-17 are already congested at rush hour. You say you will fix the road by the housing tract, but what about the rest? The City of Phoenix and the County make promises, but do not keep them. This extra traffic caused by the additional 700 cars will have a tremendous negative effect on the communities out here. It will cause bottleneck traffic on these roads and make travel here very time consuming and difficult. We don't want this extra traffic.

Schools: We do not have the schools for the children that will live in these homes. Nope, schools are already overburdened. Are the developers going to fund new schools, building them and funding teachers and services? You will expect the taxpayers of the county here to pick up the cost for these schools. I don't want to pay for these schools.

Law enforcement: We have little law enforcement as it is out here. I don't see the City of Phoenix funding police for these homes. They will put the law enforcement burden on the county which will cost me additional money. The Sheriffs department does its best out here, but law enforcement is a long way off and there are delays when they are needed. These homes will increase the crime in our area. More people brings more crime. We don't want the additional crime and tax burden these homes will bring.

Lifestyle: We are a rural community. We have livestock. Our animals make noise and some would say smell. Sometimes there are flies. The people in these homes will complain about the animals in our community. They don't want to hear or see chickens or horses. We like our large lots, riding trails and quiet. We don't want the

traffic, noise, crime and the additional people here. We truly don't like the idea that developers and the City of Phoenix wants to annex our community and eliminate our lifestyle, our rural culture. Many of the people who live here left the city for the rural life and the City of Phoenix is trying to swallow us up. Run us out or wipe out our lifestyle. We like New River the way it is. We are an interesting group of people and we don't want to see our life wiped out so that others can make money. It all comes down to developers and the City of Phoenix making money.

So, Kaelee, please dutifully record my objection to the re zoning on case Z-9-18-1 near New River. The developer tried to keep our community from the recent meeting by hiding the sign so we would not see it. We object. We don't want more houses bringing traffic, water woes and crime to our community. Nothing good will come of this development to my community. It will only bring problems. NO TO RE ZONING this property.

Thank you,

Judith Medlin



From: kristy ferrier
To: [Kaelee Wilson](#); [PDD Rio Vista VPC](#)
Subject: RE: REZONING APPLICATION – DAVID TELLES, NHLC – GPA-RV-1-17-1
Date: Tuesday, March 20, 2018 9:45:51 PM

Kristy Ferrier

[REDACTED] New River, AZ 85087
[REDACTED]
[REDACTED]

Kaelee Wilson and Rio Vista Village Planning Committee

Rio Vista Staff Planner

City of Phoenix

Kaelee.wilson@phoenix.gov

RioVistaVPC@phoenix.gov

RE: REZONING APPLICATION – DAVID TELLES, NHLC – GPA-RV-1-17-1

Dear Kaelee Wilson and Rio Vista Village Planning Committee:

This letter comes from a troubled neighbor, to an advisory committee that has a say in my future livelihood. To that end, I wish to express my fervent opposition to the rezoning of the 68.94, acres approximately 1,500 feet north of the northeast corner of the I-17 and Circle Mountain Road, to 3.5-5 dwelling units per acre.

In your latest recommendation to the City of Phoenix, to amend the general plan, on August 8, 2017, you wrote in the conclusion section that this approval is compatible with the development pattern in the area. However, that is not entirely true. There are two starkly different community types in this area, and this proposed development will be in our backyard.

It would be in the best interest for all involved to come to a compromise and make the transition from the urban community to the south to the rural area in the north a subtle transition. In doing this, some of the negative impacts that could be avoided are:

- Negative environmental impacts
- Overcrowding schools
- Adverse effects on an already unstable water table
- Congested traffic on the access road into our community from the area's primary commercial source
- Depletion of the community's unique character
- Unavoidable confrontational consequences of introducing conflicting lifestyles
- Increased crime
- Increased strain on public safety resources (police and fire services)

The fact is, if this development is put in, as currently being presented, the urban lifestyle from which we all chose to escape will be forced into our backyard, drawing a bold unwanted line between us and them. I am aware that growth is inevitable, and I am not against responsible growth. However, I am vehemently opposed to irresponsible growth and will do everything I can to express that opposition. Our entire community will.

