

# Vistancia Major PCD Amendment

South of Southeast Corner of El Mirage and Lone Mountain  
Case Z01-10A.16



# WESTMARC

6751 N. Sunset Blvd., Suite 210  
Glendale, AZ 85305



Tax ID: 86-0666418  
(623) 435-0485

August 7, 2023

Dear City of Peoria Planning and Zoning Committee:

As President and CEO of WESTMARC, I am writing to you to express support for **FIVE NORTH at VISTANCIA**. WESTMARC is a coalition of West Valley stakeholders in government, business, education and non-profit sectors who work collaboratively to encourage quality economic development growth to advance the West Valley's economy and national recognition.

FIVE NORTH at VISTANCIA as planned will bring much needed amenities to the region and the City of Peoria with a mix of retail, restaurants, employment, office, higher density residential and open spaces for residents. This type of project and planned amenities reflect what West Valley residents are requesting. The West Valley is home to 1.8 million residents with a median age of 34 years old. WESTMARC recently hosted a focus group with emerging leaders who all shared a desire for more walkable and connected communities. Our residents want sustainable communities and FIVE NORTH fits their requirements.

Furthermore, the development of the Taiwanese Semi-Conductor Manufacturing Company (TSMC), approximately 10 miles from FIVE NORTH plus and increased supply chain investments creates a significant market demand for mixed uses in FIVE NORTH. With the recent Proposition 400 transportation investment plan passing the Arizona State Legislature, this region is primed for investments that will increase mobility for surrounding development.

As the West Valley's economic development and policy hub, WESTMARC wholeheartedly supports the development of FIVE NORTH at VISTANCIA and encourages the advancement of this project.

I am available for any questions at [REDACTED]

Sincerely,

[REDACTED]  
Sintra Hoffman  
President and CEO



*Voted Best Car Wash in Phoenix Magazine's Best of the Valley '20, '21 & '23*

July 31, 2023

Five North at Vistancia

As a resident of Blackstone at Vistancia as well as a Business Owner in North Peoria, I would like to acknowledge our support for this project.

Being a northwest valley resident for the past 28 years we were impressed with the design intent and commitment over decades by the Developer to keep within certain high end criteria for their projects while holding their subs and home builders to a high standard. We liked it so much that we decided to move there.

Although we all wish the commercial corridor had been in place sooner, we understand the economic climate and pandemic has caused several setbacks over the years. All the while this Developer has stuck true to the original intent, for that they need to be commended.

Thank you for your consideration

Brian and Tricia Gleason

-Blackstone at Vistancia Residents  
-Blackstone Country Club Members  
-Owner of Mr Shine Car Wash  
25500 N Lake Pleasant Pkwy  
Peoria AZ 85383  
480-865-9000

[REDACTED]

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**From:** Kurt A. Jones [REDACTED]  
**Sent:** Monday, August 7, 2023 12:33 PM  
**To:** Karen Howard; Kimberley Clifford (Vistancia)  
**Cc:** Mark Hammons  
**Subject:** FW: Vistancia Major PCD Amendment-Five North

Kurt Jones, Senior Planner

D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

-----Original Message-----

**From:** Steve Cruce [REDACTED]  
**Sent:** Monday, August 7, 2023 12:30 PM  
**To:** Kurt A. Jones [REDACTED]  
**Subject:** Vistancia Major PCD Amendment-Five North

Dear Mr. Jones,

My name is Stephen Cruce and my wife Patricia and I are residents of Vistancia and live in the Blackstone Community. I am writing you, as our Applicant Representative, to let you know that my wife and I both support the amendment and the proposal to increase the maximum dwelling units from 10,500 to 12,000.

We do have some concerns about the increased dwelling units being used for additional multifamily apartments because of the potential to attract lower income residents and increase residential turnover in Vistancia. However, we believe that increasing the residential density in Vistancia and the Five North project is important for attracting the upscale retail and restaurant businesses that we expect Five North to offer the community.

We will not be attending the upcoming Planning and Zoning Commission and City Council meetings and we wanted you to know our views on the PCD amendment.

Sincerely,

Stephen & Patricia Cruce  
[REDACTED]

[REDACTED]

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**From:** Kurt A. Jones [REDACTED]  
**Sent:** Saturday, August 5, 2023 5:41 PM  
**To:** Karen Howard; Kimberley Clifford (Vistancia)  
**Subject:** Fwd: Progress of PCD Rezoning (Z-01-10A.16)

Kurt Jones  
[REDACTED]

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**From:** Pastor Steve Long [REDACTED]  
**Sent:** Saturday, August 5, 2023 3:57:22 PM  
**To:** Kurt A. Jones [REDACTED]  
**Subject:** Progress of PCD Rezoning (Z-01-10A.16)

Good Afternoon, Kurt.

I'm writing to inquire about the progress of the rezoning of the PCD area, Five North. Our family supports the initiative and we live in Vistancia. If there is anything that I can do to assist and support your efforts, please let me know.

Thank you,

Steven Long  
Executive Pastor  
Chief Financial Officer  
Calvary Chapel 14:6  
[REDACTED]  
[REDACTED]

[REDACTED]

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**From:** Kurt A. Jones [REDACTED]  
**Sent:** Monday, August 7, 2023 3:04 PM  
**To:** Kimberley Clifford (Vistancia); Karen Howard  
**Cc:** Mark Hammons  
**Subject:** FW: Five North

Kurt Jones, Senior Planner  
D: 602.452.2729 [REDACTED]  
**TIFFANY & BOSCO, P.A.**

**From:** Bob Taunton [REDACTED]  
**Sent:** Monday, August 7, 2023 2:43 PM  
**To:** Kurt A. Jones [REDACTED]  
**Subject:** Five North

Hello Kurt,

I am a Vistancia resident living close to the site. I plan to attend the P&Z meeting on August 17. I was on the City's website looking for the application but could not locate it. Please send me a link to the application so I can study it in more detail.

I attended the initial information meeting. Although not active in this market, I am an experienced developer and development consultant. I appreciated the project's planning principle and design features that I reviewed at the meeting.

Thank you.  
Bob

**Bob Taunton**  
[REDACTED]

[REDACTED]

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**From:** Kurt A. Jones [REDACTED]  
**Sent:** Tuesday, August 8, 2023 7:02 AM  
**To:** Karen Howard; Kimberley Clifford (Vistancia)  
**Subject:** FW: support Vistancia 5 North

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**From:** JAWiemeyer [REDACTED]  
**Sent:** Monday, August 7, 2023 7:58 PM  
**To:** Lorie.Dever@peoriaaz.gov; Kurt A. Jones [REDACTED]  
**Subject:** support Vistancia 5 North

Hello and my husband and I are land owners in Blackstone with plans to build a home in the next few years. We are in support of the 5 north project. We know that the developers have our best interest. Many are opposed to the apartments as we witnessed at the last hearing in Vistancia. However, much effort has gone into this project and we know that if abandoned, the area will be sold off in parcels and become very unattractive and unplanned. We want to express our support for the 5 north project.

John and Julie Wiemeyer

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:18 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Alex Akers

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support growth in the Vistancia area and believe this will have a positive impact on additions of businesses and hopefully schools as well. Plus our Vistancia community needs more businesses and activities. I believe this project will help with those advancements.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:16 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jenny Akers

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I greatly support the plan as a family living in Vistancia with a young child. We chose to move here for the community feel and access to close amenities. 5 North will solidify our area with exactly what we need and will spend the money there instead of going to places like Keirland Commons, Scottsdale Quarter, and Desert Ridge.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 4:30 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Lisa Moore Barber

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need more retail and restaurants out here!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 7:25 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Donna Bartos

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

This development was slated back in 2007 when we moved to Vistancia. It's time to realize the full economic potential of this gem of a community in NW Peoria.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 1:43 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Anne Benton

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I would be thrilled to have a high end shopping area added to Peoria . It would certainly save many of us the travel time it would take to go to other areas in Phoenix to shop and I know the restaurants and shops would be well supported by all the nearby residents.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, July 31, 2023 9:20 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Eric Boehm

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Yes

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Saturday, August 5, 2023 8:40 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Sue Brady

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Distances is a beautifully designed community in a beautiful setting. It has now achieved sufficient size that the addition of mixed use commercial will provide the vitality and convenience necessary to ensure that it does not stagnate and become a tract housing oasis. Tasteful, intentional, well curated business integrated into the community will benefit all.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 7:56 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Lauren Brogie

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I would love to see additional shops and restaurants in the area to make it feel like more of a community and a destination.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 6:15 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jeff Bruno

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support this because we as residents do support well thought out developments that will help attract the high-quality tenants our community wants.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 3:43 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Brittany Bunjovac

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need more business to attract more residents and fuel our amazing economy

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Saturday, July 22, 2023 1:59 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Paul Buteau

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

This development will elevate the area with fine dining and high end shopping. Luxury condos are not a problem at all. The far north west side of the Valley has nothing like what is planned here. This will make the Vistancia area another Scottsdale. We fully support this project!!!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 5:24 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Yvette Camet

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I am tired of always having to drive from here to get food services and the shopping I want. Ready for what was supposed to built here all along.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 8:40 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Bobby Cannon

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Yes! We are excited to have more stuff close by! And have the tax revenue!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 1, 2023 4:11 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Elaine Cannon

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I am excited for some local spots to enjoy! We typically drive out to Scottsdale or Glendale for dining/ shopping, so it would be great to have some nice options close to home and to keep that revenue within our city!!

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 5:03 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Rhonda Carlson

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

The Vistancia community continues to serve as one of the fastest growing region of Peoria. With the development of TSMC at our outskirts, it is even more crucial to provide residential housing and commercial space, in addition to more walkable communities (I particularly appreciate the mix of commerce and recreation in Peoria), to accommodate this continued growth.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Sunday, August 6, 2023 12:48 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Angel Chi

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

The area have a lot of residents but not enough grocery store, restaurants, shops to support the residents daily activities.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 5:07 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

James Clifford

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I've been a Peoria resident for almost 25 years and support this plan to bring unique and quality restaurants/retail to the North Peoria/Vistancia area, as well as the proposed residential to support it. Vistancia is known for being one of best designed and high-quality communities in Arizona, so it seems critical to progress this project with Vistancia's oversight vs. selling it off to be developed independently and without their vision.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Friday, July 21, 2023 8:48 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Ron Cooley

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

The community is in need of the services and establishments this development would bring. The benefits of proceeding with a planned development far outweigh any concerns I would have.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 3:05 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Copus Family

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Yes

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 4:31 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Linda Cummings

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Keeping and maintaining what we have and that includes cohesiveness for the future growth plan

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 4:42 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Erika Dean

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Because I think it will definitely make my neighborhood a destination place. And the resale of my home more desirable.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, July 20, 2023 7:36 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Frank Dinch

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I am pro growth. I would like to see more restaurants and conveniences in our neighborhood.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, July 19, 2023 12:59 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Natalie Dinch

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Vistancia needs this! The residents are craving more shops, restaurants, etc. and they want it nearby. People are driving to other areas to access the amenities we are lacking, ultimately spending their hard earned money outside on Peoria. This is a great opportunity for the city, as well as large and small businesses!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Friday, August 4, 2023 10:48 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Bryce Easton

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

An upscale retail and medical development is needed - Excited to see the Fry's moving in. Hopefully the building look's nice. It would be nice to have a Wholes Foods near by and a gym would be great. Hoping this will look like the Kierland's, as promised when we moved here 20 yrs ago.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 7:58 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Terri Ertlmeier

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need shops as well as additional services they h bring. Living in Vistancia the trilogy section it has been a long awaited item. It will enhance our neighborhood.

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Tuesday, August 8, 2023 12:34 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Suzie Eyrich

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

I have loved in the upper west side of phx for almost 20 years, and we have always just been used to not having quality food, shops or entertainment in our neighborhood because we knew our community was relatively small. That's no longer the case - we've grown substantially and want the lifestyle amenities in our backyard where we live and work (now that many jobs are remote - we stay in peoria) . We spend our money in scottsdale and central phoenix because we have no other options for dining and shopping. this will be a great addition to the entire community of peoria!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 7:44 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Darwin Ferrera

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I think the development will be a great asset to the community. Our community has grown so much in the past 14 years I have lived here. More places to shop and eat will be welcome! Apartments are not my first choice. But, the other benefits will out weigh more people living here.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 7:38 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Bryanna Ferrera

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I heard the developer has great plans for shopping, eating and entertainment. I think it will be a great benefit to the community. Of course, apartment housing isn't my first choice. But, I think the access to shops and restaurants will outweigh the apartments by far.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 10:57 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Terry Ferris

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Looking forward to more upscale shops and restaurants nearby

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 6:56 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Ashtin Foster

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Vistancia needs growth. The closest options are chain restaurants. This is going to elevate our area and bring in a tremendous amount of profit.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 7:37 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

David Farnsworth

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

As a 10-year resident of estancia I think it's time that we have the benefit of commercial development closer to our homes rather than having to drive all the way to Happy valley and lake pleasant parkway for some of the simple things that we need and that this development will help provide some of that.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Friday, August 4, 2023 7:10 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Darlene Gerorgopoulos

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I live in the area and think the shopping and entertainment area will be a benefit to our community.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 9:44 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Chris Gigliotti

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We live here in Trilogy Vistancia and are in need of quality shops and restaurants in our neighborhood. We love the idea of being able to support businesses in our immediate community! Five North is being presented as an attractive place where we can shop, dine or meet with friends. It will also bring in business from outside this community! It will elevate Peoria as a great place to live. I look forward to see what this community can be!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, July 27, 2023 6:42 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Brian Gleason

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Great plan  
Long time coming for our commercial core

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, July 31, 2023 10:31 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Brendan Gleason

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It'll be great for the community!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Wednesday, July 19, 2023 9:53 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jessica Goeller

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I live in Vistancia and I would like to be notified of new and upcoming changes in planning for the community. Thank You for keeping me updated

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:39 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Gladys Gonzalez

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I would like to see a nice, classy, well designed development in that area and I believe this plan offers that.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 11:23 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Mayolo Guerrero

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Will bring more business to the area.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Thursday, August 3, 2023 11:07 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jennifer Guerrero

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Our community would welcome and greatly benefit from a well-planned development of great, high-quality businesses!

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Monday, July 31, 2023 10:31 AM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

MICHAEL GUEVARA

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

Support any business that builds for the right cause.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 5:49 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Scott Halperin

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

we need more business and restaurant development in vistancia area.....bring it on...we have the money to buy and entertain.

[REDACTED]

**From:** Vistancia Zoning [REDACTED]  
**Sent:** Wednesday, August 2, 2023 5:25 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

RIC HARRISON

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

It is an extremely well designed plan that will elevate Peoria's reputation as the superior place to work in live in the NW Valley. The revenue will support additional city services thus enhancing Peoria's quality of life.

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Friday, August 4, 2023 11:57 AM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Robyn Halperin

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

North Peoria definitely needs more upscale restaurants and shopping. Currently we have to drive to other cities for these types of establishments. I would much rather keep the revenue here where it belongs. The plans I have seen look beautiful. As long as that is what we are getting ...I am all for it!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 10:08 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Maria Henkel

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Yes

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 7:49 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Laura Hernandez

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We are small business owners and we are asked everyday by our guests if we can go to vistancia. We need this in our community!

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 3:20 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Nick Hernandez

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

This will be amazing. Vistancia is lacking close amenities and these retail spots will be great for the community. Additionally, adding housing that is more affordable than a house in vistancia will allow a diverse group of residents that can contribute to the community. I support this plan wholeheartedly

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Saturday, July 29, 2023 10:41 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jason Hill

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Our Team has been a residential Homebuilder in Vistancia for well over a decade. We fully support the developer's plan to bring a unique collection of restaurants, lifestyle and living experiences to Vistancia. Our homeowners have been asking for these options within the community for years and the time is now to deliver on the plan set 20 years ago. Every thought put forth from the developer of this project has been done to enhance the livability of the residents first, and why I know their vision at Five North will continue in that manner for many families to enjoy for years to come.

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Tuesday, August 8, 2023 5:54 AM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Clayton Hunter

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

I am writing to express my support for the proposed commercial development in Vistancia. I believe that this development will be a positive addition to our community and will provide much-needed services and amenities to residents. Currently, Vistancia is a largely residential community with limited commercial options. This makes it difficult for residents to do everyday errands without having to drive long distances. The proposed development would include restaurants, and other businesses that would make it much more convenient for residents.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 4:58 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kristi Hunter

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I cannot wait to see the long-desired restaurant and retail join the Vistancia community! As a 14 year Vistancia resident, this is a project my family has eagerly anticipated.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:16 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kristi Hunter

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I cannot wait to see the long-desired restaurant and retail join the Vistancia community! As a 14 year Vistancia resident, this is a project my family has eagerly anticipated.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Friday, August 4, 2023 8:06 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Ella Jezioro

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Hi. I support the plan. I would like to move back to the area after college but not live with my parents. There are currently very few housing options in N Peoria other than single family homes. As a twenty something, I am looking for a place I can call my own but also have access to amenities/shops/restaurants.

[Redacted]

---

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 6:33 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Diane Johnson

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Construction with a general plan is always preferable. Make it tasteful and catering to the community

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Thursday, August 3, 2023 10:41 AM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Benjamin Katz

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

I support this plan because I've been a resident and business owner in the community since Vistancia was developed. I am a firm believer that our commercial core is the only thing missing to make Vistancia one of the top communities in the Southwest. I've been waiting almost 20 years for this area to be developed and look forward being a frequent visitor and business owner in FIVE NORTH.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 4:26 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Bill Kemper

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Need variety in any zoning requests to move Vistancia forward.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 4:01 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Michele Kemper

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

A community with upscale commercial is one that will attract positive revenue while enhancing quality of life. Peoria has forward thinking plans for our city and this commercial Plan is integral. Five North developers are well respected, listen to needs of community and daring to bring upscale commercial property,

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 6:19 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Tysha Kieffer-Konzal

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I think it will bring a lot of revenue to the community and will bring more restaurants/shopping close to the community so we don't have to drive so far. Since the budget for more parks was shot down to build an unwanted airport, this will give us another area to hang out at.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 7:41 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jessica Kmetty

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need more of this in North Peoria. People may complain about apartments and housing increases, but we really need them for service workers, school bus drivers, teachers, etc. Otherwise we continue to have understaffed schools, restaurants, and service providers.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Thursday, August 3, 2023 8:02 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Melissa Kolarcik

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I think it's a great addition to the growth of vistancia. I love the idea of more restaurants and a gym.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 1:27 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kris Korte

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Hopefully this will attract high quality tenants and not just fast food restaurants!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 4:13 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kim Lacapra

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I'm a new resident in Vistancia and what I e heard and read about this project- it would benefit us as residence with bringing more quality businesses closer to us.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 1:00 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Edward Lange

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

As an Arizona native and Licensed Real Estate Agent in AZ, this plan gives the Real Estate Professionals and Owners confidence in the future appeal and functionality of the Vistancia Community.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 6:47 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Nancy Lewis

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We are on our fourth house in 7 years in vistancia, we are retired professionals . We were in commercial development and medicine.. and wanting see vistancia come to its worth in amenities. So tired of taproom or sports bar per se

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 5:38 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Adrienne Lifsey

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We support the plan for more restaurants in vistancia.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Sunday, August 6, 2023 10:41 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Aaron Lifsey

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

My family and I support the plan because we think this is a well thought out plan that will continue to provide needed places of business in Vistancia.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Friday, July 21, 2023 1:41 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Amy Malloy

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It is the future for our community and for the City! Couldn't be happier to be a part of it and to be a Vistancia resident!

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Tuesday, August 8, 2023 11:54 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

John Malloy

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

The entire Vistancia community has been developed in a thoughtful manner and I trust this group's ability to develop the commercial core in the same way. We have a unique opportunity with TSMC development to bring top end retail and a diverse employee base to our community, which will have positive impacts for the surrounding area and significantly increase property values. Denying this request will result in piecemeal development and in turn we will lose out on a generational opportunity to create a community with access to restaurants, shopping and jobs not seen anywhere in the W Valley

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 9:41 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Steve Marchant

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

The Vistancia area has virtually no place to grocery shop and few dining options. Five North is something our area needs.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 9:22 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Diana Marchant

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support well thought out developments in my area and this appears to be just that. I am also looking forward to having more dining and shopping options closer to home.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 4:59 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Diane Matha

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It will bring Peoria into the 2024+++ Might be like a High Street, Quarter, Kierland in Scottsdale. Plus, we need much more amenities in this area and not places like Five Below, Dollar Store, Big Lots, etc

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 1, 2023 7:04 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Lilia Matlock

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support the expansion to adding new amenities where there are currently very few.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 1, 2023 8:20 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Thomas Matlock

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support closer amenities to my home and community

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Wednesday, July 19, 2023 8:05 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

DALE MITCHELL

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

This plan will improve the quality of life for myself, my family and my neighbors. This plan is overdue and appears that it could not come at a better time. This whole community is looking forward to much needed stores and services. We are very excited! We fully support the Five North development.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 9:52 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Tammy Molnar

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

This is awesome, we hope that it will be similar to Kierland in Scottsdale. This will bring real nice sit down restaurants, shopping and fun! It will also increase our property values, if it's high end. Our family is very excited and look forward to more growth nearby. Bring it on!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 5:56 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Andrea Moore

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I would like to see more dining options and development in Vistancia.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 5:15 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Julie Moretti

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need growth in the area. More retail and jobs.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 12:28 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Martha Mount

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Need for MORE DINING in our area!

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:52 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Heather Neisen

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I would love to have a "Main St" style shopping and restaurant area in Vistancia. Well thought out, high end apartments would be welcome. Would love to see apartments above stores/restaurants to integrate housing and entertainment opportunities. I would happily frequent shops so close to home. Would love to see non chain retailers and restaurants.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 6:46 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jeannie Nelson

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need everything that the proposed plan has to offer...it would be awesome to have more amenities close by...I believe that the businesses would be very well supported as we have nothing and the area is growing

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:47 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Crystal Novak

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

There is so much growth happening and not enough housing, retail and restaurants.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 8:33 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Alex Pai

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Love the retail stores and BASIS school

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 4:52 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Brent Patterson

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I think it's good to have all the new construction in that part of Vistancia. And I have no problem with upscale apartment buildings.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 4:44 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Rebecca Peterson

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I have lived in Vistancia for almost 10 years. I love it out here but we need more shops, restaurants, things to do, etc.

I understand that having high end luxury rentals, townhomes, will be necessary to draw in other places - like restaurants, shopping, etc.

