

Vistancia Major PCD Amendment

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



Exhibit 8 P&Z Packet Correspondence

All written correspondence from previous
P&Z Commission Exhibits 9, 10, 11 and 12 have been
consolidated into this exhibit for easier reference.

P&Z Report
Exhibit 9 PUSD Letter



August 2, 2023

Ms. Lorie Dever
Planning Manager
City of Peoria
9875 North 85th Ave.
Peoria, AZ 85382

(o) 623.773.5168
(e) Lorie.Dever@peoriaaz.gov

RE: Vistancia Development LLC–Case Z-01-10A.16

Dear Ms. Dever,

The Peoria School District and Vistancia Development LLC have enjoyed a long and mutually beneficial business relationship. Vistancia Development LLC has supported the district by providing school sites and other positive contributions.

Their current request for a PCD amendment in the Commercial Core of the development provides another example of adding to the overall health of the City and the District. While we are currently experiencing some overcrowding issues in our area schools, we believe that in the future we will be able to provide quality educational opportunities for these new residents.

The District wishes to commend Vistancia Development, LLC, for their support of public education. We look forward to a continuing partnership in serving the future residents of the City. Please feel free to contact me if you have any questions or need additional information.

Respectfully,

A black rectangular box redacting the signature of Michael Maas.

Michael Maas
Director of Research, Planning and Assessment
Peoria Unified School District

P&Z Report

Exhibit 10 Correspondence

Correspondence within Citizen Participation Plan

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, June 6, 2023 8:25 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Nicole Abdullah

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

It will allow for more options! A little worried about the increased traffic and not a fan of any potential apartment plans.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, May 18, 2023 3:24 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Michael Abendhoff

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Because it will bring much needed retail & dining options closer to the Vistancia core.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, June 16, 2023 11:40 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Jessica Baechle

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I work in the vistancia area and see this as a benefit for residents and employees in the area. The plan will continue to drive successful and impactful businesses to the area while giving way towards more civil services.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, June 7, 2023 5:38 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Robert Barclay

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Live in the area

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, June 21, 2023 5:32 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Tamara Barker

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I feel that the development of Five North will bring a new level of value to the entire Vistancia community and will increase everyone's property values! What the Developer has designed is exactly what this community needs!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, June 7, 2023 3:22 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Lawrene Bottorf

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We love the responsible growth, and aesthetic beauty of Vistancia. Looking forward to more.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, May 19, 2023 8:42 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Lawrene Bottorf

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Vistancia is a beautiful community, and I believe that the vision of the developer is to continue to responsibly build, while keeping the beauty and community lifestyle intact.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, July 12, 2023 6:00 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Barbara Brown

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Yes I support it. Please build. We need the better restaurants and shopping. It would make Vistancia a destination area. It will improve property values too. Please build.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 15, 2023 3:00 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Jim Brownell

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

The area has needed a district like main street has been drawn up. My wife and I like going to Kierland Commons in Scottsdale and would like to have a similar shopping / dining experience near us here in Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, June 7, 2023 6:38 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Glenn Bunjovac

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I support growth in the area that bring revenue to local existing and future businesses.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, June 22, 2023 7:05 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Jayne Buonagurio

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I think our community could really benefit from having a nice entertainment area nearby/within walking distance. I don't believe that multi family dwelling units invite crime like some have suggested, especially if they're marketed and priced as luxury living. As much as I have enjoyed the "small town" feel of the community the last 15+ years I've lived here, the residential and commercial growth is inevitable and always has been part of the plan, so we might as well make it with good quality establishments and residences in a well thought out plan.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, June 20, 2023 1:14 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Timothy Burrows

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I live here and love you I forward to more shopping and dining options

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, May 23, 2023 10:24 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Catherine Bybee

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I think it will be great to have more retail up her and small businesses. I just hope it's better than the Vistancia Village. We need more restaurants and shopping. Maybe some kids activities would be nice also.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, June 2, 2023 12:18 PM
Subject: New submission from Vistancia Zoning Support the Plan

Name

Mike Camacho

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

A commercial core is essential for any successful development. Vistancia was supposed to have a commercial core a couple of decades ago, so this is long overdue. If we want our property values to sustain growth, we need additional roof tops, including high-density dwellings. High Street is a perfect example of what would work well in Vistancia. I look forward to spending my disposable income here in Vistancia and no longer in Scottsdale.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, June 9, 2023 8:16 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

ALAN CASTELLO

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We have lived in Trilogy for 15 years. When we first moved here Vistancia had plans for nice Restaurants in Vistancia, great "Italian" food we hope. The closest is "Bourbon and Bones" Looking forward to this project sooner the better. Thanks Alan

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, June 8, 2023 8:30 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Eric Cheroske
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
We badly need high end shopping and dining options here in Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, May 18, 2023 3:45 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Robert Clawson

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need mid and high density housing in order to support the growth plans for the area. The workers for that growth should live locally.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 10:41 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Linda Clements

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

So excited for our area to have a "downtown" area to gather and enjoy our neighbors. Our developer has done such a great job with all of Vistancia, I am sure that the Commercial Core will be as beautiful and thoughtful as the rest of our Masterplanned community!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, July 13, 2023 10:21 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Elizabeth Collins-Colón

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need more restaurants and local shopping.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 5, 2023 12:26 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Curtis Cummings

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need it all.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 5, 2023 10:19 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Nancy Cummings

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Bring more value to the neighborhood. Need upscale Restuarant to help accommodate the residence.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 1, 2023 4:32 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Dick Schmoekel

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I want Vistancia to become a thriving diversified and vibrant community with a well thought out long term vision.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 3:20 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Hattie Dixon

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We bought 5 years ago expecting growth in a planned way--which you are doing.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, June 27, 2023 9:04 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Richard Eckenrode

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need those resources this project will provide.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, June 12, 2023 5:17 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Mark Ertlmeier

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Cannot wait to have new restaurants and stores to enhance Vistancia area. The high end apartments will attract new professionals in this area.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 9:06 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Robert Eufemia

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Vistancia needs higher end retail and dinning.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, June 8, 2023 3:17 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Laura Foley
Email
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
I look forward to the restaurants, retail, and continued growth it will bring to Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Saturday, June 17, 2023 6:08 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Tyrell Francisco
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
The community needs commercial development projects to support the housing growth in the area.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, June 14, 2023 2:09 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Gary Nelson

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Make Vistancia the next North Scottsdale, Scottsdale Quarter, City North, Keirland Commons

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Saturday, June 10, 2023 2:30 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Lorrie Gardner
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
Entertainment/restaurants are needed out here! It will be great for our community!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 12, 2023 7:44 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Peter Giroux

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I'm all for the vibrancy it will bring to our community

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 19, 2023 12:51 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?

