

# Neighborhood Meeting

## SUMMARY

**FEB 23, 2017 5:30 PM**

**K.HOVNANIAN HOMES  
FOUR SEASONS @ VENTANA LAKES  
REZONING APPLICATION  
(Z17-01)**

<b>MEETING CALLED BY</b>	Rose Law Group – Applicant Representative
<b>TYPE OF MEETING</b>	Neighborhood Meeting to discuss the proposed Rezoning request to allow approximately 69 new lots to be constructed on the existing vacant parcels on the NWC and SWC of Beardsley and 107 <sup>th</sup> Avenue (Ventana Lakes)
<b>LOCATION</b>	Sunrise Mountain Public Library (Community Room) 21109 N. 98 <sup>th</sup> Avenue Peoria, AZ 85345
<b>NOTE TAKER</b>	Jennifer Hall, Rose Law Group
<b>ATTENDEES</b>	<u>Project Team:</u> Chuck Chisholm – K.Hovnanian Homes / Applicant Jennifer Hall – Rose Law Group Curt Johnson – CVL  (please see sign in sheet for other attendees from general public)

<b>SUMMARY</b>	<p>Notification letters were mailed out to 294 property owners within 600 ft of the proposed site. Approximately 25 people attended the neighborhood meeting; although not all of them signed the attached sign in sheets. Additionally, Sean Allen, Peoria City Planner and Terri Smith, Assistant to City Council, were also in attendance.</p> <p>The Project Team arrived at 5:00PM to set up the Community Room with exhibit boards and there were already residents who had arrived early. By 5:15PM there were about 20 property owners in the room. All of the attendees were residents in Ventana Lakes and some of them had attended the previous Open Houses held at the Ventana Lakes Yacht Club so they were already aware of the project. There were no Sun City residents in attendance.</p> <p>The Project Team began with introductions, provided an overview of the project, confirmed that the project would be all single story homes, 55 and older and essentially an extension of Ventana Lakes Community. An update of the annexation process, annexation agreement and special election ballots was also provided.</p> <p>The format of the meeting was informal and the Project Team listened to questions and provided answers to the best of their ability. There were at least 3 Ventana Lakes Property Owner Association Board Members in attendance including Lori Norris, President and Larry Engelerth, Treasurer. Some of the items discussed included floor plans, sizes of the homes, projected costs of the homes, timing of the construction, timing of complete build out, the</p>
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location of the Sun City project which is comparable to the proposed homes, pedestrian walking trails, sidewalks, benches and lighting, annexation agreement and benefits to the VL community, special election ballots and special VL Board meeting on 3/18 to vote in person, city CIP project to fill in the ditch along Beardsley (107<sup>th</sup> Ave to 111<sup>th</sup> Ave), contributions to the VL community, monument signage identifying Ventana Lakes, and continuing to work with VLPOA throughout the zoning process.

There were some questions about the zoning process specific to the site plan and final number of lots that can be built under this approval. The Project Team explained that they would be working closely with the various city departments on the site plan and final number of lots. Sean Allen also responded on behalf of the city. The biggest concern was expressed by one attendee and directed towards the VLPOA Board Members in attendance. Frustration was expressed with the Board's decision to remove of the existing palm trees on the vacant parcels along with some issues with existing amenities (ie unheated pools). None of the frustration was directed towards the proposed rezoning request.

Approximately 6:15PM there were no further questions about the rezoning request and the meeting was adjourned. The Project Team began disassembling the exhibit boards and finally left the Community Room at 6:30PM.