Currently, we're driving out to Scottsdale, desert ridge, norterra, and other places to be able to shop and eat out. We want this community to be a place that has everything.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 4:47 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Thomas Peterson

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I absolutely support the plan. This area needs more shopping, restaurants and places to live.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 5:59 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kim Phillips

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Excited for upscale shops and restaurants

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 9, 2023 5:47 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Karen Phillips

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support a well-planned, cohesive building proposal that takes into account nearby neighborhoods and zoning. I also hope that water conservation continues to be of prime importance.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 1, 2023 6:44 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kim Phillips

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I am so excited I about the addition of quality establishments in our area

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Tuesday, August 8, 2023 5:20 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Beth Pond

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

I partially support the plan I'm not sure that I do totally support the plan

. I think we need growth here and I think we need good businesses that are for the people, but I guess I'm really not in favor of the low in restaurants, no sit down coffee places being added and no upscale, grocery stores like Trader Joe's, or Whole Foods.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Saturday, August 5, 2023 2:49 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Nick Ratiu

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Love to see growth coming to Vistancia. Been a homeowner in Vistancia for over 16 years and been waiting patiently for this growth.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 7:43 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Anna Ratiu

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

As a Peoria resident and business owner, this development has been highly anticipated by myself and many Vistancia residents. I firmly believe 5 North's developers have an amazing vision for this community and I feel confident they will bring it to fruition. This project will ease our spending in the east valley and keep our money here in Peoria. This project will also attract and keep high earners close by improving on quality of life. The NW Valley has been longing for a high quality mix-used development for over 2 decades, it's time to put Peoria and Vistancia on the global map!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 8:32 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Cheryl Rawlings

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We appreciate the family lifestyle, open environment, and quality businesses, and schools that Five North is planning.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 7:29 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Dwight Rawlings

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It appears to be a well thought out plan.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 8:34 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Josh Rawlings

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We appreciate the family lifestyle, open environment, and quality businesses, and schools that Five North is planning.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:28 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Ann Rawlings

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It will bring a lot to the community and give the area much needed support. Looking forward to the future!

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 5:16 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jessica Ray

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

NW Peoria needs more upscale retail, dining and walk ability.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 8:11 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Aaron Riveras

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It would be nice to have some variety and higher end options to a nice community.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 7:47 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Aaron Riveras

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It would be nice to have some variety and higher end options to a nice community.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 6:42 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Pam Robbins

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Progress

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 8:28 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Elisabeth Rodriguez

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I'm tired of spending my money in Scottsdale. We REAL need shopping and dining options in the West Valley.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 2:09 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Matthew Roe

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I am in favor of one cohesive development. Vistancia has a lot of needs to support the growing community. Let's make sure the development is done with a vision that supports a high end community. If this is not supported, you are looking at piecemeal development and more of the same. Strip malls and auto parts stores. Let's not repeat those mistakes.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 11:33 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Karin Rohn

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need upscale retail and restaurants.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 10:55 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Tiffani Rollins

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Because Peoria residential growth is far surpassing infrastructure and commercial development. And build a new highschool and K thru 8th for goodness sake. I absolutely love it here but come on. The Four Corners is wonderful and it would be great to have some options even closer.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Friday, August 4, 2023 7:12 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Amy Sap

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

North Peoria needs more diverse housing options if we're wanting to attract young professionals to the area. Not everyone wants/needs a single family home as many don't want to take on the upkeep and want the ability to lock and leave. Diverse housing options are seriously lacking in N Peoria and multi family housing will allow for a consistent flow of patrons for the proposed shops and restaurants. I 100% support this project!

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Monday, August 7, 2023 4:27 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Suzanne Schadt

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

We have been waiting ten years for a development like this in Vistancia. We fully support this mixed use development here in our backyard. We CANNOT WAIT for it to come to fruition.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 8:18 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Debbie Schmoekel

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

The developers have done a good job of making sure the design fits the Vistancia neighborhood and apartments are ALWAYS needed. Not everyone can get the downpayment necessary for an upscale neighborhood.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 7:47 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Nancy Schulte

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Would like to have more variety of shopping & restaurants available.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, July 24, 2023 12:53 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Natalie Sepulveda

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We have been awaiting more stores and restaurants in this area

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Wednesday, July 19, 2023 5:03 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jackeline Sepulveda

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

YES WE SUPPORT THE PLAN. We have lived in Vistancia for the past 15 years and have looked forward to a "healthy" development in the surrounding areas, while also preserving the land/wildlife.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 4:27 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Brent Simmons

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

It's time, Build away!!!!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 4:25 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Haley Simmons

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We need more around us.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 8:49 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kurdy Sin

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Hi, fellow Peoria Resident. By approving this plan we are sending a message to potential businesses we are a place to thrive and prosper.

Most importantly, the city is starved for high-quality tenants who continue to overlook the city of Peoria.

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Tuesday, August 8, 2023 7:38 AM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Jennifer Sinconis

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

We NEED food, shopping, entertainment and beautiful outdoor living design here. Let's make Vistancia a destination!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, July 27, 2023 2:12 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Michelle Smith

**Email**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

As a resident of the city of Peoria for almost 45 years, I am fully supportive of this plan. This plan will bring unique and high-end dining, shopping, and entertainment options that we desperately need in this area. The additional housing will help support growth and provide diverse housing options that are much needed in the North Peoria area.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Thursday, August 3, 2023 11:31 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Susan Smith

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Peoria is on the move and additional high end retail will certainly provide additional services that the citizens of Peoria deserve

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 7:50 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Tonya Smith

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Some thing is going to be built there and I support the developer to make sure it is something desirable

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 6:58 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Kim Soto

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I support the plan because I believe this area needs more original dining options besides the chain restaurants currently available.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, July 31, 2023 9:03 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Chris Spalding

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Having read the plan and viewed the renderings, this is exactly what we need in NW Peoria, very excited for this development!

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, July 31, 2023 9:19 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Michelle Spalding

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

As a real estate broker I am in full support of the vision and the quality that this development will bring not just for dining and retail but also for job growth in the NW Valley. I love that the plan includes strategic business partnerships to both attract and maintain executive level employment opportunities in the area. Additionally, the proposed high density housing is a critical component to not only allowing these businesses to prosper but also more importantly fill a critical housing need for a new generation of young working professionals we hope to attract to the area.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Monday, August 7, 2023 6:35 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Susan Spicola

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Excited to have new shops and restaurant close to home

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 1, 2023 3:13 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Allison Strunka

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Yes! I think this development would really benefit our neighborhood and bring much needed upper scale retail and restaurants.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Thursday, August 3, 2023 6:11 AM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Carol Suycott

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

This plan provides for more commercial and retail opportunities in the area as well as a variety of residential options.

[Redacted]

**From:** Vistancia Zoning [Redacted]

**Sent:** Tuesday, August 8, 2023 8:39 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Cory Tatman

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

Bring more upscale dining, entertainment, and shopping to the upper west side of the valley. Ideally one cohesive planned development such as the one proposed with Five North.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 4:51 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Shawn Waling

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

I am an AZ Native who lives in North Peoria near Vistancia and love to see new business and retail coming to our area. North Peoria is lacking access to upscale shops, restaurants, and other businesses.

[Redacted]

**From:** Vistancia Zoning [Redacted]  
**Sent:** Wednesday, August 2, 2023 3:29 PM

[Redacted]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Liz Walton

**Email**

[Redacted]

**Phone**

[Redacted]

**Address**

[Redacted]

**Why Do You Support the Plan?**

We are desperately in need of closer retail stores, restaurants, services and housing opportunities that provide options beyond single-family home ownership. At present there is almost none of this available in the local community.

[REDACTED]

**From:** Vistancia Zoning [REDACTED]

**Sent:** Sunday, July 30, 2023 12:24 PM

[REDACTED]

**Subject:** New submission from Vistancia Zoning Support the Plan

**Name**

Mark Weber

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Why Do You Support the Plan?**

As an invested partner and long-time builder in Vistancia, I support the developer's plan to bring a unique collection of restaurants, lifestyle and living experiences to Vistancia. Our homebuyers have been asking for these types of options within the community for years and the time is now to deliver on the plan set forth 20 years ago. FIVE NORTH at VISTANCIA will deliver the missing lifestyle offering in the master plan and will not only create value for our existing homebuyers, but further distinguishes Vistancia as the best place to live, work and play in North Peoria.

**From:** Upper West Side PHX <upperwestsidephx@gmail.com>

**Sent:** Wednesday, August 9, 2023 6:13 PM

**To:** Lorie Dever <lorie.dever@peoriaaz.gov>

**Subject:** Support for PCD Amendment (case Z-01-10A.16) for Five North at Vistancia

Hi Lorie,

I'm writing in support of the PCD Amendment (case Z-01-10A.16) for Five North at Vistancia. In order for the intended vision of the Vistancia Commercial Core (now Five North) to come to fruition, this amendment is necessary. In my 5+ years of running Upper West Side PHX I have heard first hand from countless businesses (restaurants, retail, employers, etc.) that lack of housing density, due in part to lack of multi-family housing, is one of the reasons they have not come to north Peoria. In order to attract the high-quality restaurants, retail, services, etc. that Peoria residents want, this plan amendment must happen. With Vistancia's proximity to TSMC, now is Peoria's time to shine! I fear that if we miss this opportunity Peoria will get left in the dust and lose out to other West Valley cities that are working hard to recruit the types of businesses Peoria residents want and deserve.

I hope to attend the upcoming P & Z meeting to speak in support, as well.

Thank you,  
Katie Roe

## Lorie Dever

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**From:** Lori Cohen-Lindstrom [REDACTED]  
**Sent:** Wednesday, August 9, 2023 11:47 AM  
**To:** kajones@tblaw.com; Lorie Dever  
**Subject:** Vistancia Major PCD amendment-commercial core Five North-rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I'm not able to make it to either the planning and zoning commission meeting or the council meeting on the dates in August and September.

However, I would like to voice my opinion and I do not approve of this project. Rather than bringing people into Vistancia I'd rather see the city set aside money for a high school in our area and another elementary school.

I don't approve of high density housing and more commercial properties.

The traffic in our community is already uncontrollable, leaving lone Mountain and Vistancia Boulevard to get out of our dead-end community is already a bottleneck. We have no high school in our community and children are being bused into our community from outside of Vistancia to attend our two elementary schools.

I vote for leaving the planned golf courses. These new home builders should be required to money aside for building schools to support the increased population of young children in our community. I vote NO for rezoning.

Lori Cohen-Lindstrom

## Lorie Dever

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**From:** [REDACTED]  
**Sent:** Wednesday, August 9, 2023 10:05 AM  
**To:** Lorie Dever  
**Subject:** Five North development case # Z-01-10A.16

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Lorie

I am against adding multi-family units in FIVE NORTH. Since we purchased our home in Trilogy in 2012 the traffic problem has gotten worse. Multi-family units will only make it worse.

Brian Bierman  
[REDACTED]

## Lorie Dever

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**From:** Joel Beyer [REDACTED]  
**Sent:** Wednesday, August 9, 2023 8:45 AM  
**To:** Lorie Dever  
**Cc:** [REDACTED]  
**Subject:** [REDACTED]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Lorie,

For the record, we **oppose** the rezoning and additional units. Thank you.

**Joel & Cecelia Beyer**  
[REDACTED]

RE: You are receiving this email as you have provided correspondence regarding the Vistancia Major Planned Community District (PCD) Amendment, otherwise known as Five North. Please note that the city has completed its review of the request, and the item has been scheduled for the following public hearings: Planning and Zoning Commission Thursday, August 17, 2023 at 6:30pm Peoria City Council Chambers 8401 W. Monroe Street, Peoria, AZ 85345 City Council Tuesday, September 5, 2023 at 6:00pm Peoria City Council Chambers 8401 W. Monroe Street, Peoria, AZ 85345 For rezoning cases such as this one, the Planning and Zoning Commission makes a recommendation to City Council, who then ultimately decides on the request. The agenda and packet for the Planning and Zoning Commission, as well as City Council meeting will be available for downloading through the City Clerk's website typically a few days prior to the meeting. Use the following link to the Clerk's main page and select either Boards/Commission for the Aug 17th meeting or City Council for the 9/5 meeting: <https://www.peoriaaz.gov/government/departments/city-clerk-office>

Please let me know if you have any questions.

Regards, Lorie Lorie Dever Planning Manager

[623-773-5168](tel:623-773-5168)

[lorie.dever@peoriaaz.gov](mailto:lorie.dever@peoriaaz.gov)

## Lorie Dever

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**From:** JAWiemeyer [REDACTED]  
**Sent:** Monday, August 7, 2023 7:58 PM  
**To:** Lorie Dever; kajones@tblaw.com  
**Subject:** support Vistancia 5 North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello and my husband and I are land owners in Blackstone with plans to build a home in the next few years. We are in support of the 5 north project. We know that the developers have our best interest. Many are opposed to the apartments as we witnessed at the last hearing in Vistancia. However, much effort has gone into this project and we know that if abandoned, the area will be sold off in parcels and become very unattractive and unplanned. We want to express our support for the 5 north project.

John and Julie Wiemeyer

## Lorie Dever

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**From:** Alesia Adesso [REDACTED]  
**Sent:** Monday, August 7, 2023 12:38 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Major PCD Amendment- Five North Rezoning (Z01-10A 16)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Per the Notice of Public Hearing, I am writing to state that I do not favor increasing the overall maximum dwelling units from 10,500 to 12,000 and allocating those additional units to the Commercial Core (Village D).

Adesso Family Trust

Sent from my iPhone

**Lorie Dever**

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**From:** Steve Gondek [REDACTED]  
**Sent:** Sunday, August 6, 2023 9:39 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Commercial Core "Five North" amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms. Dever,

We, the undersigned and current Vistanica residents, vehemently oppose this proposed amendment to rezone the Vistancia PCD.

We respe

PCD and the area of Five North.

We believe that the City of Peoria Planning & Zoning Commission and Common Council should continue to limit the use of the Vistancia PCD and the Five North area to its current use. Doing so, preserves the intended use of the property as per the original zoning and the Vistancia PCD and better aligns it with the Vistancia neighborhoods while also remaining committed to orderly development and maintaining a high quality of life in Peoria and Vistancia. Adding to the density and the number of apartments will take away from the community feel of Vistancia and will have a negative impact on existing home owners. Developers of higher end homes would shy away from the area if massive multi-family apartment projects are allowed.

This amendment is in direct opposition to the Vistancia PCD which assures that homes will increase in value due, in part, to the requirements of the various HOAs that they be well maintained.

Should the City of Peoria approve the proposed amendment and rezoning, it will have a negative impact on homes, schools and businesses within the area. It will lead to lack of water, crowded public parks, recreational sites and schools. It will lead to more crime and congested traffic. There is currently no public transportation in the area to support another 1,500 multi-family units or the 400 units that have already been approved.

Large apartment buildings impact the privacy, noise and overall quality of life of residential and commercial properties near them. The Five North area already is approved for 400 multi-family units. Another 1,500 apartments would have an adverse impact on the streets, intersections and roadways, leading to more accidents and travel on side roads.

This project would also detract from the suburban character of Vistancia, which is one that many people seek out when looking to purchase a home in the area, and increase noise and light pollution.

There needs to be sensitivity to surrounding neighborhoods and other Vistancia residents when development occurs. The current proposal is not in line with this requirement. The people who live in Vistancia must have a voice in what happens to this area since it affects community, lifestyle, traffic flow and property values. Developers who do NOT live in the area should not have the definitive say or sway in what happens.

There are currently only two golf courses in Vistancia, Blackstone Country Club and Trilogy. Blackstone is a private club that serves a very limited number of citizens. Trilogy, which is a public-private club, already gets a lot of use. There are not enough golf courses to serve the Vistancia community and another two would be welcome and needed. This amendment would eliminate the possibility for these additional golf courses.

We hope that the City of Peoria Planning & Zoning Commission and the Common Council will agree with our petition and help preserve Vistancia and ensure that its citizens continue to live a high-quality of life within the great City of Peoria.

We respectfully request that the City of Peoria not agree to the proposed amendment to the Vistancia PCD and the area of Five North.

Thank you for your consideration.  
Steve & Penny Gondek  
Vistancia - North Pointe

## Lorie Dever

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**From:** BJ Katz [REDACTED]  
**Sent:** Thursday, August 3, 2023 10:46 AM  
**To:** Lorie Dever; upperwestsidephx; Amanda Katz  
**Subject:** Support of FIVE NORTH at Vistancia- case # Z-01-10A.16

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Lorie,

I am in full support of FIVE NORTH at Vistancia. I have been a resident and business owner in Vistancia since the community was first developed and have looked forward to the commercial core since it was first announced back in 2004. I still have the 20+ page binder that was handed out almost 2 decades ago. There is always a vocal minority who will complain about everything and social media makes it much easier for them to be heard.

I look forward to being a frequent visitor to FIVE NORTH and also a business owner in the neighborhood!

--

All My Best,



*Benjamin J.*

Owner / Designated Brok  
Lake Pleasant Real Estate



## Lorie Dever

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**From:** John Buonagurio [REDACTED]  
**Sent:** Sunday, July 2, 2023 7:44 AM  
**To:** Brad Shafer; Peoria Mayor  
**Cc:** InetPlanning; Jennifer Stein  
**Subject:** Vistancia Major Plan Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Sirs,

I have been a resident of Peoria for over 30 years, most of which has been spent in the Mesquite District. I moved to Vistancia in 2005 and stuck it out, through thick and thin, believing that the Master Plan would, one day, yield positive and long lasting results. The proposed changes to the plan, such as adding 1500 additional residential units and elimination of open space are unacceptable to me and many of my neighbors and sincerely hope that you will support us, The Vistancia Village Homeowners Coalition, rather than foreign and out of state interests.

In addition, there is a matter of a massive cell tower placement, smack dab in the middle of residential housing, a school and playground. Although the jury is out on the health impacts associated with high power cell towers, we would rather not have it in the proposed site. There are thousands upon thousands of acres of undeveloped land to the north of the CAP, most of which would provide for better coverage and, clearly, less controversy. We understand the critical need for such infrastructure and the developer's desire to have it in an area already developed, because it can and will impact their new sales, but hope that the potential health impacts will not be the burden of current residents and school children. If the tower is moved into undeveloped land, anyone wishing to assume that risk may do so transparently before they purchase adjacent properties.

We appreciate the developer's desire to maximize profit, because it is their legal duty to their shareholders and the proper thing to do from a business perspective. We hope, however, that you yield in these matters to what is in the best interests of your constituency.

Thank you for your service to our city.

John E. Buonagurio  
Vistancia Resident

## Lorie Dever

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**From:** Chris Jacques  
**Sent:** Thursday, June 15, 2023 7:44 AM  
**To:** Lorie Dever  
**Subject:** FW: Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**From:** Wendy Sara [REDACTED]  
**Sent:** Thursday, June 15, 2023 1:14 AM  
**To:** Peoria Mayor <[mayor@peoriaaz.gov](mailto:mayor@peoriaaz.gov)>  
**Subject:** Five North

Please do not build apartments. It will bring filth and crime to the area. Transients, tweakers, and homeless. They all smoke drugs in the open and hang out under overpasses. Please do not allow these apartments into our beautiful neighborhood. Thank you.

## Lorie Dever

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**From:** Brad Shafer  
**Sent:** Thursday, June 15, 2023 3:09 AM  
**To:** Daniel Murillo; Lorie Dever  
**Subject:** Fwd: Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Councilman Brad  
Shafer Mesquite District

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**From:** Wendy Sara [REDACTED]  
**Sent:** Thursday, June 15, 2023 1:12:24 AM  
**To:** Brad Shafer <Brad.shafer@peoriaaz.gov>  
**Subject:** Five North

Please no apartments. It will bring filth and crime to the area. Thank you.

## Lorie Dever

---

**From:** Wendy Sara [REDACTED]  
**Sent:** Thursday, June 15, 2023 1:11 AM  
**To:** Lorie Dever  
**Subject:** Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Lorie,

Please do not allow the apartments to be built at Five North. It will bring crime, transients, tweakers smoking their drugs and congregating under the overpass. I just moved from Phoenix to remove myself from the shootings, derelict, tweakers and homeless. Please don't let this happen to our beautiful community. Thank you.

## Lorie Dever

---

**From:** Brent Dubberstein [REDACTED]  
**Sent:** Wednesday, June 14, 2023 6:38 AM  
**To:** Lorie Dever  
**Cc:** Daniel Murillo  
**Subject:** Re: Five North Application

Please refer my request to **not approve a zoning change** to increase the number of apartment units to the appropriate department and entire city council. Apartments, no matter the type, are transient in nature, which bring increased crime and will further tax the city's water resources.

Height restrictions for all buildings should be single story to preserve the views. The height of Vista Winds is enough of an eyesore that has ruined the views once enjoyed by nearby residents.

Also, I'd like to propose a requirement for the developers to build a high school behind Safeway at their cost, which has been part of the master plan. A police station should be included, as well.

Brent Dubberstein

On Mon, May 29, 2023 at 9:05 PM Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)> wrote:

Thank you Mr. Dubberstein, I will forward your comments with the development team.

From a regulatory standpoint, the city cannot make a distinction between owner occupied (e.g. condos) versus rental (e.g. apartments) when evaluating a rezoning request. Consequently, the residential dwelling units are identified as simply identified as multifamily units within the Vistancia PCD Commercial Core.

With that said, I know from their website and the discussion at the May 1<sup>st</sup> informal meeting, the developer identified luxury apartments and townhomes are being contemplated within the Commercial Core. If you are looking for more specifics regarding the units themselves, I would need to defer to the development team for more information.

Regards,

Lorie

**Lorie Dever**

Planning Manager

City of Peoria | Planning Development

**P:** 623-773-5168 | **E:** [lorie.dever@peoriaaz.gov](mailto:lorie.dever@peoriaaz.gov)

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**From:** Brent Dubberstein [REDACTED]  
**Sent:** Wednesday, May 24, 2023 1:14 PM  
**To:** Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)>  
**Cc:** Daniel Murillo <[daniel.murillo@peoriaaz.gov](mailto:daniel.murillo@peoriaaz.gov)>  
**Subject:** Re: Five North Application

Thanks. My other question was to determine if the original 400 and the additional 1,500 units are apartments or owner occupied.

Yes, you may share my comments with the development team.

On Wed, May 24, 2023 at 10:34 AM Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)> wrote:

Good Morning Mr. Dubberstein,

Thank you for your questions. Additionally, your comments will be placed into the project folder and will be included into staff's report if/when the project moves forward to the public hearing process.