A long time coming!

Nice work on the mixed use, can't wait to see it.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 19, 2023 7:28 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Tricia Gleason

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Vistancia needs an upscale shopping district. Once this shopping district is built, this will attract other businesses to Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 8, 2023 6:17 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Hedy Nelson

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need a variety of shops and restaurants just like Kierland Commons. The prices of our houses will increase with better shopping and our property taxes should stay the same or go down with more merchants in our village.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, May 23, 2023 4:52 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Bobby Harris

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I've known Mark for almost 20 years, we were involved in development and sales in the early days of Vistancia/Blackstone. Mark, was always detail oriented and cared about every decision, big or small. I would simply say, look around Vistancia/ Blackstone today, if you like what you see then trust in Mark Hammons to deliver at the highest level again. Mark is "top shelf" all the way,

Bobby Harris
Blackstone resident

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 1, 2023 5:42 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Donald Hennington

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I believe we need to provide viable alternatives to single family homes in the Vistancia community. Having multitenant housing close by allows older residents to move to an apartment close their friends and former neighbors while still enjoying Vistancia living.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 7:46 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Toby Howard

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I am writing because I am a long term resident of Vistancia (2004) and I support FIVE NORTH. I have lived here as the community has grown and evolved and it is obvious that a lot of forethought and attention to detail have been put into every aspect of Vistancia over the last 19 years. I feel that it is critical that FIVE NORTH be developed by that same team as planned or feel that the land could be at risk of being sold or developed as something not as complimentary to our community. I and my family, friends and neighbors all support Five North finally coming to fruition.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, May 26, 2023 10:55 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Tina Huffaker

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I don't support this plan

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Saturday, July 1, 2023 2:06 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Michelle Paone Jones

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Great for Vistancia!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 31, 2023 1:31 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Stephanie Herrick Kays

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I DO NOT support this plan. This was never part of the master plan, and we DO NOT have the infrastructure to support these additional housing units. This land needs to be used in other ways- maybe selling to the district to support a high school for all the kids that already live up here. We CANNOT add to this area until we have the resources- including schools- to support what we already have up here. I sa this as a multiple property owner in Vistancia who loves Vistancia and has lived up here for over 15 years.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 1, 2023 6:41 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

John Kilpatrick

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I ABSOLUTELY do not approve this plan as it will destroy the community, there is not enough schools for the kids that will need to go to school, and the crime rate will increase at least 4 fold. Too many people for such a small area that already does not have enough schools or teachers to properly support the additional 1500 residents and their children. Worst mistake ever and the people supporting it don't live here so they don't care. No more apartments. No more people.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, June 12, 2023 5:35 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Valeta Knipe

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Bringing fine dining and business to Vistancia is exciting and if done according to your vision, will increase home prices. I don't have a problem with high end luxury apartments/condos. They are needed to help support the businesses.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, June 12, 2023 5:11 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Howard Laga

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I DONT!!!

How does this developer driven project favor Vistancia?

The residents will be straddled with ...more traffic,more noise,more crime,more stores(just what we need...even more stores and restaurants !!!) and more lights to obscure the night sky.But the developers don't live here.,and don't care what the community real needs are.

The developers...well they too get more ..more cash in their greedy pockets and then leave the residents to deal with this "exciting " project.

Crappy trade off.

You are destroying Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, July 7, 2023 12:00 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Cody Lamay

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need more condos and restaurants

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, May 22, 2023 1:44 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Philomena Lambie

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

There are several items we will closely watch-we OPPOSE manufacturing, low end housing & low end stores/restaurants as part of this development. We understand need for traffic control at commercial core entrances however have significant concerns-too many traffic lights on El Mirage Rd too close to each other will create significant backlog/traffic on that Rd. is it possible to change traffic light proposed for Westward Skies and El Mirage Rd into a 4 way stop w/pedestrian signaled crosswalks & move the traffic light south?? This could also help alleviate car lights shining into homes.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, May 23, 2023 6:18 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Jeffrey Lipa
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
Vistancia needs more grocery, restaurants and stores. Currently have to travel to lake pleasant shops to get anything decent.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 12, 2023 5:17 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Mark Ertlmeier

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Cannot wait to have new restaurants and stores to enhance Vistancia area. The high end apartments will attract new professionals in this area.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, May 31, 2023 3:17 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?
Critical commercial development to protect the future of Vistancia is needed!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Saturday, June 10, 2023 12:29 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Beth Marden

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need the option as we age to live in an apartment that is near stores, restaurants, etc. The plan is very impressive and upscale. Please let the rezoning go through!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, June 7, 2023 9:34 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Ruth Mashni

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

As a resident of Vistancia for the past 15 years I am in full support of this exciting opportunity! I'm an architect and have a passion for sustainable walkable communities so the idea of work/play/live in my own backyard sounds fantastic! Thank you for this opportunity!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 8, 2023 7:15 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Rebecca Matura

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Vistancia legit has no where to shop and no place to eat!

5 north will only add value to all our homes!!

They need to build & build it FAST!!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 6:06 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name
Theo Minani
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
More zoning opportunities!