Approving this plan and submitting a recommendation to the City of Phoenix Council that this area should be rezoned to 3.5-5 homes per acre is not a responsible recommendation when you take into account the thousands of lives that recommendation will be negatively impacting. Please, do the right thing and give adequate weight to the negative impacts on schools, public safety, and livelihood when making your decision.

To be clear, *I am writing this letter to voice my opposition to the aforementioned proposed zoning changes.* Thank you for your consideration into this matter, and please feel free to contact me with any questions or concerns you may have. Let's work on this together to avoid negative effects for both of our communities. After all, we are neighbors.

Sincerely,

Kristy Ferrier



From: Murray Matthews
To: [PDD Deer Valley VPC](#)
Cc: [REDACTED]
Subject: REZONING MEETING ON SEPTEMBER 11
Date: Friday, August 24, 2018 7:49:33 AM

While I no longer reside in the Anthem Country Club, having relocated to Arroyo Norte, I feel an obligation to comment briefly on this subject.

I totally concur with the concerns raised by the ACC. In addition, having resided in Arroyo Norte for two years, there is already a need for traffic lights on the frontage road. Entering this road from the Arroyo Norte Community is already highly dangerous as people speed along the frontage road on a routine basis. Widening would be needed, as already observed, and an additional entrance/exit off I-17, north and south, including an overpass would be required to alleviate the traffic issues at exit 229, Anthem Way/Navigation and Gavilan Peak/Navigation. I don't see that funding being allocated. I am dramatically opposed to the rezoning and the addition of more homes to what is already becoming a congested area.

Regards, Murray



anthem

community council

3701 W. Anthem Way, Ste. #201, Anthem, AZ 85086-1001
Phone: 623-742-6050 Fax: 623-742-6170 | OnlineAtAnthem.com

August 30, 2018

Kaelee Wilson
Rio Vista Village Planning Committee
Phoenix City Hall
200 W. Washington Street
Phoenix, AZ 85003

RE: Z-9-18-1

Ms. Wilson and Members of the Rio Vista Village Planning Committee:

The EPS Group has filed an application (Z-9-18-1) to the City of Phoenix for rezoning approximately 71 acres of land from C-2 and S-1 to R-1-6. This proposed development includes 283 single-family home lots located on the I-17 Frontage Road less than a mile north of Anthem.

Anthem Community Council representatives have attended recent community meetings regarding this rezoning request and we have a number of concerns related to this proposed development, as outlined below.

Traffic flow and congestion

- Vehicles traveling to and from this proposed development will predominantly travel on the I-17 Frontage Road, through the intersection of Gavilan Peak Parkway and Navigation Way (4-way stop) and through the intersection of Anthem Way and Navigation Way, in order to access I-17 at Anthem Way. This increase in daily traffic volume will adversely impact traffic flow through Anthem; and as of yet, there is no indication that the developer will be required to conduct traffic studies at these locations or mitigate these negative impacts.

Public safety

- The presence of 283 single-family homes will place additional undue stress on public safety services that are already limited in the Anthem/New River corridor. We are especially concerned about negative impacts on Phoenix Police Department patrol resources and response times to Anthem homes and businesses west of I-17.

Infrastructure impacts

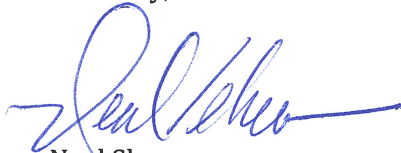
- With only two small pocket parks proposed for this development, future residents of this neighborhood will most assuredly utilize Anthem's privately owned and funded parks system and recreational amenities. This additional park use will place a burden on Anthem residents to pay for increased parks maintenance and enforcement costs. In addition to Anthem's expansive Community Park and Liberty Bell Park, the Anthem Community Council spent nearly \$3 million to build Opportunity Way Park, a ten-acre park in Phoenix that opened in 2016.

- The density of the proposed development also raises questions about the capacity of utility providers and area schools to meet future service demands.