The composition of the Commercial Core is identified within the existing Vistancia PCD document as a mixed-use area with employment, commercial, retail/restaurant, residential uses. Those residential uses are more specifically identified as multi-family units, and there are already 400 units allotted within the Core area. Part of the applicant's rezoning request is to increase that number by another 1,500 units.

There are no changes to the land uses proposed for the NE Corner or the SE corner (Barclay/Fry's) of Lone Mountain and El Mirage with this request. Rather, those properties have always been identified as part of the "Commercial Core" area within the Vistancia PCD document, and as such are required to be highlighted on the City's postcard. So again, no changes proposed to the NE corner, and as such it remains intended for commercial uses. Switching to the SE corner of that intersection, that is the Barclay property, which as you

may have seen, is intended for a fry's grocery store and gas station, along with a number of retail shops and restaurants. Again, this request does not impact what has already been approved at that location, which means just like the NE corner, it is simply shown highlighted on the city's map because it's technically part of "Commercial Core".

Maps reflecting the above information have been provided on the applicant's project website: <https://zoningvist.com/> If you visit, you can also sign up to receive project status updates and learn more about the project and the specific proposal. There are also a number of FAQs to read, which may help answer any additional questions that may come up.

Lastly, from a city process perspective, we are at the early stage of the rezoning process, and there are a number of opportunities along the way for citizens to ask questions and share their thoughts. The next opportunity is at the Applicant's upcoming required Neighborhood Meeting, which is set for the following day/time:

**Wednesday June 7th, 2023 at 6:00 pm**

Vistancia Mountain Vista Club Gymnasium

29701 N Sunrise Point Bldg. A, Peoria AZ 85383

Once again, thank you the email and your comments have been noted. With your permission, I will share them with the development team.

Lorie

**Lorie Dever**

Planning Manager

City of Peoria | Planning Development

P: 623-773-5168 | E: [lorie.dever@peoriaaz.gov](mailto:lorie.dever@peoriaaz.gov)

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**From:** Brad Shafer <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)>

**Sent:** Wednesday, May 24, 2023 9:19 AM

**To:** Brent Dubberstein [REDACTED]

**Cc:** Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)>; Daniel Murillo <[daniel.murillo@peoriaaz.gov](mailto:daniel.murillo@peoriaaz.gov)>  
**Subject:** Re: Five North Application

Good morning Lorie,

Can you please provide Mr. Dubberstein with the planning overview and he has a specific question regarding the number of units.

Thanks,

Councilman Brad Shafer

Mesquite District

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**From:** Brent Dubberstein [REDACTED]  
**Sent:** Wednesday, May 24, 2023 9:13:18 AM  
**To:** Brad Shafer <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)>  
**Cc:** Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)>; Daniel Murillo <[daniel.murillo@peoriaaz.gov](mailto:daniel.murillo@peoriaaz.gov)>  
**Subject:** Re: Five North Application

Still no response.

On Fri, May 19, 2023 at 4:03 PM Brad Shafer <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)> wrote:

Hi Lorie,

Can you please address Mr. Dubberstein's planning questions.

Thank you,

Councilman Brad Shafer

Mesquite District

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**From:** Brent Dubberstein [REDACTED]  
**Sent:** Friday, May 19, 2023, 2:49 PM  
**To:** Brad Shafer <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)>  
**Subject:** Fwd: Five North Application

Let me see if this email gets a response to my questions.

I am firmly opposed to changing the zoning to add any more apartments. The care facility is enough of an eyesore.

As a side note, I also don't want to see any more drive thru food places.

----- Forwarded message -----

**From:** Brent Dubberstein [REDACTED]  
**Date:** Wed, May 17, 2023 at 3:49 PM  
**Subject:** Fwd: Five North Application  
**To:** Tammy Shreeve <[tammy.shreeve@peoriaaz.gov](mailto:tammy.shreeve@peoriaaz.gov)>

Hi Tammy.

Perhaps you can assist in getting me the answers, as I'm not getting a response.

Brent Dubberstein

----- Forwarded message -----

**From:** Brent Dubberstein [REDACTED]  
**Date:** Tue, May 16, 2023 at 6:12 AM

Subject: Re: Five North Application  
To: <[lorie.dever@peoriaaz.gov](mailto:lorie.dever@peoriaaz.gov)>

When can I expect an answer?

Also, are these units apartments of owned residences?

On Tue, May 9, 2023 at 2:41 PM Brent Dubberstein [REDACTED] wrote:

Hi Lorie,

We got the mailer today about the Five North application.

What is the current number of multi-family units already approved? The application states a change is requested to increase by 1,500 units.

We also want to know what is planned for the NE corner of Lone Mountain and El Mirage, as it is indicated on the map as part of the commercial core.

Brent Dubberstein

[REDACTED]

## Lorie Dever

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**From:** Betty Majcher [REDACTED]  
**Sent:** Monday, June 12, 2023 4:37 PM  
**To:** Lorie Dever  
**Subject:** Five North @ Vistancia

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

My husband and myself were at the meeting for the Development of this project this past week June 7th.

There were hundreds of people at this meeting, and if you weren't in the front, you didn't hear most of what they had to say, as well as the Q & A afterward. Not too many in attendance, seemed to be happy with what is going to happen.

As you already know, they want to increase the number of homes and condo's, as well as put retail and restaurants in there. There was zero mention of a new high school. or elementary school, or a large park like Rio Vista, which we had heard would adjoin the high school. They made a comment, well, people haven't voted for a bond to build one, and that was that.

There was talk about making Lone Mtn and El Mirage 6 lanes. We are tired of paying school taxes, which only goes to subsidizing a single child going to a private school. This "voucher program" is unsustainable for Arizona, according to Chris Mayes, Attorney General.

Why does Peoria continue to allow all of this sprawl, to allow developers to flood our schools?

Lone Mtn and ElMirage are already full of drivers going 65 mph, and there is nothing to slow them down. Not even the traffic light, they just "drift" through the intersections. You've allowed this ginormous Fry's to be built, when they can't even staff the one at Four Corners! We don't need another Four Corners in this neighborhood., with the speeders, and accidents, and crime. We need more green spaces. Developers don't live here. yet they determine how we should live!

And, maybe it's time to make them update their water guarantee promises as well.

Betty and Henry Majcher  
[REDACTED]  
[REDACTED]

## Lorie Dever

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**From:** webmaster@peoriaaz.gov  
**Sent:** Friday, June 9, 2023 4:23 PM  
**To:** InetPlanning  
**Subject:** NEW Public Comment on Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 06/09/2023 4:23 PM  
**Response #:** 15  
**Submitter ID:** 73755  
**IP address:** 2600:8800:5114:8f00:55e1:d9e9:db86:38f9  
**Time to complete:** 3 min. , 20 sec.

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### Survey Details

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#### Page 1

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**1. Name**

Mary Yaeger

**2. Phone Number**

[REDACTED]

**3. Email Address**

[REDACTED]

**4. Project Name**

Five North at Vistancia

**5. Project Case Number**

Not answered

**6. Project Location**

Lone Mountain & Ridgeline in Vistancia

**7. Please provide your feedback on this project:**

Hello.

My husband and I have lived in Vistancia since 2016. We love it and are looking forward to the development of the commercial core.

We understand the need for additional housing to support the proposed retail and we are not opposed to that at all, but we

would far prefer that it be ownership housing rather than rental.

Rentals inherently bring a more transient crowd, which historically brings an increase in crime.

It is our hope that you hear and support our request and the requests of other Vistancia residents, that the Five North residential be ownership and not include any rental units.

Thank you for your time.

Frank and Mary Yaeger

Thank you,  
**City of Peoria**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

## Lorie Dever

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**From:** lisa gardner [REDACTED]  
**Sent:** Friday, June 9, 2023 5:16 AM  
**To:** Lorie Dever  
**Subject:** Vistancia Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

The reason we moved here 6 years ago was due to the small tucked away community atmosphere. Vistancia is now turning into central Phoenix. Adding high density housing is problematic for a number of reasons in our “planned community.” Lack of water, crowded public parks and recreation sites that we don’t have enough of, concerns of safety and crime which is already increasing and will be worse with transient housing, lack of a in our neighborhoods.

How do we vote against this?

Thanks,  
Lisa

## Lorie Dever

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**From:** mcdee45 [REDACTED]  
**Sent:** Wednesday, June 7, 2023 3:13 PM  
**To:** Lorie Dever  
**Subject:** 1500 apt.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

My concern is water, Learn from California that uncontrolled growth with no plan for water is foolish. We have 3 big companies north of us , and cost are going up and no plan were to get the water!

Sent from my Verizon, Samsung Galaxy smartphone

## Lorie Dever

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**From:** Susan Moranz [REDACTED]  
**Sent:** Monday, June 5, 2023 9:27 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Lorie,

I wanted to let you know that both my husband and myself are against adding more apartments than in the original plan.

This will eliminate the mystique and beauty of the natural desert and have this area look like another massive housing development.

I grew up in the Phoenix area and always loved the desert landscape and 2 years ago made the move to Vistancia.

Both my husband and myself are retired and was hoping to enjoy the beauty that surrounds this area.

Please feel free to contact me at [REDACTED] or my email address is: [REDACTED] or

[REDACTED]  
Thank you for your time with this project.

Susan Romley Moranz

Sent from my iPhone

## Lorie Dever

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**From:** Bob Man [REDACTED]  
**Sent:** Sunday, June 4, 2023 3:02 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Five North (rezoning Z01-10A.16)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

I will be away from Phoenix on a work trip when the neighborhood meeting is scheduled.

I will like to indicate that I am opposed to any apartments or high-density housing in the Vistancia Five North project.

Apartments and high-density house just become trouble magnets. Don't bring trouble to a good area. Vistancia development should be less dense and have more open space.

What Vistancia needs is a high school and police sub-station.

Please record my opposition to the proposed Five North Project as proposed.

Thanks,

Rob

## Lorie Dever

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**From:** Bob Man [REDACTED]  
**Sent:** Sunday, June 4, 2023 3:01 PM  
**To:** Lorie Dever  
**Subject:** Fw: Failure Notice

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

I will be away from Phoenix on a work trip when the neighborhood meeting is scheduled.

I will like to indicate that I am opposed to any apartments or high-density housing in the Vistancia Five North project.

Apartments and high-density house just become trouble magnets. Don't bring trouble to a good area. Vistancia development should be less dense and have more open space.

What Vistancia needs is a high school and police sub-station.

Please record my opposition to the proposed Five North Project as proposed.

Thanks,

Rob

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## Lorie Dever

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**From:** [REDACTED]  
**Sent:** Thursday, June 1, 2023 9:39 AM  
**To:** Lorie Dever  
**Subject:** Petition against Five North

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lorie,  
My wife and I want to protest/no vote for the added apartments.  
Where do we get to say no?  
Dana

## Lorie Dever

---

**From:** Selina Dudley [REDACTED]  
**Sent:** Thursday, June 1, 2023 9:35 AM  
**To:** Lorie Dever  
**Cc:** Brad Shafer  
**Subject:** Vistancia High Density Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning!

My name is Selina and I own a home in Vistancia. I will not be available to attend the next community forum on June 7th and appreciate you taking my comments into consideration when making future decisions.

My concern today is about the request to increase the apartment rezoning from 400 units to an additional 1500 units. When we bought in Vistancia 2yrs ago, we were well aware of the plans to grow commercially and to have the 400 units apartments built, but felt that the community would still maintain its "small feel" despite this growth. As a parent with three children I've experienced first hand how overcrowded the elementary schools are and having to drive 30min to an at capacity high school. Increasing the zoning to 1500 units is going to exacerbate this issue. This feels like a bait and switch for us who chose to live in this neighborhood because of its small feel as well as the lack of high density living and because there wasn't public transportation. This was an intentional choice and with the requested changes will come consequential changes that basically are pushing me and my family out of this community.

I ask you to deny the request to increase the rezoning of the apartments from 400 to 1500 units.

Thank you

- Selina Dudley

## Lorie Dever

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**From:** Chris Berriman [REDACTED]  
**Sent:** Wednesday, May 31, 2023 6:35 PM  
**To:** Lorie Dever  
**Subject:** Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lorie,

While I appreciate the planning work for the Five North development I need to express my disapproval for the number of high density units and the removal of the 2 planned golf courses. This will lower the property values in the area, greatly increase traffic, and overwhelm our schools. Please rethink the plan for more moderate growth. Perhaps half the proposed units and restore at least one planned golf course?

Regards,  
Chris Berriman  
[REDACTED]  
[REDACTED]

## Lorie Dever

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**From:** Daniel Murillo  
**Sent:** Wednesday, May 31, 2023 1:50 PM  
**To:** [REDACTED]  
**Cc:** Brad Shafer; Lorie Dever  
**Subject:** RE: Five North Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**From:** Gail Jones  
**Sent:** Wednesday, May 31, 2023 10:28:06 AM  
**To:** [lori.dever@peoriaaz.gov](mailto:lori.dever@peoriaaz.gov) <[lori.dever@peoriaaz.gov](mailto:lori.dever@peoriaaz.gov)>; Brad Shafer <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)>  
**Subject:** Five North Development

Lori and Brad,

We've lived in Trilogy at Vistancia for 12 years. We loved that it was part of a master planned community that was out in the desert. We've watched the building and growth of the past 12 years, and are amazed at how many people want to live in this general Vistancia community. Part of what attracts people is that it feels like a small town/community. Aside from Vista Winds, there are no tall building structures which enables us to visually see the mountains that surround our community no matter where we are. We love that! Thus I'm writing to say that we are against any development (apartments/buildings, etc) that is taller 3 stories from the main facing building. I state it that way, as I know Vista Winds is 3 stories from the main street, but 4 stories from the back due to the sloping lot. That is tall enough, and honestly is a bit of an eye sore.

I'm not against progress, and I'm looking forward to having some additional places to eat and shop, but there is no way I am in favor of an 8 story apartment!!!! Please do not allow/approve that type of building within our community!!!

Appreciate your consideration,  
Gail Jones  
[REDACTED]

## Lorie Dever

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**From:** Daniel Murillo  
**Sent:** Wednesday, May 31, 2023 9:32 AM  
**To:** Mike Fisch  
**Cc:** Brad Shafer  
**Subject:** RE: Five North Area and the zoning change request.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Mr. Fisch,

Thank you for taking the time to submit your comments about the proposed Vistancia PCD Amendment for the “Five North” Commercial Core – we will ensure your comments are placed in the record.

CM Shafer is reviewing all feedback surrounding this project and will make certain that the community’s concerns, including yours about impacts to quality of life, school capacities and the loss of golf course amenities, are represented as the project moves forward.

The developer has created a website that provides details about the specifics about the request, along with some FAQs that address a number of common questions. I encourage you to spend a few minutes looking over the site if you have not done so already. Please share this with others who may have an interest in the project as well.  
<https://zoningvist.com>.

Additionally, a reminder that the city-required neighborhood meeting will be held Wednesday, June 7 at 6:00 pm inside the Vistancia Mountain Vista Club Gymnasium (29701 N Sunrise Point).

If you have any additional questions or concerns please let me know.

Regards,  
Daniel

*Daniel Murillo*  
*Council Assistant*  
623-773-7608  
[daniel.murillo@peoriaaz.gov](mailto:daniel.murillo@peoriaaz.gov)

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**From:** Mike Fisch [REDACTED]  
**Sent:** Tuesday, May 30, 2023 9:31 PM  
**To:** Daniel Murillo <daniel.murillo@peoriaaz.gov>  
**Subject:** Five North Area and the zoning change request.

Dear CM Shafer:

I would like to go on record as being opposed to the request by the owner/developer of the Vistancia Planned Community District’s 442 acres known as Five North.

I believe that the City of Peoria Planning & Zoning Commission and Common Council should continue to limit the use of the Vistancia PCD and the Five North area to its current use. Doing so, preserves the intended use of the property as per the original zoning and the Vistancia PCD and better aligns it with the Vistancia neighborhoods while also remaining committed to orderly development and maintaining a high quality of life in Peoria and Vistancia. Adding to the density and the number of apartments will take away from the community feel of Vistancia and will have a negative impact on existing home owners. Developers of higher end homes would shy away from the area if massive multi-family apartment projects are allowed.

This amendment is in direct opposition to the Vistancia PCD which assures that homes will increase in value due, in part, to the requirements of the various HOAs that they be well maintained.

Should the City of Peoria approve the proposed amendment and rezoning, it will have a negative impact on homes, schools and businesses within the area. It will lead to lack of water, crowded public parks, recreational sites and schools. It will lead to more crime and congested traffic. There is currently no public transportation in the area to support another 1,500 multi-family units or the 400 units that have already been approved.

Large apartment buildings impact the privacy, noise and overall quality of life of residential and commercial properties near them. The Five North area already is approved for 400 multi-family units. Another 1,500 apartments would have an adverse impact on the streets, intersections and roadways, leading to more accidents and travel on side roads.

This project would also detract from the suburban character of Vistancia, which is one that many people seek out when looking to purchase a home in the area, and increase noise and light pollution.

There needs to be sensitivity to surrounding neighborhoods and other Vistancia residents when development occurs. The current proposal is not in line with this requirement. The people who live in Vistancia must have a voice in what happens to this area since it affects community, lifestyle, traffic flow and property values. Developers who do NOT live in the area should not have the definitive say or sway in what happens.

There are currently only two golf courses in Vistancia, Blackstone Country Club and Trilogy. Blackstone is a private club that serves a very limited number of citizens. Trilogy, which is a public-private club, already gets a lot of use. There are not enough golf courses to serve the Vistancia community and another two would be welcome and needed. This amendment would eliminate the possibility for these additional golf courses.

The changes would also aggravate an already difficult school situation causing further difficulties in school density and lack of school availability. This in addition to the fact that the Council recently reduced the amount of open space, parks and future open spaces in their capital spending plan makes these issues even more difficult.

I hope that the City of Peoria Planning & Zoning Commission and the Common Council will agree with our petition and help preserve Vistancia and ensure that its citizens continue to live a high-quality of life within the great City of Peoria.

**I respectfully request that the City of Peoria not agree to the proposed amendment to the Vistancia PCD and the area of Five North.**

**Sincerely,**

**Michael Fisch and Nancy Fisch**

████████████████████

████████████████

## Lorie Dever

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**From:** Laura Bianco [REDACTED]  
**Sent:** Wednesday, May 31, 2023 7:37 AM  
**To:** Lorie Dever; Bianco, Paul  
**Subject:** Formal Opposition the Additional 1,500 Proposed Five North Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Ms. Dever,

After spending time researching this issue of the additional 1,500 diversified housing units I have come to the conclusion that this would be detrimental to Vistancia.

Apartments (and other high-density housing types) require more police services, because they have higher call volumes and crime rates, therefore they cost more.

We do not have the infrastructure to support an additional 1,500 households.

We do not have sufficient ingress and egress to support the additional cars on the road or an emergency evacuation.

Vistancia Core has already broke ground on 400 apartments units.

Vistancia is a bedroom community. Gas is over \$5 a gallon now, who is going to drive all the way out here? If they are counting on the workers at the chip plant, that might get them 40% occupancy rate. The developer will be competing with the other 400 apartments units they are now beginning to construct.

In order for the developer to fill the vacancies they will no doubt have to run specials like \$0 down, \$0 move-in which will attract desperate people trying to flee bad neighborhoods and bad schools. The developer will intentionally attract desperate people because they will be "lifers"; less turn over cost for the developer no need to re-carpet, re-paint, maintenance, advertisement, etc. I refer you to the master planned community of Providence in Las Vegas, NV. Same thing happened there and it destroyed that community. Crime sky rocketed ,my person residence was burglarized at [REDACTED].

Our schools are already terribly overcrowded. I have a 17 year old daughter who attended Vistancia Elementary and is now attending Liberty High School.

Six homes have gone up for sale off El Mirage and Lone Mountain since this has gone public. You can verify this on Zillow ,so it is already adversely affecting our property values.

The residence of Vistancia pay a price to live out here. We moved to Vistancia to escape urban living. If this re-zoning is approved it will irretrievably damage the community of Vistancia.

Regards,  
Laura and Paul Bianco



Sent from [Mail](#) for Windows

## Lorie Dever

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**From:** Bryndley Schafer [REDACTED]  
**Sent:** Tuesday, May 30, 2023 7:45 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Zoning major Amendment Request

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms. Dever,

We are writing to express our opposition to the major amendment request to zoning in the Vistancia commercial core. Adding an additional 1500 residential units to the existing plan would be both irresponsible and detrimental to our community.

Specific quality of education for all attending children?

to return an honest impact report that clearly defines this issue as untenable and we look to the mayor and city council to deny this request quickly.

In fact, it would make sense for this developer to set aside land for another school and partially fund it. communities with good schools and the city wants to retain high end communities like Vistancia it can showcase to potential businesses seeking to relocate to the west valley. Don't destroy all of these opportunities.

Do the right thing.

Listen to the residents of Vistancia.

Understand our valid concern that adding 1500 residential units to the already 400 approved makes no sense for the current residents.

Please confirm receipt of this letter.

Thank you,  
Bill and Bryndley Schafer

## Lorie Dever

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**From:** Brad Shafer  
**Sent:** Tuesday, May 30, 2023 5:26 PM  
**To:** Lorie Dever; Daniel Murillo  
**Subject:** Fwd: Vistancia Major PCD Amendment - Commercial Core "Five North"

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**From:** John & Jennifer Drago [REDACTED]  
**Sent:** Tuesday, May 30, 2023 5:09:04 PM  
**To:** Brad Shafer <brad.shafer@peoriaaz.gov>  
**Subject:** Vistancia Major PCD Amendment - Commercial Core "Five North"

Councilman Shafer,

I hope you are doing well and have adjusted to the new position of Councilman for the Mesquite District in Peoria. As a homeowner in Peoria for over 27 years, I am disappointed with the current development regarding the Five North parcel within Vistancia.

First of all, this amendment calls for an increase in non-luxury dwellings of almost 500% from 400 to 1,900 units in total. This is unacceptable. When I left Fletcher Heights to move to Vistancia, I did so to live by the mountains and desert to get away from the hustle and bustle that had encroached on my home of 20 years. This is going to ruin the standard of living as well as hurt the property values of all the residents in Vistancia. An average rental price of 1,600.00 per month is not a "luxury apartment" and will bring a different type of resident to Vistancia, which we are not interested in attracting.