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, May 18, 2023 4:10 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Ronald Morgan
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
As a Trilogy resident and former senior executive with public home builders, I find the overall site plan both functional and appealing. Looking forward to having Fry's in the neighborhood along with a host of new restaurants, retail, office/warehouse space and higher density housing to facilitate and complement our community. I support and solute your efforts. 🙏

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 31, 2023 12:13 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Robert Mottram

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

NO APPARTMENTS !!!!! NO HIGH RISE RESIDENTIAL BUILDINGS !!!!!

ADD GOLF COURSE; PARKS, BALL FIELDS, PICKLEBALL, TENNIS COURTS, WALKING AND BIKE PATHS, DOG PARKS, TREE LINED STREETS WITH SMALL STORES AND RESTAURANTS.

NO APPARTMENTS !!!!! NO HIGH RISE RESIDENTIAL BUILDINGS !!!!!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 8, 2023 7:59 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Susan Muha

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

This is a planned project and would be much better than any kind of multiple piecemeal project.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 1, 2023 10:03 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Venkata Sesha Baradwaj Mylavarapu

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

In the interest of area development with more families coming in neighbourhood

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, May 30, 2023 6:55 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Peggy Neely

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I support the area being built out. I do not support the design and layout of the plan.
Put all the multi house against the freeway and access to jomax interchange. All commercial should be limited to C2 office or retail. Height on interior. All surrounding edge areas of exterior height should be limited to 30 ft. Industrial office being prohibited. More walkable green belts tree lined street parking. Kierland like. All Individual blocks of proposal must bedesigned to a standard that makes them into a intertwined themed development for whole community.
Kurt may call me.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 7:14 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Gary Nelson

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

More high end restaurants and retail needed for an upscale neighborhood like vistancia

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, May 22, 2023 2:22 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Eric Neyts
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
More commercial options

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, June 16, 2023 6:31 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Steve Niemeyer

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We built in Vistancia 3 years ago. From our very first visit to a model home, we expressed our desire to live in an area that had nice restaurants and some "place to go". We were told about the commercial core and the hope this area would some day be a Kierland Commons type of development. My wife and I were extremely excited to learn of the present plans for the area and are hopeful this will bring in amenities North Peoria are currently missing. I have no concerns about the added housing if it is done correctly. PS...Try to convince OHSO to open a location here!!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 31, 2023 7:54 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Patrick Cerchio

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

With the amount of moving into this, there is a need for better grocery stores, nice restaurants, and general shopping stores. Currently we have to travel for these type of facilities and it would be a benefit to the community to have these closer.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, July 11, 2023 4:12 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Cody Pavlak

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We would love this! We would also be interested in opening a best in class local gym for residents. This is something that is lacking in the community

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, June 5, 2023 10:18 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Melanie Pelchat

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

This area needs upscale restaurants and shopping. Having apts as long as they are upscale will enhance the quality of living in Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 31, 2023 7:22 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Laura Pellegrini

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Yes, looks beautiful.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 16, 2023 11:55 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Monica Perez

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I am looking forward to having more options for dining, family experiences, and more.

Can't wait!!!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 12, 2023 12:39 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

James Peters

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

It will be best for residents.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 12, 2023 12:38 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Pamela Peters

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

It was promised when I purchased my home in 2008 . I want luxury not. General retail and restaurants.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 31, 2023 7:50 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Regina Cerchio

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need more restaurants and a Fry's Marketplace

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, June 7, 2023 9:11 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Linda Robens

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I have lived in valley over 43 years, 35 in Scottsdale. I moved to Trilogy 5 years ago and everyone I know, still drives to Scottsdale for shopping and fine dining. We have the money to support a shopping experience of high quality dining and unique boutiques. We need Fox restaurant's, Postinos, Vig, things that are going into Surprise instead of up here. Trader Joes, specialty shops and no more fast food!
Please hear our excitement about this project and let's get it built asap. We have been waiting too long. Come on Peoria, the future is here!!!!
I would like to see this happen.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, May 26, 2023 10:55 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name
Scott Huffaker
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
I don't

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, May 26, 2023 10:41 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Sue Stieben

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We have lived in Vistancia for 7 years and we continue to drive to surrounding cities to shop, dine and basically spend money. The tax dollars need to benefit our community. It's about time!!!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 12, 2023 6:28 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Grayson Schadt

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I think it'll be a good asset and will be good for our community.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 23, 2023 11:52 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Matt Scharffenberg

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I bought into Vistancia for the quality and vision of the development. I want that vision to be realized. If parts are sold off to other developers, who knows what we're going to get.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 31, 2023 8:32 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?

I think this sort of "downtown" look is what we need in this area and the diversity of housing for those that just can't afford the down payment for new homes. The mix of retail, business and housing was very nice when we lived in Redmond, WA. It made for a walkable community. With the Vistancia building standards I expect this to be a great asset to the area!

[REDACTED]

From: Brett Pollett <brettpollett@cityofvancouver.ca>
Sent: Wednesday, June 7, 2023 11:17 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Leslie Shum

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I want more information. We are part time in Blackstone at Vistancia and are currently out of state until October.
Please give me more information on this project.
Thank you,
Leslie Shum

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, July 12, 2023 5:53 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Benjamin Spivak

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I support the plan because that was the plan when we bought our home in 2011. We need this including the luxury apartments. The area lacks both fine dining and shopping. We need 5 north!!!

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 12, 2023 6:16 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name
Jake Spivak
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
Yes its a great asset for the community

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 12, 2023 5:41 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Kimberlee Spivak

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need Five North. There is nothing like it in or outside of the area. This will add value to all of N Peoria. This is what we were promised when we bought our home. I will consider leaving the area if it's not built. It is going to be a beautiful development. I'm OK with the luxury apartments and everything that has been shown to us.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, July 12, 2023 12:34 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Mark Spivak

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

The area needs luxury restaurants and services. I shouldn't have to drive to Scottsdale for restaurants and shopping. The Vistancia commercial core was one of the reasons I purchased up here

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Saturday, July 15, 2023 11:53 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

John Stessel

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

It's great

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, May 26, 2023 9:50 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Ron Stieben
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
We need addition opportunities that also offer competition

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Saturday, May 20, 2023 9:21 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Terri Ertlmeier
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
This is one of the best ways to include shopping and restaurants as well as additional area for rentals for mixed use. This provides additional growth of services we need here. Many renters will be future home owners or even possibly retirees. Hoping in time for more medical emergency services as well as an additional high school somewhere in north Peoria to handle the north valley. Hoping in time this will help create more of a center like Rio Vista as many of us it's easier to go to Surprise than Peoria.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, May 26, 2023 12:55 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Tina Huffaker
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
I don't support this plan!

