

Sean Allen

From: [REDACTED]
Sent: Wednesday, April 05, 2017 9:35 AM
To: Sean Allen
Cc: InetWillow
Subject: Khov Development at 107th & Beardsley

I received the post card regarding the rezoning of this property and want to advise that I fully support the efforts of the developer to be creative and use Ventana Lakes amenities as a tool to make this a financially viable project. Multiple developers previously attempted to complete this project and remove the ugly vacant lots but all found that the financial feasibility was not available due to the property limitations from City structures and a gas pipeline to make development workable.

Ventana Lakes and Knov have partnered in an effort to improve the aesthetics of our area by eliminating two 'ugly' vacant lots and eliminating the possibility of an undesirable business entity developing one or both of these lots. After detailed review by the residents of our community, the largest number of residents to ever cast ballots in an election (62%) overwhelming passed (92% approval) the annexation of this property into our POA. In the process, VLPOA clearly defined our desire to not add amenities that require significant costs to maintain...general consensus is green areas with benches and informational boards for the new residents.

My concern is the project now requires a third partner which is the City of Peoria and our experience and that of our vendors working with the City over the past four years as we upgraded our facility has not been a pleasant experience. When vendors bid our projects they assume we are part of Sun City since that is our mailing address...when they find out we are part of Peoria the reaction is always negative. Our previous experience and that of our vendors is a total lack of flexibility along with an extended time frame to complete the simplest of projects...I request that the handling of this rezoning request be handled in a more efficient and effective manner.

This project provides a financial benefit to the City of Peoria, the developer and VLPOA which must be a major consideration. The taxable value of this property post development will be in the \$15 - \$20 million dollar range along with the sales tax gain during the construction process. As a infill project, the cost to the City is minimal.

This project clearly meets the criteria established by the City in its Infill Development strategy stated below:

- *Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.*

I encourage the City to demonstrate the needed flexibility to insure this project proceeds on schedule and to not establish arbitrary conditions that serve no viable purpose and are contrary to the desires of the developer or VLPOA. I respect the need for the City to have specific guidelines for development, but the uniqueness of these lots limit the developmental opportunities and require creative thinking on the part of all parties involved.

Larry Englerth, Treasurer
VLPOA Board of Directors