Secondly, there isn't enough space in the two high schools that service the Mesquite district's higher education as it currently stands. Liberty High School is busting at the seams with a current enrollment of 2,422 students at an open enrollment capacity of 2,109. I do not know what Sunrise Mountain High School's open enrollment capacity is, but at an enrollment of 1,940 it is probably at or above capacity. With these facts, how can we not have a High School built in Vistancia as new homebuilding in the Mystic development is continuing? Where would the children of another 1,500 high density apartment units go to school? (I am well-aware that several PUSD bond issues, which I supported, were voted down). Without a solution to the education problem, you and our City Council should not allow additional housing projects of any kind, and particularly not high density ones.

In conclusion, I am looking to you for help in putting a stop to the unacceptable idea of adding additional apartment housing and students to a neighborhood that doesn't have a solution for secondary education for the students currently living in your district.

Respectfully,

John Drago  
[REDACTED]

## Lorie Dever

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**From:** jonpaul klein [REDACTED]  
**Sent:** Tuesday, May 30, 2023 4:41 PM  
**To:** Lorie Dever  
**Subject:** Commercial core Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I would like to say to no for the rezoning of current plan. We dealt with rezoning with our last house in Peoria with more apartments and while we didn't win it did take longer for them to get approved. And with our concerns with property values going down more crime that did come in. We strongly disagree with the change.

Thank you.

Jon Paul klein  
[REDACTED]  
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

## Lorie Dever

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**From:** Denise McCormick [REDACTED]  
**Sent:** Saturday, May 27, 2023 6:28 AM  
**To:** Lorie Dever  
**Subject:** Zone change in Vistancia

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms. Dever,

As homeowners in Blackstone we are writing to voice our objection to the proposed zone change at Lone Mountain and the I-15 Five North Project.

The approval of high density apartments was not on the plans when we purchased our home. This area has grown so dramatically with the building in the north point area, and in the communities that surround El Mirage and Lone Mountain.

There area not enough schools to handle the influx of students with existing housing. The streets are already crowded during peak commuting times.

Please consider the residents vote when deciding to modify the building plan. We don't want it!

Respectfully,

William & Denise McCormick

Sent from my iPhone

## Lorie Dever

---

**From:** Linda Garcia [REDACTED]  
**Sent:** Thursday, May 25, 2023 11:50 AM  
**To:** Lorie Dever  
**Subject:** Re: FiveNorth

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thank you for responding! I will be sure to be at the meeting and yes, you can use my feedback.

Have a great long weekend!

On Thu, May 25, 2023, 10:49 AM Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)> wrote:

Good Morning Linda,

Have received your email and these comments will be placed into the project folder and will be included into staff's report if/when the project moves forward to the public hearing process.

As we are early stage of the rezoning process, wanted to let you know about the next opportunity for residents to ask questions and voice their concerns. The Applicant will be holding their required Neighborhood Meeting on the following day/time:

**Wednesday June 7th, 2023 at 6:00 pm**

Vistancia Mountain Vista Club Gymnasium

29701 N Sunrise Point Bldg. A, Peoria AZ 85383

With your permission, I will be forwarding your comments to the development team so they are aware of your concerns.

Additionally, the applicant has also set up a proj including the topic of schools within the community. The web address is: <https://zoningvist.com/> You can also sign up to receive project status updates as well.

Once again, thank you the email and your comments have been noted,

Lorie

**Lorie Dever**

Planning Manager

City of Peoria | Planning Development

P: 623-773-5168 | E: [lorie.dever@peoriaaz.gov](mailto:lorie.dever@peoriaaz.gov)

**From:** Linda Garcia [REDACTED]  
**Sent:** Sunday, May 14, 2023 5:48 PM  
**To:** Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)>  
**Subject:** FiveNorth

Hi Lorie! As a resident of Vistancia living very close to the FiveNorth parcels, I was excited to see some movement on the long vacant parcels. With this excitement, however, comes some large concerns, namely the high density housing. I'm sure the developers see TSMC as an opportunity to attract single or smaller families, and as a business decision, that is smart. But those developers don't live here. They don't understand that high density housing is not what this area is made for. The backlash over the height of the assisted living center is still heard, and now I'm hearing something as tall as 8 stories could go in? That is probably the tallest building within miles and miles. It is not at all consistent with any buildings in north Peoria.

Along with the high density housing concern comes the schools. My two children, who will both be at Vistancia Elementary in the fall, will already be squeezed into classrooms. My daughter currently has 35 in her second grade class. THIRTY FIVE! Those kids are in there like sardines. At kindergarten registration, one of the teachers said they had to hire an additional kinder teacher. Where his/her classroom is going to go in that place...maybe convert a bathroom? Lol. They don't have a separate place for PE- indoor PE is on a stage, which is also the same area the kids eat, the same place the kids hold games and plays, and also where the city runs the AMPM program from. THERE IS NO MORE

ROOM. Where my kids are going to go to high school is beyond me. Liberty is so packed that they have staggered start times to try to fit kids in. We have all been complaining about needing a new high school. It seems we need to add elementary to that list too.

Growth cannot be stopped, but to rezone to add even more kids is just irresponsible. I wish the city took up what other cities have done in high growth areas. Every home and commercial sales comes with an impact fee. 20k for every new home sale. The builders figure out how to price it into their product. Does that alone pay for a new school? No, but it doesn't hurt to get the feasibility studies, lot research, and plans started and paid for. Getting more people here and then hoping that's more who will vote for a new bond is also irresponsible. By then, kids are already impacted and you know these projects, especially government ones, take years to come to fruition.

I'm begging you, on this mother's day, to think of the kids and the impact on their education. We love our neighborhood and want space for everyone to enjoy life and thrive.

Linda Garcia

## Lorie Dever

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**From:** Susan Campbell [REDACTED]  
**Sent:** Thursday, May 25, 2023 11:09 AM  
**To:** Lorie Dever  
**Subject:** Zoning change in Vistancia  
**Attachments:** FB\_IMG\_1685037731085.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

As a Vistancia homeowner, I'm opposed to the zoning change request for an ADDITIONAL 1,500 multifamily "diversified" housing. If this goes through, it will irretrievably damage our community as we know it. Crime goes up when you bring in a transient population. Apartments (and other high-density housing types) require more police services, because they have higher call volumes and crime rates, therefore, they cost more. Then there is the issue of the overcrowding we already have at our schools, the traffic, we don't have the infrastructure to accommodate an additional 1,500 apartments.

Thank you,  
Susan Campbell  
[REDACTED]

## Lorie Dever

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**From:** Claudette Moran <[REDACTED]>  
**Sent:** Wednesday, May 24, 2023 10:47 AM  
**To:** Lorie Dever  
**Subject:** Opposed to Five North

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lori - I am opposed to the Five North development and the removal of the golf course - we need a place to recreate and do not need a massive apartment complex. Like others, I feel that adding high-density housing is problematic for a number our reasons in our "planned community." Lack of water, crowded public parks and recreation sites that we don't have enough of, concerns of safety and crime, lack of a high school, congested traffic, no public transportation available in this area and will drop our property values in our neighborhoods. This proposal takes away from the "community" feel of Vistancia with transient housing. Master-planned community goes from "Community" to transient housing. This is not what was anticipated from us home buyers who paid premium prices to live in this luxury area.

Let's respect the community's wishes and not give them away to developers who will be long gone and we will still be here.

John Moran  
[REDACTED]

**From:** [REDACTED]  
**To:** [Brad Shafer](#); [Lorie Dever](#)  
**Subject:** "Five North" amendment  
**Date:** Thursday, May 11, 2023 1:06:26 PM

---

Hi City of Peoria,

As a lifelong North Peoria Resident and a multiple property owner in Vistancia, I am writing you to consider not allowing Five North to be developed as proposed. At this current time we do not have the infrastructure in place to handle the increase in families that this would bring to the north peoria area, specifically schools. The proposed bond does not account for building a high school, and the two public high schools that handle the northern part of the area are at capacity or above capacity in the case of Liberty high school. While I am open to new development, until we address the problems we have with children having access to educational services, we cannot add more people to the mix. That would be very short sighted of us. Additionally, with us now not having paloma park finished, we are lacking the outdoor rec facilities to fully handle this as well.

Once these issues are resolved I would be fully supportive of adding housing, but until then we can not do this.

Thank you

Stephanie Herrick Kays EdD, MSN, FNP-C

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Cc:** [REDACTED]  
**Subject:** 5 North Zoning->No  
**Date:** Monday, May 15, 2023 6:37:52 PM

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Hello! Lorie,

I was told that you are the person to bring up this issue with the 5 North Project. Below is one of a few posts I submitted on Next Door. Others have been getting involved and they are also not happy with what is going on. You will start seeing a lot of resistance

I bought my home in Vistancia 10 years ago, mainly because of the lifestyle and the quality of life out here. Another reason is that I bought in Vistancia is the PUSD has good schools and the schools north of the 101 are even better. Vistancia Elementary School and Liberty High School were rated as a 10 at that time. UNFORTUNATELY, both of these schools and others are OVERCROWDED. The quality of the education is going down. Every election, there is something on there to add additional schools. Each election, this gets defeated. When is Peoria going to build more High Schools, Elementary and Middle Schools? Where are the plans? I do not see any.

Homeowners were told here that 5 North will be closer along the line of a Scottsdale Kierland which is more upscale. This is appropriate with the higher income and median home prices here. People were looking more toward a Trader Joes or a Whole Foods. What is the difference between Fry's and Safeway which will be only a mile apart. Interesting thing to note is that they are both owned by Kroger. If Kroger shuts down Safeway, this will kill that shopping center unless a Whole Foods or Trader Joes replaces them. Homeowners are tired of listening to politicians telling the people that we are going to do this for you like schools, safety, Parks and create a better quality of life. Creating a Higher Density Vistancia will not provide this to the homeowners.

With the Higher Density zoning and with the thousands of new homes ready to be built now and the thousands more to be built...I can see an additional 40,000-50,000 more people in this area. I DO NOT see Vistancia being able to support this and to be able to maintain the present quality of life

I responded to a post on Next Door—>

"I agree with what you say. That area will also create more problems for the Vistancia area with regards to more traffic congestion, lower property values, a more transient population, beauty and quiet of the desert will be limited if not gone entirely. Look at what the builders have done in getting rid of our mountains and desert landscape. There will be water issues as well. I love the fact that the Mayor decided to not do the expansion of Paloma Park (A little sarcasm here) but no problem with adding thousands of other units. I was bracing myself for the 11,000 new homes at North Point and behind Blackstone. Now, you want to add thousands more. I DO NOT SEE HOW THIS BENEFITS THE CURRENT HOMEOWNERS!!"

Thanks,  
Dale

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Apartments  
**Date:** Monday, May 15, 2023 6:32:49 PM

---

John and I are very upset over apartments being planned for Vistancia at Lone Mountain and El Mirage. We moved to this area to be close to my mom as it was supposed to be an upscale area and be developed with that in mind. We need gyms, and restaraunts not apartments and one more automotive shop. Don't turn this into Maryvale, keep some of the west end nice.  
John and Charlene McMillan

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Apartments  
**Date:** Monday, May 15, 2023 3:51:39 PM

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Dear L. Fever, I wanted to make my opinion known regarding any plans for apartments on Lone Mtn and El Mirage. My family has paid huge amounts of money and put up with many inconveniences in order to live in Vistancia. It is a planned luxury community. That is why we have made such sacrifices to buy our home here. We do not want apartments near us!! What good is zoning when developers can come along and do what they want? Please tell me what my family needs to do to fight this. We are not going to stand by and watch our 20 year investment go down the drain. Thank you, Lisa Wildermuth

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Application Vistancia Develome  
**Date:** Monday, May 15, 2023 8:37:20 PM

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Lorie,

Thank you for the notice of development for the Vistancia Planned Community District. I received the application's under review about removing golf courses and increasing dwelling units. It's unfortunate that every available space across this valley has got to be built upon. More concrete, more building, more roads, more stop lights, more of everything. When is it going to be enough. Not sure if your team has taken a drive down Lone Mountain Road before hitting the 303 but the desert landscape is a site to see. I do not support any further commercial building. Less than 6 miles from Vistancia you can find every bit of services needed. Gas stations, multiple stores, coffee shops, restaurants, hardware stores, grocery stores etc.. Why more? Hungry and greedy investors? I think so. I understand areas become "zoned," but I think City of Peoria needs to re-think zoning to preserve the lifestyle of our community. If not, take and look at everything east and south of us and you'll know what's coming. Vistancia will be talked about in the future as, "this place was nice to live in."

By any means, these are not words only for yourself. I know I'm just reading the notice, but I hope I share thoughts of many others who live up here.

Thanks  
Brandon

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Fifth North at Vistancia Application  
**Date:** Friday, May 12, 2023 7:27:06 AM  
**Attachments:** [image.png](#)

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Lorie,

Please pass along.

We are residents of Vistancia and find that the designated "green space" is very important to our environment.

We live behind a green area and get to see how many people make use of these areas. I've also been told that each tree is very important to the environment. The planning that was done prior and grandfathered should stay as originally planned.

We cannot keep letting developers come in and change plans. Today we have so many options on who we use and what we want.

Vistancia layout has been spectacular and we want to keep it that way

Thanks,  
Donna & Geore LeFlore

# Notice of Development Application

The City of Peoria recently mailed a Notice of Development Application to owners of properties located within the required notification area surrounding the 320-acre mixed-use commercial core site called FIVE NORTH at VISTANCIA located south of Lone Mountain Parkway and east of El Mirage Road. If you did not receive it, the development notification is for the major amendment to the Vistancia Planned Community District which consists of two requests including the removal of two potential golf courses and increasing the overall maximum dwelling units from 10,500 to 12,000.

To view application materials, visit the City of Peoria Development and Community Services Building or to provide input or comment contact Lorie Dever, Planning Manager at [Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov) or 623-773-5168.

**APPLICATION UNDER REVIEW**

<p><b>Project Name and Case Number:</b> Vistancia Major PCD Amendment - Commercial Core (Five North) Case Number: 2017-001-01</p> <p><b>Location and Project Size:</b> 17000+ sq ft total area Approximately 400 acres</p> <p><b>Applicant:</b> Lone Mountain Parkway 17000+ sq ft total area</p> <p><b>Project Description:</b></p> <ul style="list-style-type: none"> <li>The 1,700+ acres known as Vistancia were rezoned to Planned Community District (PCD) in 2011 which approved residential land use and development standards for the entire master planned community.</li> <li>Current zoning and other applied to develop a residential area of the site. Some four years a number of amendments to the Vistancia PCD rezoned adjacent area to the east to allow for an adjacent residential area and modification to development standards.</li> <li>As a part of the rezoning amendment, the applicant is seeking to remove two potential golf courses within the east portion of the Lone Mountain Parkway (LMP) area as part of its masterplan which contains building product.</li> <li>Additionally, the applicant wishes to increase the number of multi-family units allowed within the Commercial Core area to 12,000 units in order to provide more diversified housing in support of a vibrant and well-balanced and environmental development within the area and the larger region.</li> </ul>	<p><b>Developer / Case Manager:</b> Application Representative Lorie Dever 623-773-5168 ldever@peoriaaz.gov</p> <p><b>To View Application Materials:</b> Materials may be viewed in person at Development and Community Services Building 1800 N. 10th Avenue Peoria, AZ 85101 Planning Center (1st floor)</p> <p><b>To Provide Input or Comment:</b> Please contact the following staff member: <b>Lorie Dever</b> Planning Manager 623-773-5168 Lorie.Dever@peoriaaz.gov</p>
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Planning and Community Development Department | 1875 N. 10th Avenue, Peoria, AZ 85101 | 623-773-1200

**NOTICE OF DEVELOPMENT APPLICATION**

This notice is being sent to you because you own or represent property located within the required notification area for the following project:

<p><b>Project Name and Location:</b> Vistancia Major PCD Amendment - Commercial Core (Five North) 17000+ sq ft total area Case Type and Case Number Residential / 2017-001-01</p>	 <p style="text-align: right; font-size: small;">See map for more information →</p>
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Planning and Community Development Department | 1875 N. 10th Avenue, Peoria, AZ 85101 | 623-773-1200

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North - Planning - El Mirage and Lone Mountain  
**Date:** Monday, May 15, 2023 2:18:16 PM

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Hi Lorie,

I would like to introduce myself. I live in Blackstone and have seen the recent information on the Five North planning and upcoming improvements to our lovely area. It is exciting and we are looking forward to learning more.

I would like to take this opportunity to voice concerns we have about increasing the overall maximum dwelling units by adding apartments in the North Fine development community. We have seen the road widening to adapt for the Fry's center on El Mirage and Lone Mountain and have noted even with the widening that the road density has not eased backups during peak hours (morning and evenings) causing delays to get on to the 303. At times the back up is all the way to El Mirage and takes 15 mins or more. This is even without the Fry's center being opened. The density of adding even more apartment housing is going to cause exponential congestion in a narrow area, already experiencing delays and we fear that that area particularly is going to force many people to take back options like Vistancia and Jomax now further creating more density in those areas that have no stops or few. We have ourselves taken alternate routes and find people running stops and speeding due to the delays.

I hope with so much open space here in the area that there is alternative space can be an option where we would not load a very small area with more (apartment) housing. We are very concerned as to what this is going to add to the burden of the very small area. We also feel it also takes away from the owner community feel which is why we chose this area north and away from all the congestion of areas like Four Corners. We had not known that this corner of El Mirage and Lone Mountain was going to eventually become a major market center with a current market a block away let alone housing apartments. The area can benefit from some additional retail but more apartments and an increase to existing housing limits will be too much of a burden here and highly undesirable.

I hope my thoughts are valued and if there is a (better) way to log our sentiments, I look forward to your feedback.

Thank you for what you do for our community.

Kind regards,

**Alexandra Boggio**

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North (vistancia)  
**Date:** Monday, May 15, 2023 8:41:22 PM

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Lorie

I've purchased in Vistancia and Blackstone over 12 years ago. This new proposal is not what we expected when we purchased in Peoria. We expected high end infrastructure. I don't support this change. You need to head this off. There's already too many homes for the community roads, trails, etc.

Thanks  
Larry Reiter

Sent from my iPhone

**From:** [REDACTED]  
**To:** [kajones@tblaw.com](mailto:kajones@tblaw.com); Lorie Dever  
**Subject:** Five North Amendment  
**Date:** Monday, May 15, 2023 5:05:26 PM

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Good afternoon,

I would like to express my input regarding the amendment to the Vistancia Planned Community District.

We certainly do not need to have an additional 1500 Multi family units added to this area. The original plan was already adding too many additional dwelling units. This area will be way to congested even with the original plan. Again I say no additional units. The description of “more diversified housing in support of a synergistic mix of employment and commercial use”. Is a nice way for the developers to say “we are greedy” and want more housing units. The original plan was approved for a reason and should remain unchanged.

Thank you

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North at Vistancia  
**Date:** Friday, May 12, 2023 8:28:56 AM

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Lorie,

This is part of the email I received. It lost me at "Diversified housing." It also lost me as a proponent for it with this:

"The development notification is for the major amendment to the Vistancia Planned Community District which consists of two requests including the removal of two potential golf courses and increasing the overall maximum dwelling units from 10,500 to 12,000." This is a part of "Environmentally sensitive building practices"

So let me understand this better. Watering two golf courses is more water and harder on the environment than 12,000 houses? Are you kidding me?

How do we go about fighting this?

Julie

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North High Density Apartments  
**Date:** Friday, May 12, 2023 7:06:29 AM

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Lorie,

I wanted you to know that I am strongly against the developer building any apartments in the area of the Vistancia Commercial Core. We do not have the infrastructure to support this nor do we have the schools to support additional students. Building these apartments will increase the crime rate and add to already congested roadways which will increase the traffic accident rate. I doubt it will matter what existing residents want because money talks and the city of Peoria never met a developer they didn't fall in love with.

Curt Farmer, Village of Vistancia

[Sent from AOL on Android](#)

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North in Vistancia  
**Date:** Monday, May 15, 2023 5:18:00 PM

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Dear Lorie,

I am writing to oppose the rezoning of our Vistancia planned community that will allow 12,000 dwelling units instead of the planned 10,500. We purchased in Vistancia because it is a wonderful, planned community in the suburbs. We did not buy our home here to have the land rezoned to allow for 1500 or 15% more dwelling units built, especially apartment buildings.

This just does not make sense for many reasons. There is no room for an influx of more kids in our schools especially Liberty High School. Home ownership and renting create completely different atmospheres. If they want to build multiunit housing in Vistancia it would be much better with condos which are permanent residents instead of transient residents that comes with apartment leases. Homeowners pay property taxes so condos would bring in more property tax revenue to the area than apartments leases. Apartments would more than likely increase the crime rate in our neighborhood by having transient residents in the apartments. What effect would apartments have on our home values? The traffic will increase making it even more unsafe than it already is. We have had many car/pedestrian/bike accidents some being fatal. Increasing this risk should not be taken lightly.

I would strongly suggest you look at a compromise before rezoning the land set aside for two future golf courses. It seems so extreme to go from two future golf course to 1500 dwelling units with multifamily apartment buildings. If this ends up being the future of the Vistancia area, we will more than relocate elsewhere because it will become too busy and will no longer be the vision that was marketed to us from Vistancia when we purchased our home. Hopefully our house value will not have deflated because of the changes. I appreciate your time in reviewing these changes.

Kind regards,  
Kathi Shelton

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North Project  
**Date:** Monday, May 15, 2023 5:36:02 PM

---

Lori, it was nice discussing this project on the phone with you the other day. After thinking about it I am opposed to removing the 2 possible golf courses and adding 1,500 apartments. There isn't any way that this will benefit the existing citizens of Vistancia. 400 apartments is plenty.

Tom Alberte



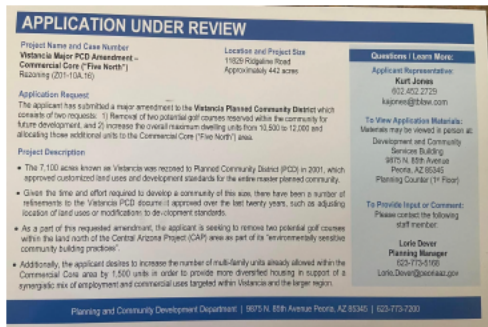
From: [REDACTED]  
To: [Lorie Dever](#)  
Subject: **Five North**  
Date: **Wednesday, May 10, 2023 10:22:05 PM**  
Attachments: [image.png](#)

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Dear Lorie:

Are you aware of the Facebook posts about Five North?