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, June 5, 2023 8:34 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Daniella Thompson

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We support the plan ONLY if this bring the Kierland, Scottsdale Quarter caliber of tenants to the area. We want to keep our money in Peoria, but are fed up with subpar strip mall tenants.

We would also like to see the office park space not overtake the area, instead a larger shopping/dining area. We are not opposed to high density housing if it again, is luxury and high end.

And we need a High school! So there needs to be land set aside by the developers to allow for it to be built in the event a bond is passed.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Wednesday, May 24, 2023 6:22 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Alejandro Torres

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Commercial and Office main reason. Not to excited about high density apartments.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 7:41 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Jennifer Trudgeon

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I live in this community and we NEED some nice restaurants and shopping. This has been long awaited and I am excited for what the future of our community holds

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, June 27, 2023 5:01 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Valerie Venere
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
Retail can now be supported by the local population. Would like to see unit owned over rental properties in the proposed high-density areas of development.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 12, 2023 5:22 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Valerie Venere

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

No offense. Better the devil you know then the devil you don't. I don't trust that another developer would use the land as originally envisioned. I do hope the number of rental units will be kept to a minimum, if any. Prefer condos and villas for medium and high options.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, May 18, 2023 12:34 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Thomas Wettlaufer

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I think it is great that a developer has stepped up to the plate and proposed some higher density housing. We cannot continue to sprawl allover the desert and until the state of AZ stops selling the public land it falls to the hands of the developers to slow the spread. as a resident of Trilogy I look forward to some higher quality eating options in the area. You probably hear from my neighbors against these developments but find them to be in th minority, however they are great at spreading fear within the community.
keep up the good work

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Saturday, May 20, 2023 10:40 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Robynne Woll

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I support this plan because with the number of new build residences in our area, we need services, restaurants and retail area besides 4-corners. But I hope they are necessity types of services, How about a U.S. Post Office???

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Sunday, June 11, 2023 2:54 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Adam Zalev

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Moving to Vistancia soon from Orange County. High end commercial is integral to the community and its vibrancy.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, May 29, 2023 9:00 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Kayne Zamorano

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We are moving to vistancia & would love to have this so close

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, May 18, 2023 7:56 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Haley Bevacqua

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Please include me on your mailing list. WE do not want apartments to overcrowd our areas and increase crime.

[REDACTED]

From: Brett Pollett <bret[REDACTED]>

Sent: Wednesday, May 10, 2023 10:01 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

christopher smith

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Attempt number Two. Please share the data that supports your proposal. Specifically, what data do you have that indicates we need apartments in order to develop the commercial restaurant area? What upscale restaurants did you solicit and what documented data do you have? I'll give you 3 business days to respond before I start rattling cages including the media. Rest assured residents here do not want this and will put up a major fight. I want the data as of present day not outdated data used years ago.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, May 2, 2023 2:43 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

C Smith

Email

[REDACTED]

Phone

[REDACTED]

Question/Comment

Where are the impact studies and data that justifies this major change? What Areas of Arizona are you using for this model? A like for like to a similar area or like for similar?

Thank you

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, May 30, 2023 3:41 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

phillip chizum

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Strongly opposed to amendment adding 1500 more housing units

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, June 9, 2023 5:15 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Kat Israel

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

I attended the mtg on Wed. and you've got an uphill battle with this community. Residents are not going to get on board if you can't show what value this develop. (namely, the 1500 additional apartments) will provide other than it being 'zoned that way from the start'. Possibly more unsightly and despised than apartment buildings are power lines, and we've got a lot of them. Try working those high density apartment buildings back along the power line corridor - the office bldgs will help to buffer the interior community and all that development will help to hide/insulate from the power lines.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, May 2, 2023 5:32 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Kevin Hill

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

- 1) What statistics support the need for apartments in a REMOTE community like Vistancia?
 - 2) With most cities requiring 1.5 parking spaces for each dwelling how will this be handled?
 - 3) With businesses being mixed in, 1.5 parking spaces will be woefully in-adequate. How will this be handled?
 - 4) You have a community who disposable income remains high - I am confused how apartments address the need of Vistancia?
 - 5) If the developer asks for this, are you requiring development to start at a certain date.
 - 6) What is the city getting for this?
- Vistancia does not need apartments. It needs amenities.

[REDACTED]

From: Brett Pollett <bret[REDACTED]>

Sent: Sunday, May 7, 2023 4:26 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Linsey Mills

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Hi, curious about a new high school for the area, is there any talk from the developer on donating land for a high school to be built? With all the building happening and Liberty already being full I am unsure where all these kids will attend. Also, curious if the Vistancia Village would share amenities with the 1,500 units going in? Any information would be appreciated.
Thank you

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Tuesday, May 2, 2023 2:43 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Jennifer and Noah Peery

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

I ran out of space on my previous commentary. How do we get a copy of the impact study and other data used to justify this increase in housing? I would also like to be informed of any upcoming meetings because this entire situation is extremely upsetting to our family, neighborhood and the Vistancia community. I have not spoken to one member of the community who is happy with this increase in housing. What was shown to us last night, was not what was "pitched". We are extremely disappointed in Mark Hammons, Jason Beck and the developers. It feels like many conflicts of interests as well.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, May 2, 2023 2:43 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Contact Us

Name

Jennifer and Noah Peery

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Our family was one of the first home buyers in Vistancia over 18 years ago. I worked with Sandy Esmay and Sunbelt to establish the Foothills pool along with the Vistancia Vipers swimteam. At the time, Mark Hammons was also a part of SunBelt Holdings. This community is special. The families who moved here did so to raise our children on the outskirts away from the city. We are so upset with the 1500 apartments that his new company is building. They are not luxury price points and will bring crime, traffic and so many negative things into this community. We are involved members of Vistancia.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, June 12, 2023 2:56 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Ronald Pint