Based on the meetings that we have attended on this proposed development, the EPS Group does not appear to have credible answers to these concerns and instead, seems to “punt the ball” to the City of Phoenix and Maricopa County to manage solutions to area-wide adverse impacts that would be created by this project. If there are not clearly identified solutions to mitigate the anticipated spillover issues from the addition of nearly 300 homes at this proposed Frontage Road development, we urge the Rio Vista Village Planning Committee to act responsibly and recommend denial of case Z-9-18-1.

Thank you for giving serious consideration to these issues and concerns.

Sincerely,



Neal Shearer
Community Executive Officer
Anthem Community Council

Cc:

The Honorable Thelda Williams, City of Phoenix
Mr. Ed Zuercher, Phoenix City Manager
The Honorable Bill Gates, Maricopa County Board of Supervisors
Ms. Jennifer Toth, MCDOT Transportation Director
Ms. Jennifer Pokorski, Maricopa County Planning & Development Director
Mr. David Telles, Free Span Bridge Company

From: Regina Kuntz
To: [PDD Deer Valley VPC](#)
Subject: Rezoning in Anthem
Date: Thursday, August 23, 2018 8:14:46 PM

I am not in favor of this. Primarily because of the increased use of our parks without the increased income to pay for maintenance and repairs, not to mention the bigger crowds at the parks and more traffic on and off the freeway.

Lovin' the small town feel,

Regina Kuntz
Anthem resident since 2005

From: Susan Cable
To: [Kaelee Wilson](#)
Subject: New Development East I-17 Frontage Road between Anthem & New River
Date: Friday, March 23, 2018 2:14:37 PM

I oppose the rezoning of this development and am disappointed in how this project has been handled. It appears no consideration whatsoever is being given to the surrounding communities. And, it seems public notices are done in a way to advise as few concerned citizens as possible (e.g. installing signs behind bushes).

Is this really how the city of Phoenix operates? Do you really need to re-zone parcels to maximize your tax revenue and the developer's profit at the huge expense of other citizens? Why should we have to pay the price so others can profit? Where is the plan for water, emergency services, traffic control, schools, road service, etc. to support these additional 300+ homes?

Susan Cable
New River
[REDACTED]

From: Terry Mullarkey
To: [PDD Rio Vista VPC](#)
Subject: Proposed Residential Development North of Anthem
Date: Friday, August 24, 2018 10:47:35 AM

I ask that you disapprove of the poorly designed residential community that was recently re-zoned and annexed into the city of Phoenix. There should be no compromise with the developer, it is just a bad plan and a bad idea.

I am an Anthem concerned resident and am supportive of the Memo sent to you by Neal Shearer outlining the opposition from the Anthem Community Council. I would like to see the Rio Vista Village Planning committee make the right choice and not be swayed by the developer.

Thanks,
Terry Mullarkey

From: [REDACTED]
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: REZONING APPLICATION – DAVID TELLES, NHLC – GPA-RV-1-17-1
Date: Tuesday, March 20, 2018 9:54:12 PM

Will Zurcher
[REDACTED]
New River, AZ 85087
[REDACTED]
[REDACTED]

Kaelee Wilson and Rio Vista Village Planning Committee
Rio Vista Staff Planner
City of Phoenix
Kaelee.wilson@phoenix.gov
RioVistaVPC@phoenix.gov

RE: REZONING APPLICATION - DAVID TELLES, NHLC - GPA-RV-1-17-1

Dear Kaelee Wilson and Rio Vista Village Planning Committee:

This letter comes from a troubled neighbor, to an advisory committee that has a say in my future livelihood. To that end, I wish to express my fervent opposition to the rezoning of the 68.94, acres approximately 1,500 feet north of the northeast corner of the I-17 and Circle Mountain Road, to 3.5-5 dwelling units per acre.

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- Adverse effects on an already unstable water table
- Congested traffic on the access road into our community from the area's primary commercial source
- Depletion of the community's unique character

- Unavoidable confrontational consequences of introducing conflicting lifestyles
- Increased crime
- Increased strain on public safety resources (police and fire services)

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To be clear, *I am writing this letter to voice my opposition to the aforementioned proposed zoning changes.* Thank you for your consideration into this matter, and please feel free to contact me with any questions or concerns you may have. Let's work on this together to avoid negative effects for both of our communities. After all, we are neighbors.

Sincerely,
Will Zurcher