The latest we learned the developer is applying for more residential units.



How do we, the residents of Vistancia petition against this? We do not want nor need additional housing, let alone rental housing. What we want and need is a development like Kierland, Scottsdale Quarter. They have accomplished plenty of higher end retail and still they have apartments. Even something like HighStreet has residential. Or why not something like Desert Ridge or Tempe Marketplace??

Everyone is up in arms that this looks like more apartments and less amenities. We need restaurants, entertainment, better shopping options.

For example, our nearest shopping options which are not great are Lake Pleasant and Happy Valley a fifteen minute drive from where we live in Vistancia.

Shouldn't we the residents and tax payers who support Peoria have a say in what gets built?

Please let me know how to do more and happy to organize a petition from the residents in the area of that is what it will take.

I look forward to your response.

Thank you,

Scott Strelitz

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** FiveNorth  
**Date:** Sunday, May 14, 2023 5:48:08 PM

---

Hi Lorie! As a resident of Vistancia living very close to the FiveNorth parcels, I was excited to see some movement on the long vacant parcels. With this excitement, however, comes some large concerns, namely the high density housing. I'm sure the developers see TSMC as an opportunity to attract single or smaller families, and as a business decision, that is smart. But those developers don't live here. They don't understand that high density housing is not what this area is made for. The backlash over the height of the assisted living center is still heard, and now I'm hearing something as tall as 8 stories could go in? That is probably the tallest building within miles and miles. It is not at all consistent with any buildings in north Peoria.

Along with the high density housing concern comes the schools. My two children, who will both be at Vistancia Elementary in the fall, will already be squeezed into classrooms. My daughter currently has 35 in her second grade class. THIRTY FIVE! Those kids are in there like sardines. At kindergarten registration, one of the teachers said they had to hire an additional kinder teacher. Where his/her classroom is going to go in that place...maybe convert a bathroom? Lol. They don't have a separate place for PE- indoor PE is on a stage, which is also the same area the kids eat, the same place the kids hold games and plays, and also where the city runs the AMPM program from. THERE IS NO MORE ROOM. Where my kids are going to go to high school is beyond me. Liberty is so packed that they have staggered start times to try to fit kids in. We have all been complaining about needing a new high school. It seems we need to add elementary to that list too.

Growth cannot be stopped, but to rezone to add even more kids is just irresponsible. I wish the city took up what other cities have done in high growth areas. Every home and commercial sales comes with an impact fee. 20k for every new home sale. The builders figure out how to price it into their product. Does that alone pay for a new school? No, but it doesn't hurt to get the feasibility studies, lot research, and plans started and paid for. Getting more people here and then hoping that's more who will vote for a new bond is also irresponsible. By then, kids are already impacted and you know these projects, especially government ones, take years to come to fruition.

I'm begging you, on this mother's day, to think of the kids and the impact on their education. We love our neighborhood and want space for everyone to enjoy life and thrive.

Linda Garcia

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Input regarding adding 1,500 housing  
**Date:** Friday, May 12, 2023 11:13:13 AM

---

Just wanted to provide my input regarding the application under review. I'm not in favor of removing the two golf courses nor adding the additional 1,500 units. In this gated community of approximately 56 homeowners I've not received any conversations of support for this modification.

Best regards

Roy

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Date:** Thursday, May 11, 2023 8:45:28 PM

---

We do not want more houses and or condo/apartments in the Vistancia neighborhood. It's too overcrowded already!

Get [Outlook for iOS](#)

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Massive amount of apartments  
**Date:** Monday, May 15, 2023 4:32:17 PM

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This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

People in Vistancia moved out here for a reason.....the quiet beauty of the desert. They are already set to build 1-3 bedroom apartments close to the Trilogy entrance on Vistancia Boulevard. And we have the Acacia Grove townhomes.....

Your plans for constructing 10,000 + apartment homes is really sad and not wanted in our community. Vistancia Blvd. has become a raceway nightmare as it is.

Arizona is facing the southwest drought of water.....with cuts already happening, and I'm sure more to come. Our schools are overcrowded as it is.....with no talk of adding more elementary and high schools in our area. Is your company going to fix any of the problems that "Progress" entails. I surely doubt it.

If you hold a meeting with the residents and actually have the decency to tell us what is actually about to occur in our community , I am sure you will hear plenty about this not being something that all the homeowners want. Crime will increase across the board, streets will become more raceways, schools will buckle under the added population.....and no one out here will be happy campers. But you probably don't live out here....where all of this may affect our home prices as well. Please consider the community that you are getting ready to trample on.

Sincerely,  
Ann Campbell

Sent from my iPad

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Wednesday, May 10, 2023 8:16:40 PM

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A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/10/2023 8:16 PM  
**Response #:** 10  
**Submitter ID:** 72971  
**IP address:** 97.107.206.96  
**Time to complete:** 5 min. , 15 sec.

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### Survey Details

#### Page 1

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**1. Name**

Eric Swarts

**2. Phone Number**

**3. Email Address**

**4. Project Name**

Five North

**5. Project Case Number**

Not answered

**6. Project Location**

Vistancia

**7. Please provide your feedback on this project:**

We are absolutely excited about the prospects of building additional commercial and mixed use space. My ask is that the zoning that had been proposed years ago for Vistancia commercial core which included land for a high school and higher education be preserved. It is imperative that our community build more education infrastructure for our growing city, while that is not the city's responsibility we shouldn't make that process harder if not impossible for the school district.

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Wednesday, May 10, 2023 4:18:23 PM

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A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/10/2023 4:18 PM  
**Response #:** 9  
**Submitter ID:** 72962  
**IP address:** 97.107.204.250  
**Time to complete:** 9 min. , 35 sec.

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### Survey Details

#### Page 1

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**1. Name**

Tammy Henry

**2. Phone Number**

**3. Email Address**

**4. Project Name**

Vistancia Major PCD Amendment - Commercial Core ("Five North")

**5. Project Case Number**

Not answered

**6. Project Location**

Not answered

**7. Please provide your feedback on this project:**

My family moved out to Vistancia in 2014. We moved way out here to get out of the congestion and into a planned community knowing what the future held for expansion in the long term. Our families enjoy the outdoors; hiking, biking, and utilizing the park is a daily event. I would like clarification of environmentally sensitive community building - does this mean they are looking for a loophole to build on land that should be preserved? I would now like to research how much of the community plan consisted of preserved space?

We have already been witness to the destruction of the landmark, white mountain, to make way to

expansion. I didn't know it would be this easy for developers to come in and change it up and destroy natural beauty for economical growth.

With regard to schools, I have a son as well as other friends that already have high school age children. Liberty is already impacted. What about a high school in lieu of a golf course? Demographics are leading that is who is moving into this area. So I understand that this is no longer considered more of a retirement community than in years past. I also understand that golf courses do not lend themselves to serve a limited populations that move here for the amenities (golf courses) requiring an ongoing consumption of water. Again, an advocate for a High school in lieu of another golf course.

Crime, vandalism, accidents and lack of pride in community beatification seems to be more prevalent. Multi-family units are predominantly intended for more transient type of living; Vistancia is a planned "community". \* This standpoint is my perception as I will need to do the hard analysis to make this a true argument.

Bottom line - I am opposed to taking more of our precious open space to facilitate more multi-family units as I don't see this as a refinement to our community.

Thank you,  
**City of Peoria**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Wednesday, May 10, 2023 2:38:37 PM

---

A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/10/2023 2:38 PM  
**Response #:** 7  
**Submitter ID:** 72953  
**IP address:** 38.9.225.193  
**Time to complete:** 15 min. , 56 sec.

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### Survey Details

#### Page 1

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1. Krista Myers

2. **Phone Number**

3. **Email Address**

4. **Project Name**

Vistancia Major PCD amendment

5. **Project Case Number**

Z01-10a .16

6. **Project Location**

11829 Ridgeline road. Vistancia

7. **Please provide your feedback on this project:**

100% against this project!

The local schools are already filled to max or above capacity the last thing this area needs is more housing. We moved to area because it wasn't the city, we love the beautiful natural scenery and access to leisure activities and developers are trying very hard to destroy it.

I'm very concerned about removing planned golf courses for Im assuming more homes. I think more clarification on environmentally sensitive community building practices would be helpful....

Does that mean the developers are looking for "loopholes" to build in areas that should be preserved? I'm absolutely against this!

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Wednesday, May 10, 2023 2:21:37 PM

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**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/10/2023 2:21 PM  
**Response #:** 6  
**Submitter ID:** 72950  
**IP address:** 160.34.115.85

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### Survey Details

#### Page 1

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**1. Name**

Amelia Cade

**2. Phone Number**

[REDACTED]

**3. Email Address**

[REDACTED]

**4. Project Name**

Vistancia Major PPCD Amendment Commercial COre ("Five North")

**5. Project Case Number**

Z01-10A.16

**6. Project Location**

Vistancia

**7. Please provide your feedback on this project:**

I have lived in Vistancia for 6 years. I have seen this area grow tremendously. Mostly good. However, with the new Rezoning (Z01-10A. 16) this would be detrimental to our community. Vistancia does not want multi family housing and removing golf courses and bringing in an airport. The traffic is already a problem. Making new roads will just make more traffic. The beauty of the Mountains have been degraded by building more homes. The mountains are half the size they used to be. There are no plans currently for schools as they are already over crowded. We moved here because it is not a big city. It is more rural like. Please stop making it into a huge city. I will provide tens of thousands of signatures that do not want this removal of

golf courses, 12,000 new dwellings especially apartments and an airport. Please take this under advisement.

Thank you,  
**City of Peoria**

---

**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Saturday, May 13, 2023 8:30:16 AM

---

A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/13/2023 8:29 AM  
**Response #:** 12  
**Submitter ID:** 73033  
**IP address:** 2600:8800:5120:a500:fcfa:6692:a888:357b  
**Time to complete:** 5 min. , 9 sec.

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### Survey Details

#### Page 1

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**1. Name**

Beth Neel

**2. Phone Number**

**3. Email Address**

**4. Project Name**

Vistancia Five North

**5. Project Case Number**

Not answered

**6. Project Location**

Vistancia

**7. Please provide your feedback on this project:**

I strongly oppose the multi-family housing units! This change from golf courses to multi family is a destruction of the nature and open space in this community. Water use, traffic, destruction of open space, destruction of wildlife space are all opposition points.  
We DO NOT WANT THIS!

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Thursday, May 11, 2023 9:26:10 AM

---

A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/11/2023 9:26 AM  
**Response #:** 11  
**Submitter ID:** 72984  
**IP address:** 2607:fb90:2d92:6096:f882:5b07:c2bf:699a  
**Time to complete:** 4 min. , 18 sec.

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### Survey Details

#### Page 1

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**1. Name**

Susan Hewitt

**2. Phone Number**

**3. Email Address**

**4. Project Name**

Vistancia Major PCD Amendment - Commercial Core ("Five North")

**5. Project Case Number**

(Z01-10A.16)

**6. Project Location**

11829 Ridgeline Road

**7. Please provide your feedback on this project:**

I do not support this proposal. We need less multi family projects and we need a high school instead. This is destroying Vistancia

Thank you,

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Opposal to amendment!  
**Date:** Wednesday, May 10, 2023 3:44:03 PM  
**Attachments:** [image.png](#)

**APPLICATION UNDER REVIEW**

**Project Name and Case Number**  
Vistancia Major PCD Amendment – Commercial Core ("Five North") Rezoning (Z01-10A.16)

**Location and Project Size**  
11829 Ridgeline Road  
Approximately 442 acres

**Questions / Learn More:**  
**Applicant Representative:**  
Kurt Jones  
602.452.2729  
kajones@tblaw.com

**To View Application Materials:**  
Materials may be viewed in person at:  
Development and Community Services Building  
9875 N. 85th Avenue  
Peoria, AZ 85345  
Planning Counter (1<sup>st</sup> Floor)

**To Provide Input or Comment:**  
Please contact the following staff member:  
**Lorie Dever**  
Planning Manager  
623-773-5168  
Lorie.Dever@peoriaaz.gov

**Application Request**  
The applicant has submitted a major amendment to the **Vistancia Planned Community District** which consists of two requests: 1) Removal of two potential golf courses reserved within the community for future development, and 2) increase the overall maximum dwelling units from 10,500 to 12,000 and allocating those additional units to the Commercial Core ("Five North") area.

**Project Description**

- The 7,100 acres known as Vistancia was rezoned to Planned Community District (PCD) in 2001, which approved customized land uses and development standards for the entire master planned community.
- Given the time and effort required to develop a community of this size, there have been a number of refinements to the Vistancia PCD document approved over the last twenty years, such as adjusting location of land uses or modifications to development standards.
- As a part of this requested amendment, the applicant is seeking to remove two potential golf courses within the land north of the Central Arizona Project (CAP) area as part of its "environmentally sensitive community building practices".
- Additionally, the applicant desires to increase the number of multi-family units already allowed within the Commercial Core area by 1,500 units in order to provide more diversified housing in support of a synergistic mix of employment and commercial uses targeted within Vistancia and the larger region.

Planning and Community Development Department | 9875 N. 85th Avenue Peoria, AZ 85345 | 623-773-7200

This is so unfair & not what residents signed up for when they bought here!  
These developers are ruining Vistancia & the City of Peoria is allowing it!

I bought here to get away from the crazy traffic & over population when I moved from NY.  
Now because greed has come into play... what was promised is being renegeed on!  
Just because an applicant has submitted a "MAJOR AMENDMENT" doesn't mean it has to be approved!

I'd rather look at pretty golf courses!

It's amazing how we have to follow the rules & laws & HOA rules to get something as simple as a freaking screen door put on my home....BUT these big money developers get to ruin where we live because they decided it's time to cash in & make more money & WE SUFFER!

We are already overpopulated! And the amount of accidents (people here are speeders) & people getting hit by cars is beyond ridiculous...but yea let more people up here & add to the madness! What was once a nice peaceful quiet area is being ruined & it's upsetting!

Very very disappointed!  
Deborah & Edward Fantine

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Oppose the addition of apartments to Vistancia's master plan.  
**Date:** Monday, May 15, 2023 7:12:22 PM

---

Lorie,

Please convey our strong opposition to the addition of apartments to the retail and commercial space zoned for Vistancia. We chose this community for what it originally offered in the master plan. Allowing these changes will change the essence of the community. We will watch to see if our representatives listen to their constituents or not.

Thank you,  
Valerie and Tom Venere  
Blackstone residents

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Opposition to massive apt complex at Five North  
**Date:** Monday, May 15, 2023 6:14:09 PM

---

Hello Ms. Dever,

I am writing to you to express my opposition to the massive amounts of apartment units planned for the intersection of El Mirage and Lone Mountain Parkway as well as the proposed removal of two golf courses.

High density housing is problematic for a number our reasons in our “planned community.” Lack of water, crowded public parks and recreation sites that we don’t have enough of, concerns of safety and crime, lack of a high school, congested traffic, no public transportation available in this area and it will drop our property values in our neighborhoods. This proposal takes away from the “community” feel of Vistancia with transient housing. Master planned community goes from “Community” to transient housing.

I look forward to your response. Thank you for listening.

Regards,  
Bridget Benedetti

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** PCD Commercial Core  
**Date:** Tuesday, May 9, 2023 6:18:54 PM

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This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Lorie, what would this development look like? Where will the Multifamily homes go? Will they be condos or apts?

We live in a nice quiet place right. Ow and this development seems way over the top.

Tom Alberte

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Rezoning Application Z01-10A.16 Vistancia Majro PCD Amendment - Commercial Core (Five North)  
**Date:** Wednesday, May 10, 2023 3:29:18 PM

---

Hi Lorie,

I hope you are well.

I just saw the application that is under review for "FIVE NORTH" and Vistancia. So exciting if done properly. But as it reads, it's leaves to much to chance. And as we have seen, that chance has really been a disappointment in the services provided to our community. Dining local to Vistancia? We have V's (often 2 - 2.5 hours wait on the weekend), The Twisted Turtle and Stevie Pizza. Meals outside of that must be found at the 4 corners, and quality meals must be found even farther away in Scottsdale, High Street, Kierland Commons, DC Ranch or downtown phoenix. The income level is reported to be 160k or higher on average/median. And I believe it. Yet, we have little to no quality retail serving us. Just strip malls.

I live in Vistancia, and love Vistancia. And while I know change is the only constant, I also know that our government representatives are supposed to represent us, the community. And not developers. I also understand that there is a partnership between the three. Our government, Our developers, and Your constituents.

I understand that Mark Hammons, is looking to develop the area near 11829 Ridgeline Road. While I am excited about this, I am very, very concerned that we're leading with 1,500 apartments, and no regulations and requirements for the development to continue to expand our options and value in our community. As it stands, this amendment will destroy property values, as mass apartments do, with no guarantee or promise for the amenities that this under served community needs. Heck, Bourbon and Bones is so confident in the area being under served, that they placed themselves in a horrible location because they are confident in that assessment. And I will be patronizing them.

I encourage you to look this over carefully, and take the stance of. Yes - we want to work with the developer, but we also want to make sure that the development IMPROVES the quality of life and value in Vistancia. As it reads, this just opens the door for apartments and nothing else and I cannot get behind it.

I CAN get behind an amendment that secures promises of value, and quality for this area. Removing 2 golf courses, adding 1,500 apartments (about 4,500 people, and upwards of 4,000 cars), with no language addressing offices, education, or retail space is literally opening the community up for the worst of outcomes.

I have spoke with Mark, and he assures me that his desire is to mix this development with large amounts of retail space, walking trails, parks, and other amenities. So it seems to me that getting that in writing, with restrictions should be fairly simple.

Thank you for your time and consideration. I hope you do not approve it as written below.  
A Carte Blanche 1,500 apartment complex with no requirements for Parks, Trails,  
Landscaping, Retail, Community Amenities, etc...

All the best,

Kevin Hill  
Resident, and Fan of Vistancia.  
Active Voter, Business owner, and communicator



**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** The Five North development  
**Date:** Monday, May 15, 2023 4:27:10 PM

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**Patrick and Ramona Findley**

[REDACTED]

[REDACTED]

[REDACTED]

May 15, 2023

RE: Apartment at the Five North in Vistancia

Ms. Lorie Dever:

I am writing this correspondence to express my opposition to the proposed change of plans project known as "Five North" here in Vistancia.

I understand that the developers want to increase the overall maximum dwelling units from 10,500 to 12,000 with massive apartments being built. In addition, they want to also remove the two proposed golf courses.

Adding high density housing is problematic for a number our reasons in our “planned community.” Lack of water, crowded public parks and recreation sites that we don’t have enough of, concerns of safety and crime, lack of a high school, congested traffic, no public transportation available in this area and it will drop our property values in our neighborhoods.

This proposal takes away from the “community” feel of Vistancia by adding this transient housing. Our Master Planned Community will go from a luxury bedroom community to a congested community filled with people who have no stake here. This is not what was anticipated from us home buyers who paid premium prices to live in this luxury area and now are seeing unwanted attempts to develop it into a nightmare.

I am also on the Board of Directors here at Blackstone and we are being inundated with calls from our members who are opposed to these apartments. We are in the process of gathering their positions on this matter and encouraging them to make you aware of their concerns.

If you have any questions or need additional information, please contact me at

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Patrick Findley

HOA Secretary

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia commercial expansion  
**Date:** Friday, May 12, 2023 5:25:42 PM

---

Hi Lorie,

I am writing it as a concerned member of the Vistancia community. As we had been talking for years, we were expecting high end, non-chain restaurants, no strip malls, and definitely no apartments, especially section 8.

Considering that the houses in the Immediate area run easily up to \$2 million, that is not what we would expect in our neighborhood. We are trying to increase the value of Vistancia , make it more like Scottsdale, not decrease it to make it more like the rest of Peoria or Glendale. Let's stand out, let's be different, let's do what's right for all of our neighbors. The lack of diverse restaurants and shops is why people don't live in Peoria. People always say it's too far from "everything ". Unfortunately, it's true, I drive to Scottsdale almost every day for something that we can't get in our area. Please help make this change. They choose to go to Scottsdale instead. We need to make that change. Put Vistancia on the map.

Cheers,

Haley Bevacqua

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia Major PCD Amendment – Commercial Core (“Five North”) Rezoning (Z01-10A.16) 11829 Ridgeline Road  
**Date:** Sunday, May 14, 2023 3:45:54 PM

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Lori Dever

Thank you for the information on Vistancia Major PCD Amendment – Commercial Core (“Five North”) Rezoning (Z01-10A.16) 11829 Ridgeline Road. I realize this has been in the proposal stages for several years. Originally, residents were told this development would be “like Kierland Commons.” The redesign has already resulted in something quite different.

We attended the information meeting held in Vistancia, on Monday, May 1<sup>st</sup> the atmosphere was unwelcoming; as it was not an informational meeting, but rather one that had a pre-determined agenda. No seating, no presentation, and no Q&A.

On the Nextdoor community website a resident commented that at the meeting the mayor indicated it would be like Kierland Commons. This statement could be true if one was only discussing aesthetics. However, as we learned during discussion with developer representatives at the meeting, it was not going to be like Kierland Commons regarding retail and restaurants. We were told that our demographic would not attract similar restaurants or retail similar to those in Scottsdale; and we also did not have the demographic for upper scale condos (even though the community has many upper scale homes). Commons.

Presently, we do have the demographic to attract retail and dining similar to Kierland Commons. Vistancia has excellent demographics. However, the developer is changing the demographic by the concept.

REZONING is always a red flag for a community. Removing golf courses and amending residential areas to high density will decrease property values as opposed to increasing property values. A developer

should not be allowed to control the future value of a community.

Increased high density housing (as there are already plans for some high density) will further burden the ever-increasing population at schools in Vistancia (as there are many new homes and communities already been built).

This development has become one for the developer and not the residents. The City of Peoria has kept residents uninformed. We have not seen any information posted or put up in the area about rezoning and meetings residents can attend. I am not sure if there has ever been any forum for public input regarding any of the development phases if there have been such forums they have not been widely promoted.

Please allow our community to have a voice. Currently, because these amendments and proposals have not been adequately presented to the community, we are at a loss for input. Sometimes rezoning just should not be allowed when it is not in the community's best interest. It is obvious this development has moved forward with various changes in design not suited for the community since the community has basically been kept in the dark.

I would request information on any forums that may be scheduled. Also, is the City Council forum open to residents when this amendment is reviewed.

Thank you.