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

My wife, Cheri and I are adamantly against the proposed increase in units from 10,500 to 12,000. This increase in units serves no useful purpose for our community. It was obvious from the size of the postcard and its font size that the developer did not have our best interests in mind.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, May 31, 2023 7:53 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Contact Us

Name

WENDY SARA

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Will we be voting or just voicing our concerns? I just moved here to get outa Phoenix and the high density housing will destroy our area with derelicts, drugs, and panhandlers. They'll all be hanging out under the overpasses (namely, Lone Mtn Pkwy and the 303. Go to Phoenix. You'll see it all over the place. People high on crack, fentanyl, etc. This area will definitely be crime ridden. I do not feel this would be an advantageous decision for those of us who appreciate our home values. It's disgusting bringing filth and tweakers to our beautiful area. Thanks.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Thursday, June 1, 2023 5:50 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Michael Schuster

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

It sounds like Trilogy may be purchasing the golf course, which is already over-booked all the time. Two more courses were planned, but are now being requested to delete? We can't have a class A community, that doesn't have at least one course that serves the patrons. I am VERY concerned about this amendment.

In addition, I understand the desire for high density residential apartments, but to date, promises for the commercial core haven't transpired. Language should require a certain level of commercial development becompleted prior to multi-family apartments.

[REDACTED]

From: Brett Pollett <bret[REDACTED]>

Sent: Friday, May 12, 2023 12:25 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Contact Us

Name

Eric Swarts

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Question/Comment

Donate a parcel for building a school.

Tab 19

Question Forms



NAME:

EMAIL:

PHONE:

ADDRESS:

QUESTION/COMMENT:



NAME:

EMAIL:

PHONE:

ADDRESS:

QUESTION/COMMENT:

Tab 20

Questions and Response Summary

	QUESTION	RESPONSE
1	Will there be a specific school impact fee that will be paid by the Developers to our schools or community?	The Developer and the Peoria Unified School District have executed a Developer Assistance Agreement, that outlines the terms by which the District is compensated for the impact to the PUSD of the development within Vistancia. Under the Agreement, multiple K-8 school sites will be donated to the PUSD in lieu of specific school impact fees.
2	We understand the offices and residential units can be up to 120 ft or 8 stories. Can this height be limited to avoid standing out from the aesthetic nature of Vistancia?	We most likely will not build all residential units to the height limit of 85', but need to maintain the flexibility to determine that as development and market changes occur.
3	How will traffic be controlled to avoid long backups on Vistancia, El Mirage and Lone Mtn?	We are ultimately adding 3 new traffic signals and all of the traffic and road improvements are being vetted through a Traffic Impact Analysis which will be approved by the City of Peoria.
4	How tall is the tallest building?	The maximum height for development within the Commercial Core is not changing from the existing allowance of one hundred twenty feet (120').
5	How tall are the apartments?	There is no required increase in the currently allowed residential building heights of eighty-five feet (85') for the Commercial Core to accommodate the requested additional residential units.
6	The Things this community doesn't need: - More retail shops - Another grocery store - More restaurants What this community Needs: - A third high school - A post office - Open desert space to enjoy - No more artificial lights from all the development and parking lots	The 320 acres along Lone Mountain and El Mirage have always been planned for commercial uses. The Developer is pursuing all options to locate a high school in the Commercial Core. For the last 20 years, the City of Peoria and the Peoria Unified School District had targeted the Vistancia Commercial Core as a potential location for a full-sized district high school, should voters pass a Bond to fund the construction. Unfortunately, a Bond has not passed by Peoria voters since 2012. PUSD and the City are continually seeking to identify a site in the vicinity that would accommodate a future full high school campus, when and if Peoria voters approve a Bond to build one. We would welcome a post office to the area if that use requires to be developed here. Development at this site will be required to adhere to the City's Dark Sky Ordinance policy, which significantly minimizes light pollution and is what all of Vistancia currently uses.
7	Need restaurants (no chains) Shopping	We agree and have engaged restaurant and retail brokers and developers with expertise in attracting and building high-end, local restaurants and retail throughout the Valley.
8	Would you consider a commitment to limit the apt/townhouse construction to 3 stories (vs. the potential for 8 stories)?	We most likely will not build all residential units to the height limit of 85', but need to maintain the flexibility to determine that as development and market changes occur.
9	Will there be a local post office? Status of a new high school?	The Developer is pursuing all options to locate a high school in the Commercial Core. For the last 20 years, the City of Peoria and the Peoria Unified School District had targeted the Vistancia Commercial Core as a potential location for a full-sized district high school, should voters pass a Bond to fund the construction. Unfortunately, a Bond has not passed by Peoria voters since 2012. PUSD and the City are continually seeking to identify a site in the vicinity that would accommodate a future full high school campus, when and if Peoria voters approve a Bond to build one. We would welcome a post office to the area if that use requires to be developed here

	QUESTION	RESPONSE
10	Our family was one of the first home buyers in Vistancia over 18 years ago. I worked with Sandy Esmay and Sunbelt to establish the Foothills pool along with the Vistancia Vipers swim team. At the time, Mark Hammons was also a part of SunBelt Holdings. This community is special. The families who moved here did so to raise our children on the outskirts away from the city. We are so upset with the 1500 apartments that his new company is building. They are not luxury price points and will bring crime, traffic and so many negative things into this community. We are involved members of Vistancia. How do we get a copy of the impact study and other data used to justify this increase in housing? I would also like to be informed of any upcoming meetings because this entire situation is extremely upsetting to our family, neighborhood and the Vistancia community. I have not spoken to one member of the community who is happy with this increase in housing. What was shown to us last night, was not what was "pitched". We are extremely disappointed in Mark Hammons, Jason Beck and the developers. It feels like many conflicts of interests as well.	Please see updated FAQ's on https://zoningvist.com/ Additionally - We have undergone a variety of studies, resident surveys, and utilized market experts to best understand the appropriate mix of employment, multi-family, commercial, medical, etc. that could be successfully developed on the 320 acres ultimately. We are confident that this kind of deliberate, thoughtful approach in conjunction with our utilization of development experts in each of these asset classes will serve to build a commercial core in Vistancia that attracts and sustains best in class uses and tenants. Mixed-use examples with similar % uses and acreages are Kierland Commons, San Tan Village, Cooley Station, Agritopia, Westgate.
11	1) What statistics support the need for apartments in a REMOTE community like Vistancia? 2) With most cities requiring 1.5 parking spaces for each dwelling how will this be handled? 3) With businesses being mixed in, 1.5 parking spaces will be woefully in-adequate. How will this be handled? 4) You have a community who disposable income remains high - I am confused how apartments address the need of Vistancia? 5) If the developer asks for this, are you requiring development to start at a certain date. 6) What is the city getting for this? Vistancia does not need apartments. It needs amenities.	Please see updated FAQ's on https://zoningvist.com/ Additionally - 1) We have undergone a variety of studies, resident surveys, and utilized market experts to best understand the appropriate mix of employment, multi-family, commercial, medical, etc. that could be successfully developed on the 320 acres ultimately. We are confident that this kind of deliberate, thoughtful approach in conjunction with our utilization of development experts in each of these asset classes will serve to build a commercial core in Vistancia that attracts and sustains best in class uses and tenants. Mixed use examples with similar % uses and acreages are Kierland Commons, San Tan Village, Cooley Station, Agritopia, Westgate. 2) -3) We will meet all required parking standards for each use. We are building the restaurants in phases and will utilize surface areas to park initially and then as project grows and becomes more successful, we will construct joint-shared parking garages in conjunction with other uses (such as hotel) and utilize ride-share options, similar to Kierland, Scottsdale Quarter, etc. 4) Similar to many other successful mixed-use communities, such as Kierland, San Tan, Scottsdale Quarter and Cooley Station, apartments are critical to build a sustainable market in the immediate area to attract the highest quality restaurants and retail--especially in a growth markets. Restaurants, especially first to market, best in class tenants need density in addition to high demographics to come to new growth markets. 5) We will work collaboratively with each development use to time the market appropriately. 6) City will get a fully integrated mixed-use development campus, including important employment options and sales tax uses, all designed in the highest quality level that all of Vistancia maintains. This will be a point of pride for the entire NW Valley. Additionally, we are extending the Discovery Trail as a linear park throughout the entirety of the project, ending at the start of Main Street retail and restaurants with a large community park. Events, such as farmer's markets, community events, etc. will be held at this park. All roads, including the Discovery Trail will have pedestrian and bicycle amenities, fully integrating with residential and commercial uses to create a true Village campus for Vistancia residents.
12	Will the high-density & medium-density housing be adult only units?	No

	QUESTION	RESPONSE
13	Where do you plan to place school-aged children when Lake Pleasant Elementary & Vistancia Elementary, & Liberty High School are ALL over-capacity?	The Developer does not build schools. There is a third K-8 site planned to be donated to the PUSD. A bond will need to be passed by the voters of the City of Peoria to build a PUSD high school. The Developer continues to pursue options for a private or charter high school in FIVE NORTH.
14	Evacuation routes - Are there going to be exits & roads leading to Jomax and Vistancia Blvd?	Addressed in 6/7 Neighborhood Meeting Presentation
15	Water? Schools? Elect? No big apartment buildings.	Addressed in 6/7 Neighborhood Meeting Presentation; Heights are not increasing from the current allowances in the existing PCD: 85' for residential, 120' for other commercial uses
16	How many stories will the tallest building be?	That will depend on the design and construction of the building. Heights are not increasing from the current allowances in the existing PCD: 85' for residential, 120' for other commercial uses
17	1. Impact increased apartments on school system? 2. Apt. residence do pay direct property taxes, concern they are less rooted in the community. 3. What is the difference between Lux apts and medium apts.?	Addressed in 6/7 Neighborhood Meeting Presentation; The developer intends to develop high-end, market rate luxury residential. Cannot yet speak to specific plans and layouts, as that is to be determined with the developers of the residential projects.
18	Under what rational plan do you believe increasing apt units from 400 to 1900 an almost 500% increase is a benefit to the community?	Addressed in 6/7 Neighborhood Meeting Presentation
19	1. Why # of housing in this water crisis? 2. What happened to the two proposed golf courses?	Addressed in 6/7 Neighborhood Meeting Presentation
20	With the conversion of so much commercial to residential space, what is the project water supply longevity with what Vistancia wells can currently provide?	Addressed in 6/7 Neighborhood Meeting Presentation
21	Has any consideration been done to allow/facilitate golf cart access from Trilogy? Bridges under Vistancia & El Mirage are already there. Reduce traffic (auto) and reduce pollution (air) access to shopping, restaurants, etc. only. If not, why not?	Thank you for your comment, we will look into this.
22	Is the development going to be like, Norterra, West Gate or Kierland Commons? Can you give us an example of restaurants & shops?	Addressed in 6/7 Neighborhood Meeting Presentation; The Developer is pursuing best in class restaurants and shops
23	1. How does my quality of life improve with this approval? 2. What are the crime projections the next 10 years with this approval? 3. Impact on H2O demand increase? 4. Why expand with a lack of H2O?	Addressed in 6/7 Neighborhood Meeting Presentation; The City of Peoria evaluates and determines need for public safety within the City.
24	Who is responsible for infrastructure? What is being done to insure schools for all these apartments? Elementary schools in Vistancia very over crowded. No high school in Vistancia Area.	Addressed in 6/7 Neighborhood Meeting Presentation
25	Will the apt's have their own amenities? Pools, etc.? Where will these additional 1500 dwelling units send their kids to schools that are over capacity?	Yes, the projects will have their own amenities; School Addressed in 6/7 Neighborhood Meeting Presentation
26	What are the laws regarding e-zoning?	Laws regarding re-zoning can be viewed on the City of Peoria's website
27	1. What is meant by med/high density living? 2. If apartments is section 8 going to be allowed? 3. Is the trail going to be connected?	Medium density are fewer units to the acre, lower in height residences, high density is more units to the acre, taller buildings. Based on market, product type is likely to be more "suburban".
28	1. Why remove golf course? 2. Any Sec 8 homes?	Golf Courses addressed in 6/7 Neighborhood Meeting Presentation and further noted that not only do golf courses use too much water, they do not make fiscal sense in these times
29	1. Hotels? 2. Dining Options? 3. What is happening to the golf course land? 4. No rental units.	Addressed in 6/7 Neighborhood Meeting Presentation
30	1. How many HO petition signatures will it take to stop the amendment? 2. Or is this a done Deal? 3. Can we vote?	The City of Peoria Planning Commission and City Council are the bodies that vote on zoning cases.