Carolyn M. Brown [REDACTED]

John Belton Brown III  
[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia Major PCD Amendment – Commercial Core (“Five North”) Rezoning (Z01-10A.16)  
**Date:** Friday, May 12, 2023 8:55:14 AM

---

Hi,

As a homeowner in Trilogy, Vistancia, I am opposed to removing large swaths of green, (golf courses), and in increasing the housing density by 1500 homes. We could use a large community park(s), where the golf courses were planned to keep "green" areas for all community use, and to increase density would not be in the context of the Vistancia home owners who have already purchased here. We all want to have this area remain as open and inviting as possible. To reduce open green areas and increase density of housing, detracts from the vision of Vistancia.

Thank you

Tom Bretz

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia Major PCD Amendment  
**Date:** Friday, May 12, 2023 6:44:23 AM

---

Please do not approve the increase in housing for this area. Presently our schools and roads are over burdened with the present population. Apartments in this area will only increase the present traffic problems. The schools can't handle the children they have now

Please do not approve this.

Debbie Farmer

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia Major PCG Amendment (Z01-10A.16)  
**Date:** Wednesday, May 10, 2023 1:08:17 PM

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Ms. Dever,

I received notification of the Application Under Review for the zoning changes to the “Five North” area in Vistancia. In the description there is a reference to adding an additional 1,500 units to “provide more diversified housing.” Can you elaborate and possibly tell me where I can see the schematics/architecture for this housing project? Also, “Five North” contains a parcel on the North East corner of El Mirage and Lone Mountain Roads, can you tell me or direct me to what was supposed to go there before this application and now subsequently?

Thank you for your time,

John Drago

[REDACTED]

Sent from [Mail](#) for Windows

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia notice of development application  
**Date:** Thursday, May 11, 2023 8:10:40 PM

---

Hello,

I own a home in Northpointe at Vistancia and was advised of a "Notice of Development Application" that potentially affects where I live. Can you send the application material so I can get a better understanding of the potential changes?

Thanks!

Dan Muzich  
[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Vistancia PCD Amendment  
**Date:** Wednesday, May 10, 2023 10:13:22 AM

---

Hello Lorie,

I live in Vistancia and received the notification of the proposed changes. Can you please provide clarification on two issues:

First, the proposal is seeking to remove two golf courses as part of "environmentally sensitive community building practices". Can you supply a definition of what that means?

Second, there is a request to increase the number of multi-family units from 10,500 to 12,000. Can you provide what type of units are being proposed? Are they condominium units? Apartment complexes? Are any federal government agencies involved, including but not exclusively the U.S. Department of Housing and Urban Development?

Thank you in advance,

Steve Salerno

## Lorie Dever

---

**From:** Diane Russell [REDACTED]  
**Sent:** Wednesday, May 17, 2023 5:02 PM  
**To:** Lorie Dever  
**Subject:** Apartment Project at El Mirage and Lone Mountain

Lorie:

As a concerned citizen following the growth in our Trilogy Vistancia neighborhood, we are concerned learning a plan to construct more maximum density units in the “five North” project.

The idea of adding apartments and possibly removing proposed golf courses is against the “community” plan for growth. Concerns arise with the added need for water, schools and recreational sites. The existing growth has already created traffic challenges.

The Vistancia community theme would be eliminated by transient housing. We left a community in California aiming to live in an upscale retirement community and we have watched growth all around us.

Thank you,  
Diane and Fred Russell  
Trilogy Vistancia Residents

## Lorie Dever

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**From:** Mike Parkinson [REDACTED]  
**Sent:** Wednesday, May 17, 2023 3:03 PM  
**To:** Plan Peoria AZ; Lorie Dever  
**Cc:** 'JoAnne Parkinson'; 'Lane Gidney'; 'Anna Gidney'  
**Subject:** Five North Development Project

Dear Lorie Dever

I am writing to express our concern and disapproval of the private development project at El Mirage and Lone Mountain Road and the negative impact it will have on the Vistancia, Trilogy and Blackstone communities. This development calls for 12,000 multi-family, high density housing units (my gosh, that could be as many as 20,000 people). This will cause massive traffic problems, severe resource issues (water, transportation), over-crowded parks and rec sites, increased crime (we are seeing way too much of that now in our beautiful neighborhoods), decreased property values and safety concerns. I assure you, we will gather the masses in an effort to shut down this project. We know the land is valuable to the city, but there are far better uses for it than a bunch of apartment units...such as restaurants, more shopping, more family style parks and rec (golf courses, tennis, pickleball courts), etc, schools and low-density commercial. Please record us on the "DON'T DO IT SIDE OF THIS DEVELOPMENT."

Thank you,  
Mike & JoAnne Parkinson

[REDACTED]

## Lorie Dever

---

**From:** Mireille Gitskin [REDACTED]  
**Sent:** Wednesday, May 17, 2023 3:00 PM  
**To:** Lorie Dever  
**Subject:** Against Multi Unit Rental Apartments in Vistancia

Hello,

I'm sure you have received a number of emails regarding the the proposed multi unit rental apartments in the Vistancia Planned Community District / Five North.

I am adding my name to my neighbors who strongly oppose any expansion of permitted rental apartments in Vistancia. I would hope that, at minimum, any multi unit dwellings in Vistancia would be luxury condominiums.

My husband and I chose Blackstone at Vistancia to live after we moved from the densely populated and high crime city of Chicago. Part of our decision to live in Blackstone included the fact that we would not live in an environment that was conducive to crime, overcrowding, traffic, and susceptible to lowering property values.

Vistancia is a jewel and is well known as a community of high standards, income, education and stability. Multi unit rental dwellings within our community would forever change that well earned reputation, and therefore have the effect of many homeowners selling up and leaving the community to eventual degradation and demise. Further, it does not seem that Vistancia has the infrastructure to handle densely populated housing, including the fact that there is a shortage of schools for the existing children.

I hope that the wishes of the existing homeowners are taken into consideration, as this type of change would only enhance the happiness of the developers and leave Vistancia in the trash.

Thank you for your time and consideration.

Mireille Gitskin

--

Mireille Swain Gitskin

**Lorie Dever**

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**From:** Haylie [REDACTED]  
**Sent:** Wednesday, May 17, 2023 12:41 PM  
**To:** Lorie Dever  
**Subject:** Five North plan is ridiculous

What you're doing is completely reckless and you have no thought to the people living in this area. SHAME ON YOU. You know the effects it will have on our community. All you care about is more money in your pocket. IM AGAINST THIS PROJECT

## Lorie Dever

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**From:** Michelle Brown [REDACTED]  
**Sent:** Tuesday, May 16, 2023 6:33 PM  
**To:** Lorie Dever  
**Subject:** Apartments near 163rd

We already have too much traffic in this area. If you add apartments the fire department will never get to me in time. They have saved me 28 times in the past 10 years when seizures stopped my breathing. They can get to me, 1 mile away in less than 5 minutes. If 163rd gets too congested they will never get to me in time. Your apartments will kill me and they will kill me quick. I am only 47, I would rather not check out yet.

[REDACTED]  
Please don't approve it just because campaign funding wants it. Listen to the people.  
Michelle Brown  
[REDACTED]

## Lorie Dever

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**From:** Steve Spiva [REDACTED]  
**Sent:** Wednesday, May 17, 2023 9:51 AM  
**To:** Lorie Dever  
**Subject:** 5 North Development Concerns

Lorie,

Thanks for taking the time to read my email. I live in Trilogy at Vistancia. I am very excited about the development coming to our area. I remember filling out the survey when it came out.

I am concerned about the new proposal to build additional high-density housing. That request does not match my expectations. It will drive up the traffic and I don't see enough additional schools and open space to support that level of development.

I am supportive of not building more golf courses that will use even more water, but I do not support adding more housing. I'd rather see schools and trails.

Please consider rejecting the request for more high-density housing.

Steve R Spiva

## Lorie Dever

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**From:** Laurie [REDACTED]  
**Sent:** Wednesday, May 17, 2023 9:07 AM  
**To:** Lorie Dever  
**Subject:** Five North in Vistancia

We ate NOT in favor of increasing the apartments to 12,500 units and removing the two golf courses.

Frank and Laurie Heeley

Sent from my iPhone

## Lorie Dever

---

**From:** mitch mandell [REDACTED]  
**Sent:** Wednesday, May 17, 2023 9:04 AM  
**To:** Lorie Dever  
**Subject:** Five north

I oppose the 5North development of condos and additional homes at Lone Mountain and El Mirage.

Mitch Mandell  
[REDACTED]

## Lorie Dever

---

**From:** Scott McAlister [REDACTED]  
**Sent:** Wednesday, May 17, 2023 9:06 AM  
**To:** Lorie Dever  
**Subject:** Five North

Lorie, it is my understanding that you are the person local residents should contact to voice their concerns about the development at Five North, location El Mirage and Lone Mountain.

My wife and I bought into the Blackstone community about 4 years ago. I was convinced by the sales people at David Weekly and others that lived in the area, that a high end retail and restaurant area was coming. It was a great time to buy a home in Vistancia and be part of the upscale growth.

My wife and I went to the recent planning meeting at Vistancia Community center to listen to the Five North team present the upcoming development plans. We had the opportunity to see the design layout and ask questions. I heard multiple times from the presenters that the vision of the area was to mirror Kierland Commons. My wife and I were excited. Then we saw the area map and realized, the vision and reality of what was presented were worlds apart.

For starters the premier spot on the corner was given to a Kroger format that sells clothing in the center of the store. The grocery format also includes a gas station. We already have a grocery store 3 blocks away with a gas station across the street. There is not a customer that shops in Kierland that buys their clothes in a grocery store. What we needed was an upscale store similar to an AJ's. Next, surrounding the very small retail/restaurant area is 1500 high density multi family apartments. This is wrong on so many levels! Again I ask, where is the Kierland results?

We were looking for a destination area that we could locally shop and dine at instead of always driving 20 to 30 minutes away. The way this area is currently planned out is now a negative to the community. Obviously whoever is planning this doesn't know what the current residents are looking for or they don't care.

The residents were all asked a couple of years ago to complete a survey of what we were looking for in the open development space. Everyone I talked to was looking for the same result. A high end destination area to shop and eat. I don't believe a single person asked for an apartment complex. This feels like, the people at Five North really do not care about the residents of the area.

I believe there should be a town meeting so the residents can tell the developer what they think of the current plan.

Thanks, Scott  
[REDACTED]

## Lorie Dever

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**From:** Mike Ellis [REDACTED]  
**Sent:** Wednesday, May 17, 2023 8:13 AM  
**To:** Lorie Dever  
**Subject:** Five North Project

I am against the addition of the proposed addition of apartments being built in the Vistancia area due to the water requirements it will bring and the additional traffic.

Mike Ellis

Sent from [Mail](#) for Windows

## Lorie Dever

---

**From:** Daniel Murillo  
**Sent:** Wednesday, May 17, 2023 8:07 AM  
**To:** Lorie Dever  
**Subject:** FW: Proposed 5 North Project changes

**From:** [REDACTED]  
**Sent:** Tuesday, May 16, 2023 2:17:22 PM  
**To:** Brad Shafer <[Brad.shafer@peoriaaz.gov](mailto:Brad.shafer@peoriaaz.gov)>  
**Subject:** Proposed 5 North Project changes

To Representative Shafer

I am writing to express my strong opposition to the proposed zoning change that will allow construction of high-density apartments in the 5 North Project. This zoning change will have negative impacts on the quality of life, property values, traffic, environment, and public services in our neighborhood.

Our Master Planned Vistancia community was designed with low density residential zoning to preserve the natural beauty, open space, and tranquility of the area. We chose to live here because of these features, and we have invested in our homes and properties accordingly. The proposed zoning change will undermine the original vision and character of our community by allowing high density housing that is incompatible with the existing landscape and infrastructure.

High density housing will increase the population density, traffic congestion, noise, pollution, and demand for public services in our area. There are legitimate concerns for safety and crime, lack of a high school, and no public transportation available in this area. This will degrade the livability and safety of our neighborhood, as

well as the value of our homes. High density housing will also encroach on the natural habitats and wildlife corridors that are essential for the ecological health and diversity of our region.

We urge you to reject the proposed zoning change and respect the wishes of the residents who live in our master planned community. We value our quality of life and our environment, and we do not want to see them compromised by the addition of high-density apartments. Please protect our neighborhood and uphold the original zoning plan that we agreed to when we moved here.

John Squires, MD  
[REDACTED]

## Lorie Dever

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**From:** Kirk Anderson [REDACTED]  
**Sent:** Wednesday, May 17, 2023 7:57 AM  
**To:** Lorie Dever  
**Cc:** 'molly anderson'; [REDACTED]  
**Subject:** Five North

Lorie,

Respectfully, please do not advance or approve any high density housing in the Vistancia Master Planned Community. We have been here since day 1 and would never have bought in this Community if this was part of the Original "Plan", and it wasn't. What happened to the High School (that we so desperately need) that was on the Original "Plan"? What happened to the additional Golf Course that was part of the Original Plan? Do not turn our beloved village Community into a Transient one.....

Kirk & Molly Anderson (The Cliffs)

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## Lorie Dever

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**From:** Neil Widlak [REDACTED]  
**Sent:** Wednesday, May 17, 2023 7:18 AM  
**To:** Lorie Dever  
**Subject:** I SAY "NO" to proposed high density apartments in Peoria

The proposed high density apartments 5 North, Peoria is absolutely absurd and inconsistent with the needs of the existing community. Show us the market study that supports building these high density apartments in our community.

Sincerely,

Neil Widlak

## Lorie Dever

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**From:** Trudy Widlak [REDACTED]  
**Sent:** Wednesday, May 17, 2023 7:17 AM  
**To:** Lorie Dever  
**Subject:** I SAY "NO" to proposed high density apartments in Peoria

The proposed high density apartments 5 North, Peoria is absolutely absurd and inconsistent with the needs of the existing community. Show us the market study that supports building these high density apartments in our community.

Sincerely,

Trudy Widlak

## Lorie Dever

---

**From:** Ann Campbell [REDACTED]  
**Sent:** Tuesday, May 16, 2023 9:59 PM  
**To:** Lorie Dever  
**Subject:** Re: Massive amount of apartments

> On May 15, 2023, at 4:31 PM, Ann Campbell [REDACTED] wrote:

>

>

> People in Vistancia moved out here for a reason.....the quiet beauty of the desert. They are already set to build 1-3 bedroom apartments close to the Trilogy entrance on Vistancia Boulevard. And we have the Acacia Grove townhomes.....

> Your plans for constructing 10,000 + apartment homes is really sad and not wanted in our community. Vistancia Blvd. has become a raceway nightmare as it is.

> Arizona is facing the southwest drought of water.....with cuts already happening, and I'm sure more to come. Our schools are overcrowded as it is.....with no talk of adding more elementary and high schools in our area. Is your company going to fix any of the problems that "Progress" entails. I surely doubt it.

> If you hold a meeting with the residents and actually have the decency to tell us what is actually about to occur in our community, I am sure you will hear plenty about this not being something that all the homeowners want. Crime will increase across the board, streets will become more raceways, schools will buckle under the added population.....and no one out here will be happy campers. But you probably don't live out here....where all of this may affect our home prices as well. Please consider the community that you are getting ready to trample on.

> Sincerely,

> Ann Campbell

>

> Sent from my iPad

**Lorie Dever**

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**From:** jeff travis [REDACTED]  
**Sent:** Tuesday, May 16, 2023 9:00 PM  
**To:** Lorie Dever  
**Subject:** Commercial Core(North 5)

Hey a great service to this community with the new development of services and small businesses. But the additional high density housing units will not add to that service, so I firmly oppose that planning request.

Jeff Travis

Vistancia

## Lorie Dever

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**From:** Wendie Horowitz [REDACTED]  
**Sent:** Tuesday, May 16, 2023 7:36 PM  
**To:** Lorie Dever  
**Subject:** Housing.

We are totally opposed to the proposal for additional apartments near El Mirage and Lone Mountain. We have paid a lot to be in Trilogy at Vistancia and feel that our property values and our resources will be in jeopardy.

Please consider the voices of the people who have been living here for many years. We have been in Trilogy for 17 years and like our surroundings and don't want it to turn into a crowded city. We don't need any more traffic or congestion in our neighborhood.

We are very upset with this proposal and disagree vehemently.

Sincerely,

David and Wendie and David Horowitz

Sent from my iPhone

## Lorie Dever

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**From:** Matt Ditty [REDACTED]  
**Sent:** Tuesday, May 16, 2023 6:48 PM  
**To:** Lorie Dever  
**Subject:** Vistancia 5 North expansion

Lorie, I am writing to you in objection of the proposed expansion of this area of NW Peoria. We moved here 15 years ago for the quiet open desert, master planned luxury community that Vistancia was intended to be. The planned expansion is bad enough as is already. The proposed addition of more apartment homes to the plan makes it even worse! There are no schools to support the families here already. Traffic has become a problem up here that never existed and crime has continued to increase steadily. The Acacia Grove neighborhood in Vistancia is a prime example of what a rental community eventually becomes.....a temporary haven for short term transplants and low income residents who typically detract from the overall aesthetic of a once coveted area. Quite simply put we loved it here for a long time but unfortunately the greedy out of state developers and local government officials are destroying it fast. It would be nice to have representation in offices like yours of people who aspire to create what their residents want vs growing an area to create unnecessary commerce and generate additional taxes for the city. No California 2.0 please!

Sincerely,  
Matthew Ditty

## Lorie Dever

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**From:** Jack Watkins [REDACTED]  
**Sent:** Tuesday, May 16, 2023 6:13 PM  
**To:** Lorie Dever  
**Subject:** Five North

Good evening, Lorie. I am a resident of Vistancia and just learned of the proposed large apartments for the area of Lone Mountain Parkway and El Mirage. We already have traffic issues, a water shortage, and definitely do not need to add to our issues with more apartments. Enough already. Let's plan ahead and pull the pin on more needless and dangerous growth. Thanks for your attention.

Jack Watkins  
[REDACTED]

## Lorie Dever

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**From:** KELLY FILICE [REDACTED]  
**Sent:** Tuesday, May 16, 2023 5:54 PM  
**To:** Lorie Dever  
**Subject:** Appeal: Five North Apartments

Hello Lorie. I implore you to please reconsider the plans for these apartments at El Mirage and Lone Mountain. I am begging you to please please please reconsider using this space for a desperately needed high school for Vistancia students. Why would we ever consider bringing more and more families to the area while not providing them with a local and proper education? It's absurd! These kids are our future, yet we're not looking to provide them with an option that isn't already over populated along with a lack of sports options for those not involved in clubs sports. Bringing low income housing to our community will not only diminish the community and the values of our homes and area, but also add to the already detrimental issue of lack of education options for Vistancia students.

Please DO NOT build these apartments! Please build a high school!!!

Sent from my iPhone

## Lorie Dever

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**From:** Don and Betty Hamilton [REDACTED]  
**Sent:** Tuesday, May 16, 2023 5:40 PM  
**To:** Lorie Dever  
**Cc:** Betty Hamilton  
**Subject:** Fwd: Apartments in Vistancia area

We are against the plans for changing the original development for the Vistancia area. The high density apartments will cause overcrowded roads, parks, schools and higher crime and safety concerns. The education system isn't large enough, either at elementary or High School level to support this. More importantly where is the water coming from.

When we bought our home 10 years ago we did so in a quite neighborhood with little congestion. We were told that the community had future plans for 2 more golf courses and the limit on the number of homes slated to be built in order to curb congestion. Now you are proposing apartment houses that will impact the Master Plan Community that was proposed.  
Don and Betty Hamilton

Sent from my iPad

## Lorie Dever

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**From:** Ryan Robertson [REDACTED]  
**Sent:** Tuesday, May 16, 2023 4:59 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Apartment Housing Must Read

Lorie, I am writing on behalf of my wife Ashley and I - homeowners in Vistancia. I am writing to officially and loudly oppose any "apartment" style housing additions in the area. The main concerns are:

1. Lack of roads
2. Puts additional pressure on water resources
2. Lack of schools
3. Lower cost homes bringing down overall value to other homes
4. Lack of resources like restaurants, amenities, etc.

Let's for once stand up for what the people want and not what is financially lucrative for politicians and developers.

Address: [REDACTED]

**Ryan Robertson**  
Marketing Operations Manager  
W: [www.ingredientsonline.com](http://www.ingredientsonline.com)  
P: 562.474.6992



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## Lorie Dever

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**From:** chardonnayone [REDACTED]  
**Sent:** Tuesday, May 16, 2023 4:54 PM  
**To:** Lorie Dever  
**Subject:** Proposed multi unit Vistancia

No! I bought my home because it was in a master planned community, lots of recreational and nature facilities. if I wanted high density apartments I would have moved to Phoenix. I don't care how expensive they are. These developers are ruining Vistancia. Plenty of other areas that would welcome them. Do your job, protect our community.

Charmaine Nilles  
peoria, az 85383

Sent from my T-Mobile 5G Device

## Lorie Dever

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**From:** Daniel Murillo  
**Sent:** Tuesday, May 16, 2023 4:15 PM  
**To:** Lorie Dever  
**Subject:** FW: Project at Lone Mountain

**From:** Ann Campbell [REDACTED]  
**Sent:** Monday, May 15, 2023, 7:08 PM  
**To:** Brad Shafer <[Brad.shafer@peoriaaz.gov](mailto:Brad.shafer@peoriaaz.gov)>  
**Subject:** Project at Lone Mountain

Mr. Schafer,

There is discussion about the proposed apartments that will be built in the new area of our community. The discussion centers on the developer wanting to have 10,000 + apartments...and maybe raising that number to 12,000. I imagine you have already heard about this.

As you know...the site next to the newer Independent living, Assisted, and Memory care near the Trilogy entrance on Vistancia Boulevard will be starting to build out 1,2, and 3 bedroom apartments. Next to the townhomes.

What seems to be wrong with the HOA and those governing our community ?

Most of us moved out here to enjoy the beauty and quiet of this beautiful desert. Now developers are given free rein to

continue to plow into our surrounding mountains and land....the almighty dollar at work.

Most living here want to live w/o the "Racetrack noise" of speeders on Vistancia Blvd.....and North point will generate at least 2 cars per home.....on already very busy streets.

Water, schools, they are not even given a thought !!! This is VERY irresponsible on the part of everyone concerned for this district and our community. Crime is obviously going to rise...and make this once safe community unsafe.....most out here do NOT want that.

We have known for years that there was going to be a commercial core. We did not bargain for an invasion !

Please make it known that the majority of residents do not want this proposal. We are against it. Plain and simple. No more apartments. No more huge influx of people.