	QUESTION	RESPONSE
31	Suggestion: to get the residents behind this, find out a way to donate land to the district. Tax write-off for you, school for us.	The Developer and the Peoria Unified School District have executed a Developer Assistance Agreement, that outlines the terms by which the District is compensated for the impact to the PUSD of the development within Vistancia. Under the Agreement, multiple K-8 school sites will be donated to the PUSD in lieu of specific school impact fees.
32	Should the local residents, who bought in this neighborhood to get away from urban life, have a voice in this plan? Including the ability to reject multi-family transient housing?	The City of Peoria Planning Commission and City Council are the bodies that vote on re-zoning cases.
33	What about lack of school, we cannot support more students. Will the developer build a school?	Addressed in 6/7 Neighborhood Meeting Presentation
34	What traffic study impacts mitigation are planned? What noise & lighting statement/mitigation is proposed?	Addressed in 6/7 Neighborhood Meeting Presentation
35	When will a new high school & grammar school be built in Vistancia?	Addressed in 6/7 Neighborhood Meeting Presentation
36	The area has changed. This development used to include a school & other amenities as demonstrated by content shared in 2005-2010. This plan is a change. How do you plan to address the huge influx of upwards of 5,000 people & thousands of cars?	Addressed in 6/7 Neighborhood Meeting Presentation
37	If the proposed development doesn't happen, what will come in its place?	Any uses allowed per the existing zoning, not likely in a cohesive master plan, similar to what is currently proposed.
38	What are the alternatives to MF?	Addressed in 6/7 Neighborhood Meeting Presentation
39	Does Multi-Family Unit mean "apartment"	Multi-Family has a variety of residential types; could include apartments, condos, townhomes
40	What plan do you have to address the crime associated with apartments?	Building Codes are in place that require building and site features related to safety of the community and residents; the Developer intends to develop to these codes; The City of Peoria evaluates and determines need for public safety within the City.
41	How many stories/rents/square footage of the apartments?	Heights are not increasing from the current allowances in the existing PCD: 85' for residential; Cannot yet speak to specific plans and layouts, as that is to be determined with the developers of the residential projects.
42	What is height of the apartments? What is height of the commercial?	Heights are not increasing from the current allowances in the existing PCD: 85' for residential, 120' for other commercial uses
43	Did you get rid of golf courses for water reduction or a trade-off to be able to build MF units? Golf courses use only reclaimed water.	Addressed in 6/7 Neighborhood Meeting Presentation; There is not enough reclaimed water produced in the community of Vistancia to support another golf course, fresh water would need to be utilized as well.
44	Does 500 +1400 = 1900 limit the maximum to 1900 units in the commercial core?	It is the Developer's proposal to develop that many MF units with the addition of the 1,500 units, but the Vistancia zoning does allow units to be transferred from other Villages to FIVE NORTH
45	What is viability of flooding the area with apartments?	Addressed in 6/7 Neighborhood Meeting Presentation
46	How do we fight this?	The City of Peoria Planning Commission and City Council are the bodies that vote on re-zoning cases. Citizens are welcome to attend the Zoning Commission and City Council meetings and voice their concerns.
47	How many of the 1500 residential units are going in the commercial core?	The Developer plans to place all of the additional residential units in the Commercial Core
48	What is per capita?	Cannot yet speak to specific plans and layouts, as that is to be determined with the developers of the residential projects.

	QUESTION	RESPONSE
49	What is the delineation between apartments/condos/assisted living, and will there be a limit per use?	Cannot yet speak to specific plans and layouts, as that is to be determined with the developers of the residential projects. There is not a limit per use.
50	What do golf courses have to do with apartments?	Addressed in 6/7 Neighborhood Meeting Presentation
51	Who figures out public transportation for the additional residents?	The City of Peoria
52	How willing are you to listen to the feedback of the residents?	Very willing, the Developer has held two public meetings, created two websites which both have links to reach out to the Developer with questions.
53	What kind of restaurants are you bringing? When will they open?	The intent is to build a commercial core in Vistancia that attracts and sustains best in class uses and tenants
54	What is the plan for traffic and trucks? Is there a plan for barriers to the added noise?	Addressed in 6/7 Neighborhood Meeting Presentation; Barriers to noise would be contemplated if a requirement of the City of Peoria.
55	Will there be adequate parking for the proposed uses in the commercial core?	Yes
56	We want the MF units to be owned, not rented	Thank you for your feedback.
57	what is defined as high density vs medium density? Are you will to restrict development of each?	Medium density are fewer units to the acre, lower in height residences, high density is more units to the acre, taller buildings. Based on market, product type is likely to be more "suburban". There is no intent to restrict development of either.
58	We need a space for pedestrian engagement	Addressed in 6/7 Neighborhood Meeting Presentation
59	What is the plan for the additional traffic?	Addressed in 6/7 Neighborhood Meeting Presentation
60	What is the plan for light pollution?	All development within Vistancia adheres to the City of Peoria's dark sky ordinance
61	If you don't get the additional 1,500 units does the project move forward?	Not likely. This is a well researched, analyzed and master planned, balanced land use plan in which each of the planned uses depends on the other planned uses. If the Developer does not achieve the addition residential units, that are needed to support the demands of the other planned uses, it is likely the property will revert to the underlying land use (zoning) in a non-cohesive, not master planned development.
62	Are you able to construct bio-medical processing facilities?	The Vistancia PCD allows for many "employment" uses, including light industrial and manufacturing. We will look into whether bio-medical processing would be allowed under the existing zoning.
63	Are you aware of the HUD Housing / Fair Housing legislation signed in January and February of 2023 and the impact to this site?	We are not, but will look into it.
64	Where are the impact studies and data that justifies this major change? What Areas of Arizona are you using for this model? A like for like to a similar area or like for similar? Please share the data that supports your proposal. Specifically, what data do you have that indicates we need apartments in order to develop the commercial restaurant area? What upscale restaurants did you solicit and what documented data do you have?	Answered via letter with this individual, offered to set up meeting with the Developer to discuss in person as well. The letter was subsequently posted to the FAQ section of the zoningvist.com website and titled "Development Overview"