If need be.... We will start canvassing neighborhoods to get signatures. And if all this fails.....many of us will leave .

That's not a threat.....I imagine that will be reality....

Sincerely,

Ann Campbell  
[REDACTED]

## Lorie Dever

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**From:** Daniel Murillo  
**Sent:** Tuesday, May 16, 2023 4:15 PM  
**To:** Lorie Dever  
**Subject:** FW: Five North Proposed Changes

**From:** Thomas Alberte [REDACTED]  
**Sent:** Monday, May 15, 2023, 5:53 PM  
**To:** Brad Shafer <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)>  
**Subject:** Five North Proposed Changes

Brad, my wife and I are new to the area and really are enjoying it.

We recently learned of some changes that the developers are proposing the the Five North area.

They are proposing to add 1,500 apartments (they already can have 400) and want to rezone land that was intended for 2 golf courses. As people who enjoy peace and quiet, we are opposed to these changes and as our representative ask that you oppose them too.

If you would like to discuss this please give me a call.

Best Regards,

Tom Alberte  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Lorie Dever

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**From:** Daniel Murillo  
**Sent:** Tuesday, May 16, 2023 4:15 PM  
**To:** Lorie Dever  
**Subject:** FW: 5 North Project at El Mirage & Lone Mountain

**From:** DALE WEINBERG [REDACTED]  
**Sent:** Monday, May 15, 2023, 6:35 PM  
**To:** Brad Shafer <[Brad.shafer@peoriaaz.gov](mailto:Brad.shafer@peoriaaz.gov)>  
**Cc:** Dale W [REDACTED]  
**Subject:** 5 North Project at El Mirage & Lone Mountain

Hello! Brad,

I was told that you are the person to bring up this issue with the 5 North Project. Below is one of a few posts I submitted on Next Door. Others have been getting involved and they are also not happy with what is going on.

I bought my home in Vistancia 10 years ago, mainly because of the lifestyle and the quality of life out here. Another reason is that I bought in Vistancia is the PUSD has good schools and the schools north of the 101 are even better. Vistancia Elementary School and Liberty High School were rated as a 10 at that time. UNFORTUNATELY, both of these schools and others are OVERCROWDED. The quality of the education is going down. Every election, there is something on there to add additional schools. Each election, this gets defeated. When is Peoria going to build more High Schools, Elementary and Middle Schools? Where are the plans? I do not see any.

Homeowners were told here that 5 North will be closer along the line of a Scottsdale Kierland which is more upscale. This is appropriate with the higher income and median home prices here. People were looking more toward a Trader Joes or a Whole Foods. What is the difference between Fry's and Safeway which will be only a mile apart. Interesting thing to note is that they are both owned by Kroger. If Kroger shuts down Safeway, this will kill that shopping center unless a Whole Foods or Trader Joes replaces them. Homeowners are tired of listening to politicians telling the people that we are going to do this for you like schools, safety, Parks and create a better quality of life. Creating a Higher Density Vistancia will not provide this to the homeowners.

With the Higher Density zoning and with the thousands of new homes ready to be built now and the thousands more to be built...I can see an additional 40,000-50,000 more people in this area. I DO NOT see Vistancia being able to support this and to be able to maintain the present quality of life

I responded to a post on Next Door—>

"I agree with what you say. That area will also create more problems for the Vistancia area with regards to more traffic congestion, lower property values, a more transient population, beauty and quiet of the desert will be limited if not gone entirely. Look at what the builders have done in getting rid of our mountains and desert landscape. There will be water issues as well. I love the fact that the Mayor decided to not do the expansion of Paloma Park (A little sarcasm here) but no problem with adding thousands of other units. I was bracing myself for the 11,000 new homes at North Point and behind Blackstone. Now, you want to add thousands more. I DO NOT SEE HOW THIS BENEFITS THE CURRENT HOMEOWNERS!!"

Thanks,  
Dale

**Lorie Dever**

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**From:** Randy Bomar [REDACTED]  
**Sent:** Tuesday, May 16, 2023 2:45 PM  
**To:** Lorie Dever  
**Subject:** Five North changes

Lorie,

It has come to my attention that the Five North development which had 10,500 units and two golf courses, is changing.

I am not in favor of removing the golf courses to add denser housing in this area.

We live across the street in Trilogy at Vistancia and do not feel this is a good change for this area.

Please leave the development as it was submitted.

Thank you

Randy Bomar

**Lorie Dever**

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**From:** Mrherb716 [REDACTED]  
**Sent:** Tuesday, May 16, 2023 2:04 PM  
**To:** Lorie Dever  
**Subject:** Vistancia Major PCD Amendment

Ms. Dever,

I live in Vistancia (Blackstone) with my family, and had a two questions regarding the Commercial Core (Five North) Development (forgive me if this information is available to me someplace that I am not aware):

1. The applicant wants to increase the number of multi family units already allowed in the commercial core by 1500, but how many multi family units are already allowed? What is the density level of the already allowed multi family units, and what is the density level they are seeking with these additional 1500 units?
2. The applicant is seeking to remove two potential golf courses within the land north of the CAP, but as part of this request/process, is the applicant increasing the number of acres dedicated to open space, or parks, or something (and if so, by how many acres)? How will the golf course land be used/developed? In other words, are the 2 golf courses solely being replaced with housing, commercial, and traffic?

Thank you,  
Paul Herbert

[REDACTED]

## Lorie Dever

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**From:** Nicholas Joseph Martinka [REDACTED]  
**Sent:** Tuesday, May 16, 2023 1:57 PM  
**To:** Lorie Dever  
**Subject:** Opposition/ Vistancia Community

Hi Lorie,

It has been brought to my attention that the city of Peoria plans to build massive apartment complexes in the "Five North" development area. As a member of the community I strongly oppose of this decision. I am not to disagree that the city of Peoria and Phoenix as a whole needs affordable living options but when you pay a premium to keep your family safe, along with the surrounding schools, and the community is sad to hear of all of the open land developments that the city decides to choose our area. I know that I am not the only member in the community reaching out to have my voice heard and I hope that you as well as the city of Peoria hears are voice and does not move forward with this decision.

Thank you,

**Lorie Dever**

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**From:** Carol Camacho [REDACTED]  
**Sent:** Tuesday, May 16, 2023 1:50 PM  
**To:** Lorie Dever  
**Subject:** Opposition to 5 North High Density Apartments

Hi,

We are in total opposition to adding these high density apartments in 5 North.

Thanks,  
Carol Camacho  
[REDACTED]

**Lorie Dever**

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**From:** Joon Shin [REDACTED]  
**Sent:** Tuesday, May 16, 2023 1:34 PM  
**To:** Lorie Dever  
**Subject:** PROPOSED HOUSING IN VISTANCIA

Please do not ruin this community. I just spend \$700k on a new home in this area to get away from population density, enjoy the natural beauty and the golf courses and your proposal will destroy this community and its values.

**Joon Shin**  
**Finance Manager**  
**Bell Road Toyota**  
[REDACTED]

## Lorie Dever

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**From:** Diane Petras [REDACTED]  
**Sent:** Tuesday, May 16, 2023 12:54 PM  
**To:** Brad Shafer; Lorie Dever  
**Subject:** Five North Planning Project - opposition to addition of High Density Apartments

To whom it may concern,

As a current homeowner in the Blackstone community, I oppose the addition of the massive apartments that you want to put into the project ("Five North") at El Mirage and Lone Mountain. Adding high density housing is problematic for a number of reasons in our "planned community." Lack of water, crowded public parks and recreation sites that we don't have enough of, concerns of safety and crime, lack of a high school, congested traffic, no public transportation available in this area and it will drop our property values in our neighborhoods. This proposal takes away from the "community" feel of Vistancia with transient housing. Master planned community goes from "Community" to transient housing. This is not what was anticipated from us home buyers who paid premium prices to live in this luxury area.

Not to mention I was told that the Master Planned Community would maintain and deliver more of a Kierland commons shopping experience and not another Fry's marketplace. I moved here for the beauty and quiet and that seems to be slowing transitioning into greed and lining other people's pocketbooks taking away from the value of our homes.

I am adamantly against this change in planning for our community.

Regards,  
Concerned Home owner  
Diane Petras

## Lorie Dever

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**From:** Lia Schipplick [REDACTED]  
**Sent:** Tuesday, May 16, 2023 12:19 PM  
**To:** Lorie Dever  
**Subject:** Proposed high density housing at Five North development

Good afternoon Ms Dever,

I'm writing to inform you of my **opposition** to the proposed high density housing for the Five North development in Vistancia. While the addition of new businesses in the retail corridor are welcomed, high density housing takes away from the "community" feel of Vistancia with transient housing. Master planned community goes from "community" to transient housing. Adding high density housing will cause a number of problems for this "planned community" including lack of water, concerns of safety and crime given the proximity to the 303, and traffic congestion to name a few. This is NOT what us home buyers were told by Vistancia representatives when we paid premium prices to live in this luxury area. Please reconsider the proposal. Thank you.

Lia Schipplick

Sent from Lia's iPhone

**Lorie Dever**

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**From:** Willie [REDACTED]  
**Sent:** Tuesday, May 16, 2023 12:05 PM  
**To:** Lorie Dever  
**Subject:** Oppose Apartment Project

Lorie Dever,  
Planning Manager

We oppose the addition of apartments proposed to be built as part of the Project (“Five North”) at El Mirage and Lone Mountain. Please convey our position where needed.

Thanks you,

Mr. and Mrs. Vargas  
Vistancia, Peoria, AZ 85383

## Lorie Dever

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**From:** Brad Shafer  
**Sent:** Tuesday, May 16, 2023 11:46 AM  
**To:** Lorie Dever; Daniel Murillo  
**Subject:** Fwd: Five North Vistancia Planning Amendment

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**From:** Angie Matusz [REDACTED]  
**Sent:** Tuesday, May 16, 2023 11:40:29 AM  
**To:** lorie.dever@peoriaaz.com <lorie.dever@peoriaaz.com>; Brad Shafer <brad.shafer@peoriaaz.gov>  
**Subject:** Fwd: Five North Vistancia Planning Amendment

----- Forwarded message -----

**From:** Angie [REDACTED]  
**Date:** Tue, May 16, 2023 at 11:08 AM  
**Subject:** Five North Vistancia Planning Amendment  
**To:** <[brad.shafer@peoriaaz.gov](mailto:brad.shafer@peoriaaz.gov)>, <[Lorie.Dever@peoriaa.gov](mailto:Lorie.Dever@peoriaa.gov)>

We moved to Trilogy at Vistancia in 2006 and love it here. There have been some major changes (Some good/some not so go) since that time.

I have a couple of questions that would help me make a good decision regarding the proposed changes:

What is the last date to submit comments?

What amendments have been made to the MPD since its inception?

What are the exact crime numbers by type for the current Vistancia Community as a whole? (we have experienced several vandalization problems in the past years).

\_\_\_\_\_  
Also, if you have prepared a major but short document that all the homeowners could see, it would be helpful to eliminate the 'fake' news versus facts. If you are not the point of contact on these issues, please let me know and forward it to the appropriate persons.

Angie Matusz

## Lorie Dever

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**From:** [REDACTED]  
**Sent:** Tuesday, May 16, 2023 11:36 AM  
**To:** Lorie Dever  
**Subject:** Apartment project ("Five North") at El Mirage and Lone Mountain  
**Importance:** High

Dear Lori,

I recently read about the possible massive apartment project being proposed for "Five North" and want to express my concerns about this.

Adding high density housing here is problematic for several reasons in our "planned community" of Vistancia. For example, there already is a lot of traffic congestion in that area with the recent housing developments (particularly in the morning and late afternoon). From what I can determine there will be no public transportation to handle the increased population and transportation needs.

Further this is likely to exacerbate a lack of water, create crowded public parks and recreation sites, as well as an insufficient number of schools.

I hope you will keep these concerns in mind as the project is before evaluated.

Respectfully,  
Marjorie Mancuso

## Lorie Dever

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**From:** [REDACTED]  
**Sent:** Tuesday, May 16, 2023 11:31 AM  
**To:** Lorie Dever  
**Subject:** 5 North Point Project

Lorie,

I would like to express my concerns regarding the 5 North Point Project. We bought our home almost 2 years ago here in the Vistancia area. We have enjoyed the lifestyle out here of being quiet and not over crowded.

From what I have read, there was supposed to be some upscale shopping, golf course or two and some reasonable housing. Now I am hearing no golf course, possibly a Fry's and high density housing with apartment buildings. And now, it appears the housing number is trying to be increased.

This is not the reason we moved into this area. This will create additional traffic, noise, pollution, more crowds in the parks (which we don't have many) and the recreational facilities. The grocery store will be over-crowded and the few restaurants and eateries we have will be impossible to get into. And the other big issue in all areas is the amount of water that will be consumed and used with all the extra people. I hate to think what this will do to our property values out here. It will take away the beautiful landscape we have and take away homes for all the wildlife that roam around our area.

I do not see how this will benefit any of the current homeowners in this area.

Sincerely,  
*Scott Bond*

## Lorie Dever

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**From:** [REDACTED]  
**Sent:** Tuesday, May 16, 2023 11:22 AM  
**To:** Lorie Dever  
**Subject:** Opposition Five North Apartments.

Hello Lorie,

I live in the Agave Ridge neighborhood which is situated directly across Lone Mtn Pkwy from the Five North project. I am opposed to the proposed apartments being planned in this development. I have owned my house for just under a year and a half and would have never invested in this community if I had known about this. I have lived in areas where this amount of apartments were situated. The negative effects of noise, crime, traffic, environmental impact and overall degradation of surrounding property quickly made the area undesirable. The intentions were seemingly good but the reality of it was much different in fact. Having lived through this experience before I am warning against it. We can still have an amazing Five North development just not with the apartments. The

My neighborhood of Agave Ridge will be especially hit hard by the impact of this. Respectfully, I am thoroughly opposed to this project and will seek to have an alternate plan proposed. Another golf course would be an amazing asset to the community as well looking beautiful. This would surely increase the value and prestige of the Vistancia community, all could agree. Apartments in this community are not the answer, we do not want this.

Thank you for hearing my thoughts and will look forward to your response in the matter.

Cheers,  
Scott Fox

[REDACTED]

## Lorie Dever

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**From:** Brad Shafer  
**Sent:** Tuesday, May 16, 2023 10:40 AM  
**To:** Mindi and Rich Verdi  
**Cc:** Lorie Dever; Daniel Murillo  
**Subject:** Re: High Density Housing in Vistancia

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**From:** Mindi and Rich Verd [REDACTED]  
**Sent:** Tuesday, May 16, 2023 10:33:09 AM  
**To:** Brad Shafer <Brad.shafer@peoriaaz.gov>  
**Subject:** High Density Housing in Vistancia

Hi Brad,

As a resident of Vistancia since 2007, we have seen a LOT of change, and not all for the better.

When we first moved here and built, only one stories could be placed in places that overlooked beautiful vistas of mountains. Little by little that changed and Ryan homes let a two story go in on the corner of Vistancia Blvd and alone Mountain. That was the first horrible obstruction that you see coming up the road.

Second was the Vista Wynds complex which we were told at every single meeting we attended that two stories would be below level. Now coming up the road from the new Jonah intersection, it is a monstrosity! It isn't even full of people! So why did this big development need to be built? It's also very, very expensive.

NOW, we are getting a huge high density apartment complex on El Mirage and Lobe Mountain shoved down our throats. We already have no room in our schools both in Liberty HS and Peoria Elementary. Where are the kids supposed to go? Where is the WATER that we get told about being so in danger (on a daily basis) going to come from? They are applying for a change from 10,000 to 12,500 which is laughable!

Fry's is massive right on Lake Pleasant Pkwy and only 5-8 miles away yet we are losing our desert because another one that is not needed is going in. We were promised a "Kierland Commons" shopping area when we moved in and subsequent owners as well. Is a gas station, Fry's, and an 6-8 story apartment building a "Kierland Commons" experience to you cause it's not to a whole multitude of Vistancia residents.

We are completely AGAINST this new plan for OUR community. It is NOT the RIGHT FIT for Vistancia. We all moved here for the Arizona scenery and way of life that Scottsdale crucified with their planning boards. How much is enough? This is pure greed, plain and simple.

Sincerely,  
Melinda and Richard Verdi

## Lorie Dever

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**From:** Mindi and Rich Verdi [REDACTED]  
**Sent:** Tuesday, May 16, 2023 10:30 AM  
**To:** Lorie Dever  
**Subject:** Massive apartment complex

Hi, Lorie,

As a resident of Vistancia since 2007, we have seen a LOT of change, and not all for the better.

When we first moved here and built, only one stories could be placed in places that overlooked beautiful vistas of mountains. Little by little that changed and Ryan homes let a two story go in on the corner of Vistancia Blvd and alone Mountain. That was the first horrible obstruction that you see coming up the road.

Second was the Vista Wynds complex which we were told at every single meeting we attended that two stories would be below level. Now coming up the road from the new Jonah intersection, it is a monstrosity! It isn't even full of people! So why did this big development need to be built? It's also very, very expensive.

NOW, we are getting a huge high density apartment complex on El Mirage and Lobe Mountain shoved down our throats. We already have no room in our schools both in Liberty HS and Peoria Elementary. Where are the kids supposed to go? Where is the WATER that we get told about being so in danger (on a daily basis) going to come from? They are applying for a change from 10,000 to 12,500 which is laughable!

Fry's is massive right on Lake Pleasant Pkwy and only 5-8 miles away yet we are losing our desert because another one that is not needed is going in. We were promised a "Kierland Commons" shopping area when we moved in and subsequent owners as well. Is a gas station, Fry's, and an 6-8 story apartment building a "Kierland Commons" experience to you cause it's not to a whole multitude of Vistancia residents.

We are completely AGAINST this new plan for OUR community. It is NOT the RIGHT FIT for Vistancia. We all moved here for the Arizona scenery and way of life that Scottsdale crucified with their planning boards. How much is enough? This is pure greed, plain and simple.

Sincerely,  
Melibda and Richard Verdi

**Lorie Dever**

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**From:** jenna schnettler [REDACTED]  
**Sent:** Tuesday, May 16, 2023 10:29 AM  
**To:** Lorie Dever  
**Subject:** APARTMENTS

Please stop building!! The traffic is getting out of control. There are bigger problems the city of Peoria needs to attend to before adding more people for your own profit. New apartments/chain businesses does not benefit our community! We don't even have enough school to properly support our children. Accidents are increasing, construction vehicles are constantly running red lights. The people of Peoria are SICK AND TIRED of the constant construction!!! If you want to add to Peoria, help true small businesses become apart of our area. NO MORE PEOPLE!

Sent from my iPhone

## Lorie Dever

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**From:** Jenkins, Beth [REDACTED]  
**Sent:** Tuesday, May 16, 2023 10:23 AM  
**To:** Lorie Dever  
**Subject:** Five North Project

Good afternoon Lorie,

I wanted to reach out to you to share my concern about the conversations surrounding the apartments being proposed for our community.

I specifically moved here from Illinois in 2020 because of what I believed to be a quieter community with a smaller population.

I understand the need for building another grocery store and even some restaurants and a few shops as this brings value to the community

And increased revenue into our area however; I am really opposed to apartment buildings that will only increase population but

Limit our resources.

To date I haven't seen anything on new schools or the golf courses and those were things that of interest to me. I do fear that if this plan

Comes to fruition the Vistancia community will no longer be that unique or special.

I am more than happy to meet with you or discuss in detail my thoughts.

Thank you

Beth Jenkins

**Beth Jenkins**  
Account Manager

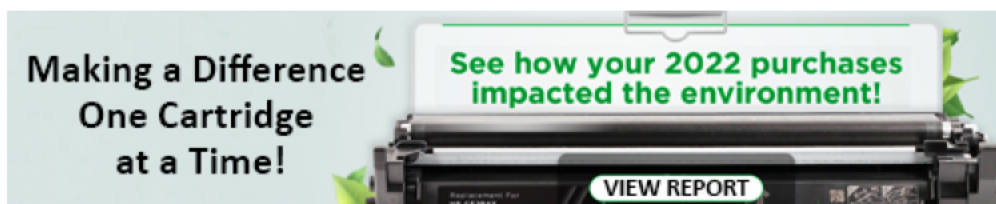


**[SCHEDULE A MEETING](#)**

w: 815.431.3701 [REDACTED]

e: [beth.jenkins@cloverimaging.com](mailto:beth.jenkins@cloverimaging.com)

[LinkedIn Profile](#)



## Lorie Dever

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**From:** Joe Hernandez [REDACTED]  
**Sent:** Tuesday, May 16, 2023 9:56 AM  
**To:** Lorie Dever  
**Subject:** Lone Mountain/El Mirage high density apartments

This is a terrible idea. Not good for residents or community. Stop destroying the beauty of our Vistancia. Stop allowing this type of high density projects in the Vistancia area. They may be an allowable use, but these projects only fill the pockets of the developers and destroy our community. The city needs to be more responsible in allowing quality development. Be kind to the residents who purchased here thinking peace and quiet, with responsible, high quality development.

Thank you.

Sent from my iPhone

## Lorie Dever

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**From:** Melissa Basham [REDACTED]  
**Sent:** Tuesday, May 16, 2023 9:14 AM  
**To:** Lorie Dever  
**Subject:** Housing development in Vistancia

I am writing in regards to the plans to over build housing in the Vistancia community. We are already dealing with overcrowded feeder roads and schools. Vandalism and other crimes are increasing.

High density transient housing will only add to these problems.

New construction in Northpoint has resulted in the removal of parts of our mountains with damage to our homes from the dynamiting.

Please consider these concerns as new construction permits are requested.

Melissa Basham

Sent from my iPhone

## Lorie Dever

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**From:** Dawn McCartney [REDACTED]  
**Sent:** Tuesday, May 16, 2023 9:09 AM  
**To:** Lorie Dever; Daniel Murillo; Brad Shafer  
**Subject:** Re: REALLY? WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD?

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**From:** Dawn McCartney [REDACTED]  
**Sent:** Tuesday, May 16, 2023 8:33 AM  
**To:** Lorie Dever <lorie.dever@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; Jason Beck <jason.beck@peoriaaz.gov>  
**Subject:** REALLY? WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD?

Dear ELECTED officials,

I am AMAZED at the village's lack of care when it comes to its CURRENT residents.

We built our home in Vistancia 8 years ago because of the beauty of the area, the promise of a FAMILY master-planned community, and what was then a peaceful area. We had seen plans for development regarding parks, possible community areas, etc, and were told that no developments over 2 stories would be permitted!!!

Funny, as I sit here typing this email I am staring at a 4 STORY ASSISTED LIVING center that has taken my entire backyard view....4 STORIES??? How did that get approved??? As the builder informed me, your village actually approved a 12 STORY (yes, 12) but we thought we would be considerate and keep it to 4!!!

We DO NOT want OR need 1500 more dwellings in the area. We have been blessed with a FRY's and now an AUTO ZONE....what more could a family community want?? yes, a lovely AUTO ZONE!!! talk about taking away from the beauty of a community!!

We already have seen our traffic increase and the demand on public places and utilities - we DO NOT need more homes/apartments/condos, whatever it is that you want to call them in our area.

If you want more homes ....find another spot!

I will take 2 golf courses - that means NO huge buildings, NO crazy ass traffic, and NO taking away from the beauty of our neighborhood.

You were ELECTED to support the voice of your people...I hope that ALL OF YOU do what you said you would and NOT look to PLEASE your builder friends and your corporate friends. Money isn't everything...which I am guessing is hard for any of you to know or believe!

I VOTE NO to the removal of the golf courses for your damn housing!!

Dawn McCartney  
[REDACTED]

## Lorie Dever

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**From:** Ralph Larison [REDACTED]  
**Sent:** Tuesday, May 16, 2023 8:38 AM  
**To:** Lorie Dever  
**Subject:** Opposition to the Vistancia Masterplan Amendment for Five North Development

Ms Denver,

I'm opposed to the proposed Masterplan Amendment for the Five North development. The original Masterplan was carefully thought out with respect to the quality of life issues and the vision of what the desire of future residences and population wanted. I have yet to see any pro forma information on the existing plan and that being proposed, but would bet money that the developer comes out way ahead of current and future residences of our community. Developers simply don't request changes to the Masterplan if it doesn't benefit them at the sake of quality of life issues and higher densities, that the current and proposed infrastructure can't support. As for the elimination of the 2 golf courses, again without seeing any supporting information pro or con, in the desert golf courses are typically used as a means for flood control primarily, and golf secondarily. Before anything can be considered, a complete hydrology investigation would need to be conducted by a certified independent 3rd party. The "dream" of a developer can very quickly become the "nightmare" of the community.

Sincerely,

Ralph Larison, Concerned Vistancia Resident  
[REDACTED]  
[REDACTED]

Sent from my iPad

## Lorie Dever

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**From:** Dawn McCartney [REDACTED]  
**Sent:** Tuesday, May 16, 2023 8:34 AM  
**To:** Lorie Dever; Brad Shafer; Jason Beck  
**Subject:** REALLY? WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD?

Dear ELECTED officials,

I am AMAZED at the village's lack of care when it comes to its CURRENT residents.

We built our home in Vistancia 8 years ago because of the beauty of the area, the promise of a FAMILY master-planned community, and what was then a peaceful area. We had seen plans for development regarding parks, possible community areas, etc, and were told that no developments over 2 stories would be permitted!!!

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You were ELECTED to support the voice of your people...I hope that ALL OF YOU do what you said you would and NOT look to PLEASE your builder friends and your corporate friends. Money isn't everything...which I am guessing is hard for any of you to know or believe!

I VOTE NO to the removal of the golf courses for your damn housing!!

Dawn McCartney  
[REDACTED]

**Lorie Dever**

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**From:** Brad Shafer  
**Sent:** Tuesday, May 16, 2023 8:29 AM  
**To:** John M  
**Cc:** Lorie Dever  
**Subject:** Re: OPPOSED TO FIVE NORTH ADDITIONAL HOUSING

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**From:** John M [REDACTED]  
**Sent:** Tuesday, May 16, 2023 8:21 AM  
**To:** Lorie Dever <lorie.dever@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; Jason Beck <jason.beck@peoriaaz.gov>  
**Subject:** OPPOSED TO FIVE NORTH ADDITIONAL HOUSING

To whom it may concern,

We are writing in an effort to voice our extreme displeasure with the idea of adding additional housing to the FIVE NORTH location, INCLUDING 1500 units of multi housing. We understand that growth within towns and municipalities are an important part of the processes and plans. The original plan of two golf courses in that spot may not be a feasible or an affordable option given the economic environment, however - replacing them with housing options only serves the village tax needs and not the people who are living in this area already. There most certainly are other viable options to explore besides thousands of new residences. With the additions of retail sites in the immediate area, the addition of so many new dwellings will serve to only overcrowd an area that, on its own, is becoming overcrowded.

WE ASK THAT YOU RECONSIDER OTHER OPTIONS THAT WILL SERVE THOSE OF US LIVING AND SUPPORTING THIS ARE ALREADY.

Respectfully,  
John McCartney

[REDACTED]

**Lorie Dever**

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**From:** John M [REDACTED]  
**Sent:** Tuesday, May 16, 2023 8:22 AM  
**To:** Lorie Dever; Brad Shafer; Jason Beck  
**Subject:** OPPOSED TO FIVE NORTH ADDITIONAL HOUSING

To whom it may concern,

We are writing in an effort to voice our extreme displeasure with the idea of adding additional housing to the FIVE NORTH location, INCLUDING 1500 units of multi housing. We understand that growth within towns and municipalities are an important part of the processes and plans. The original plan of two golf courses in that spot may not be a feasible or an affordable option given the economic environment, however - replacing them with housing options only serves the village tax needs and not the people who are living in this area already. There most certainly are other viable options to explore besides thousands of new residences. With the additions of retail sites in the immediate area, the addition of so many new dwellings will serve to only overcrowd an area that, on its own, is becoming overcrowded.

WE ASK THAT YOU RECONSIDER OTHER OPTIONS THAT WILL SERVE THOSE OF US LIVING AND SUPPORTING THIS ARE ALREADY.

Respectfully,  
John McCartney

[REDACTED]

## Lorie Dever

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**From:** John M [REDACTED]  
**Sent:** Tuesday, May 16, 2023 8:19 AM  
**To:** Lorie Dever; brad.shafer@peroaaz.gov; Jason Beck  
**Subject:** OPPOSED TO FIVE NORTH ADDITIONAL HOUSING

To whom it may concern,

We are writing in an effort to voice our extreme displeasure with the idea of adding additional housing to the FIVE NORTH location, INCLUDING 1500 units of multi housing. We understand that growth within towns and municipalities are an important part of the processes and plans. The original plan of two golf courses in that spot may not be a feasible or an affordable option given the economic environment, however - replacing them with housing options only serves the village tax needs and not the people who are living in this area already. There most certainly are other viable options to explore besides thousands of new residences. With the additions of retail sites in the immediate area, the addition of so many new dwellings will serve to only overcrowd an area that, on its own, is becoming overcrowded.

WE ASK THAT YOU RECONSIDER OTHER OPTIONS THAT WILL SERVE THOSE OF US LIVING AND SUPPORTING THIS ARE ALREADY.

Respectfully,  
John McCartney

[REDACTED]

**Lorie Dever**

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**From:** Kirk Reinhardt [REDACTED]  
**Sent:** Tuesday, May 16, 2023 7:18 AM  
**To:** Lorie Dever  
**Subject:** Rezoning

I am opposed to the increase in high density housing and the removal of the two future golf courses in the Vistancia development plan. The current 10k limit will create a significant change to the area and adding more high density housing will exacerbate the resulting problems.

**Lorie Dever**

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**From:** Karyn Edwards [REDACTED]  
**Sent:** Monday, May 15, 2023 11:06 PM  
**To:** Lorie Dever  
**Subject:** Opposed to Five North

Hello Lorie,

I live in Vistancia and am writing to ask how to properly express my concerns over the development planning.

I am concerned about the multiple units projects planned and it's impact on my community, the traffic, school overcrowding and access to water.

My address is [REDACTED]

Thank you,

Karyn Edwards

## Lorie Dever

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**From:** Laura Lyman [REDACTED]  
**Sent:** Monday, May 15, 2023 10:27 PM  
**To:** Lorie Dever  
**Subject:** Five North Apartments and land use in Vistancia concerns

Lorie

I am writing today as a very concerned resident of the Vistancia community. I wholeheartedly oppose amending the current proposal to the 10,500 dwelling units to an increase of 12,000 especially apartments and a high rise taking away from the natural beauty that Vistancia has to offer. I will be honest I am not against adding single story homes but apartments are a whole different story. This will have a huge negative affect on our community and the reality is just do not have the room for the type of influx. Our current schools are overcrowded my daughter attends Liberty we couldn't even get buses up to our area for half the year to allow our students to get to school. Where are all these new families going to attend school. Honestly we should be focused on adding another high school before increasing our population in this area . We already have had a increase in crime recently due to the massive property management rental owned homes in Acacia grove and primrose that are causing not only an increase of crime but introducing drugs into our community and an increase of police activity. As a resident I do not believe this increase will help our community one bit. The stores restaurants will increase our value not apartments . I want my voice to be heard because we bought in Vistancia for not only it's too safety but it's overall beauty and continuing to destroy our land to add more housing without adding the necessary schools will only backfire for not only us but for the entire area. So my opinion is there should be no apartments but definitely we shouldn't even consider increasing the numbers when we can be using that land to increase the beauty of our community two additional golf courses would not only add beauty but save our communities natural resources as golf courses tend to bring much value to communities they are within and use the land to its fullest. I vote no to this and I am a voice in Vistancia.

Laura Lyman

## Lorie Dever

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**From:** Jp Teixidor [REDACTED]  
**Sent:** Monday, May 15, 2023 10:08 PM  
**To:** Lorie Dever  
**Subject:** Vistancia FIVE NORTH

Ms. Dever

We were notified of plans to build a massive apartment complex between El mirage and Lone mountain, as a community homeowner I oppose any apartment complex being built in this area what we would like to see is more golf courses being built, The amount of traffic the amount of crime to this community cannot sustain if the budget of the police department does not have them patrolling this area, We have a full community of retired people and white collared workers, I was the third person to build a house in Vistancia when this place was a barren desert in the development plans They were no plans of ever built in any apartment complexes This was an ideal place to raise a family As you know apartment complexes draw crimes to neighborhoods please reconsider your plans for any apartment complex buildings to be built in this area We oppose it we will fight with our community to stop any of this apartment development plans..

Edward Teixidor

[REDACTED]

[Sent from Yahoo Mail on Android](#)

## Lorie Dever

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**From:** rzclawson [REDACTED]  
**Sent:** Monday, May 15, 2023 9:32 PM  
**To:** Lorie Dever  
**Subject:** Support for Five North

I want to express my support for the apartments planned for El Mirage and Lone Mountain. We need higher density housing to support the plans for growth in this area. The NIMBY reaction is going to be loud, but it's misguided. Please support this project,

Robert Clawson

[REDACTED]

Peoria

Sent from Samsung tablet

## **Lorie Dever**

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**From:** Hayden & Damien Nichols [REDACTED]  
**Sent:** Monday, May 15, 2023 9:07 PM  
**To:** Lorie Dever  
**Subject:** Help our community

**Please stop this building in Vistancia!**

**With all of the new construction going on where we will have thousands of new homes in Vistancia area...the last thing that we need are more multi family housing.**

**Additionally, they just widened Lone Mountain by El Mirage. I feel that once the other businesses open up that El Mirage and Lone Mountain will be a Cluster-F with traffic. Traffic is awful And only getting worse! We need to deal with future water issues as well as our schools over crowding. No more housing or apartments until we get a HIGH SCHOOL!!!! Where are all the kids going to go??? Liberty is packed right now. If the school district can't pass a bond...then the land developers should not be allowed to build anything unless they help pay for the new school we desperately need! Also why here!!!! All of us moved out here to escape apartments and overcrowding!!! It's absolutely terrible and they will ruin this city eventually making one bad choice after another-**

**Hayden Nichols**

**Sent from my iPhone**

**Lorie Dever**

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**From:** Hayden Nichols [REDACTED]  
**Sent:** Monday, May 15, 2023 8:57 PM  
**To:** Lorie Dever  
**Subject:** Vistancia development

We paid a lot of money to move to this area on purpose!!!! To be AWAY from apartments and crowded areas- why is the city making one poor choice after another for Peoria?! Please Stop more development that does not need to be here!

Sincerely  
Kenneth Nichols

Sent from my iPhone


**From:** [REDACTED]  
**To:** [Lorie Dever](#); [Brad Shafer](#); [Jason Beck](#)  
**Subject:** 5 North @Vistancia  
**Date:** Sunday, May 21, 2023 5:02:54 PM

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RE: Rezoning case number is Z-01-10A.16

It has come to our attention that that the developers of Five North in Vistancia have submitted to amend the proposed development to include additional high-density housing and remove two green spaces (golf courses). As long time residents of both Peoria and Vistancia, we oppose this amendment to the original plan. We understand that development and progress are necessary, however, they must be balanced with quality of life and maintaining desirable communities. Not every decision should be based solely on increasing profits for a few. The communities of Peoria are its most valuable assets and this proposed change does not take into consideration the existing community at all. North Peoria already faces a number of problems, namely rapid growth without community amenities such as parks and schools, and this amendment only aggravates those problems. Adding additional high-density housing is obviously NOT environmentally friendly as their amendment suggests. We ask that the city deny this change to the original plan and encourage developers to bring more high-quality to the growth in the north instead of just high-density.

Sincerely,  
Melissa & Will Briggs

**From:**   
**To:** [Lorie Dever](#)  
**Subject:** Apartment Project at El Mirage and Lone Mountain  
**Date:** Thursday, May 18, 2023 7:06:39 AM

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Lorie,

As a concerned citizen following the growth in our Trilogy Vistancia neighborhood, I am very much in objection around the plan to construct more maximum density units in the “Five North” project.

The idea of adding apartments and possibly removing proposed golf courses is against the “community” plan for growth. Concerns arise with the added need for water, schools and recreational sites. Furthermore, the existing growth has already created traffic challenges.

The Vistancia community theme would be eliminated by transient housing. We left a community in California aiming to live in an upscale retirement community and we have watched growth all around us.

Thank you,  
Alison Russell  
Trilogy Vistancia Residents

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Apartments in Five North  
**Date:** Friday, May 19, 2023 2:19:49 PM

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I am opposed to adding high density housing. Adding high density housing is problematic for a number of reasons in our "planned community." Lack of water, crowded public parks and recreation sites that we don't have enough of, concerns of safety and crime, lack of a high school, congested traffic, no public transportation available in this area and it will drop our property values in our neighborhoods.

This proposal takes away from the "community" feel of Vistancia with transient housing. Master planned community goes from "Community" to transient housing. This is not what was anticipated from us home buyers who paid premium prices to live in this luxury area.

Regards,

Jane Dibbern

[REDACTED]

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Five North project  
**Date:** Thursday, May 18, 2023 12:47:50 PM

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Dear Ms. Dever and planning committee,

We strongly oppose the addition of the apartments in the new “Five North” development at El Mirage and Lone Mountain. We need an upscale shopping area with luxury condos, not short term rentals.

In addition, the lack of schools, the water resources, concerns of community safety, increased crime, and congested traffic will drop our property values in our Vistancia neighborhoods and decrease our overall quality of life and community.

We are home buyers who paid premium prices to live in this luxury area in 2019. We have seen unfavorable changes already occurring and feel like the area is trending downward with the addition of more fast food with the Chipotle drive through and the Auto parts store. We do not need more fast food, we need upscale dining and a nice brew pub and wine bar. Everyone I know enjoys V’s Taproom and we need more dining like that as well. I do not know anyone locally in Vistancia who works on their own car. If they did, they could get to Four Corners to the auto shop there. For groceries we need a Trader Joe’s or AJ’s desperately.

This area should be like Kierland in Scottsdale. Our friends and I drive outside our community to Scottsdale to spend our money that we would much, MUCH prefer to spend in our own city and community.

We enjoy a wonderful quality of life here in Vistancia and hope you will make decisions to improve our area with quality properties, restaurants, and boutique shopping.

Thank you,

Denise Laird

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** FW: Proposed 5 North Project changes  
**Date:** Thursday, May 18, 2023 3:03:17 PM

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Lorie Dever  
Planning Manager at City Of Peoria, Arizona

Dear Ms. Dever,

I am writing to express my strong opposition to the proposed zoning change that will allow construction of high-density apartments in the 5 North Project. This zoning change will have negative impacts on the quality of life, property values, traffic, environment, and public services in our neighborhood.

Our Master Planned Vistancia community was designed with low density residential zoning to preserve the natural beauty, open space, and tranquility of the area. We chose to live here because of these features, and we have invested in our homes and properties accordingly. The proposed zoning change will undermine the original vision and character of our community by allowing high density housing that is incompatible with the existing landscape and infrastructure.

High density housing will increase the population density, traffic congestion, noise, pollution, and demand for public services in our area. There are legitimate concerns for safety and crime, lack of a high school, and no public transportation available in this area. This will degrade the livability and safety of our neighborhood, as well as the value of our homes. High density housing will also encroach on the natural habitats and wildlife corridors that are essential for the ecological health and diversity of our region.

We urge you to reject the proposed zoning change and respect the wishes of the residents who live in our master planned community. We value our quality of life and our environment, and we do not want to see them compromised by the addition of high-density apartments. Please protect our neighborhood and uphold the original zoning plan that we agreed to when we moved here.

Sincerely,

John Squires, MD

[REDACTED]

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Sunday, May 21, 2023 5:02:16 PM

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A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 05/21/2023 5:02 PM  
**Response #:** 13  
**Submitter ID:** 73250  
**IP address:** 38.9.227.52  
**Time to complete:** 19 min. , 31 sec.

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### Survey Details

#### Page 1

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**1. Name**

Will & Melissa Briggs

**2. Phone Number**

**3. Email Address**

**4. Project Name**

FIVE NORTH

**5. Project Case Number**

Z-01-10A.16

**6. Project Location**

south of Lone Mountain Parkway and east of El Mirage Road.

**7. Please provide your feedback on this project:**

It has come to our attention that that the developers of Five North in Vistancia have submitted to amend the proposed development to include additional high-density housing and remove two green spaces (golf courses). As long time residents of both Peoria and Vistancia, we oppose this amendment to the original plan. We understand that development and progress are necessary, however, they must be balanced with quality of life and maintaining desirable communities. Not every decision should be based solely on increasing profits for a few. The communities of Peoria are its most valuable assets and this proposed change does not take into consideration the existing community at all. North Peoria already faces a number

of problems, namely rapid growth without community amenities such as parks and schools, and this amendment only aggravates those problems. Adding additional high-density housing is obviously NOT environmentally friendly as their amendment suggests. We ask that the city deny this change to the original plan and encourage developers to bring more high-quality to the growth in the north instead of just high-density.

Thank you,  
**City of Peoria**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** North Point Project  
**Date:** Friday, May 19, 2023 10:45:32 AM

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I am writing to you because I am very concerned about the growth and addition of over 10,000 single units in Vistancia. At present it is approved for 10,500 units and the new proposal is for a total of 12,000 single units. How do you think this is going to affect our community? What are the infrastructure plans and also the school plans?

I oppose this very strongly.

Patty Robertson  
Vistancia Village Resident

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Opposing apartment at Five North  
**Date:** Friday, May 19, 2023 7:40:30 AM

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Hi Lorie

I strongly opposed to the massive apartments that they want to put in Five North.  
Jocelyn Ellis

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Lorie Dever](#)  
**Subject:** Proposed Changes to Five North  
**Date:** Wednesday, May 17, 2023 8:21:10 PM

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I am opposed to the additional apartment units that the developer wants to put into the project ("Five North") at El Mirage and Lone Mountain.

Adding high density housing is problematic for a number our reasons in our "planned community." Lack of water, crowded public parks and recreation sites that we don't have enough of, concerns of safety and crime, lack of a high school, overcrowded elementary schools and congested traffic. I'm concerned about the potential drop in the property values in our neighborhood.

This proposal takes away from the "community" feel of Vistancia with transient housing. Master planned community goes from "Community" to transient housing. This is not what was anticipated from us home buyers who paid premium prices to live in this luxury area.

What about restaurants and retail amenities that everyone is craving for in North Peoria? No mention of that. All I hear about is Park West and tenants going in there. It's easier to drive to Scottsdale for these kinds of businesses than to drive 35-40 minutes to Park West. We would love to have a Kierlands West here or even a High Street for Five Mile. Have you driven down Scottsdale Road recently? The number of high rise apartments going in is disturbing. We don't want this kind of development in North Peoria!

Not sure if you have anything to do with the proposed airport for Peoria but why do we need that? Save our tax payer monies and don't even do the study. \$500k is a lot of money that could go for other things that the community actually needs.

It seems to me that schools should be a huge priority for north Peoria. Pass some legislation so that the developers will pay impact fees for schools and roads. It's done that way in other parts of the country - Palm Beach County, FL - why not here?

I sincerely hope that you take the time to read this! We only get one shot at good planning for our area. Do your job and listen to our concerns. I just hope that you take our suggestions to heart.

Best,

Sharon Nikonchuk  
[REDACTED]

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**From:** Julie Caputo [REDACTED]  
**Sent:** Friday, May 12, 2023 8:28 AM  
**To:** Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)>  
**Subject:** Five North at Vistancia

Lorie,

This is part of the email I received. It lost me at "Diversified housing."  
It also lost me as a proponent for it with this:

"The development notification is for the major amendment to the Vistancia Planned Community District which consists of two requests including the removal of two potential golf courses and increasing the overall maximum dwelling units from 10,500 to 12,000." This is a part of "Environmentally sensitive building practices"

So let me understand this better. Watering two golf courses is more water and harder on the environment than 12,000 houses? Are you kidding me?

How do we go about fighting this?

Julie

**From:** Julie Caputo [REDACTED]  
**Sent:** Friday, May 12, 2023 8:13 AM  
**To:** Lorie Dever <[Lorie.Dever@peoriaaz.gov](mailto:Lorie.Dever@peoriaaz.gov)>  
**Subject:** CITY OF PEORIA – NOTICE OF DEVELOPMENT APPLICATION

Lorie,


I received an email from Northpointe Community in Vistancia regarding a major change in what the land was zoned for. When is this hearing?

Thank you,

Julie Caputo

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**From:**   
**To:** [Lorie Dever](#)  
**Subject:** Re:apartments in Vistancia  
**Date:** Wednesday, May 17, 2023 6:54:42 PM

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Please vote NO on the proposal to increase the number of multi family housing in Vistancia. NO on increasing the density.

Thank you for your consideration, Victoria Gadd

Sent from my iPhone