[REDACTED]

From: Kurt A. Jones <[REDACTED]>
Sent: Friday, May 12, 2023 5:18 PM
To: Karen Howard; [REDACTED]
Subject: FW: Vistancia PCD Amendment
Attachments: Smith Response.docx

fyi

Kurt Jones, Senior Planner

D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: Kurt A. Jones
Sent: Friday, May 12, 2023 5:18 PM
To: cws1436 [REDACTED]
Subject: Vistancia PCD Amendment

Mr. Smith, the folks at Vistancia sent me your email requesting more info on the proposed PCD Amendment case. I work with Tiffany & Bosco and we are assisting Vistancia with their land use entitlements. I have attached a response that we worked on to try to address many of your comments. We appreciate you reaching out early in the process. We are also available to meet you in person to discuss this response and any other items you want to discuss. Let us know and we'll set something up. Thanks, Kurt

Kurt Jones, Senior Planner

D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

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The Commercial Core (“FIVE NORTH at Vistancia”) has been entitled for twenty (20) years as a 320-acre high-quality lifestyle hub of the award-winning Vistancia community. The current entitlements allow a mix of residential, commercial, employment and lifestyle uses. There has been little movement on the lifestyle (restaurants, shops, etc.) and employment uses because of market conditions. The current market demand and growth of the Northwest region confirms the timing is right to move forward. We believe we have created a water conscious and residential land use upgrade to the overall master planned community with our latest amendment request.

Vistancia’s zoning entitlement or master plan, (called a Planned Community District) (“VPCD”), created the framework on how to implement the vision, land uses and development standards throughout the community. Vistancia Development LLC , its subsidiaries, and its development partners have implemented the requirements of the VPCD since its inception creating great neighborhoods, trails, golf, parks and commercial amenities for its residents. As with any evolving and maturing planned community, there are refinements to the vision and overall plan. These refinements are often responsive to regional influences (such as the L303), evolving market conditions or other factors, which affect the evolution of the community. The VPCD has been amended several times throughout its 20+-year history to enhance its position as a livable community.

A Master Planned Community of this size and scale (9.5 square miles) takes decades to develop and as such, it is normal and customary for plans to evolve and change over time to meet the current conditions and needs of the surrounding area. In order to protect the long-term property values and maintain the high level of quality the Vistancia Master Plan has always achieved, it is important to shape the 320+ Commercial Core acres in Vistancia with the same adherence to quality design and to attract the highest quality development. This takes time and patience and as a result of both, we are now in a position to match the market demand and methodically develop the Commercial Core at the highest possible level. The Commercial Core at Vistancia has always been planned to contain a mix of retail, office, lifestyle focused multi-family and other complementary uses to serve the diverse needs of Vistancia and the City of Peoria residents and visitors. While Vistancia has consistently and continually kept the Master Planned Community intact and development consistent with the overall vision, over the life of a project it is important to continually refine the vision to retain its position as a top planned community.

Below is the data and information that supports the development proposal:

1. FIVE NORTH has long been envisioned as a dynamic mixed-use project including an employment center, for northwest Peoria.

Much work and careful planning has been invested in the balanced land use plan that has been created in support of this vision and current market conditions:

- a. In preparation of the balanced land use plan, it was important to the Developer to include the components of proven successful mixed-use developments. The Developer commissioned a private study, analyzing successful similarly sized mixed-use projects in the Sunbelt Region as well as conducted interviews with the site selectors for large job creating employers of the targeted industries for the FIVE NORTH mixed-use project:
 - i. The commonality of these mixed-use developments is their success of incorporating a blend of higher density residential and employment generating land uses, which creates a sense of place that is attractive for employers and their workforce.
 - ii. The workforce within the desired sectors desire highly amenitized areas to live and work, proximity to restaurants, bars, recreation.
 - iii. Missing from the immediate area of FIVE NORTH is diversity in housing type and price point.
 - iv. Given the demographics within the commute shed, combined with a land plan that blends uses that are walkable, it could be possible to attract a mix of locally serving commercial tenants and high density residential to serve as a magnet for the siting of technology companies, corporate office, hospitality and entertainment.
 - v. There needs to be a catalyst to seed the overall development, multi-family residential, along with the strong core of existing and planned single-family residences could be the catalyst to trigger desirable commercial development within FIVE NORTH
- b. The Developer concurrently conducted a survey of the residents and surrounding area to understand their vision, current shopping habits, and the type of retail and restaurants they desire to have within the Commercial Core:
 - i. The key findings of the survey have been carefully evaluated and incorporated into the balanced land use plan.

2. Vistancia is located directly between two major employers (TSMC to the east and BSNF to the west), both of which are new to the Valley. It is smart to include additional housing options within the FIVE NORTH development for the employees of these major employers, which will in turn enhance the critical mass needed to support the desired retail and restaurants. The location, along a major freeway corridor and not within the majority single-family neighborhoods of Vistancia is sound planning for the success of FIVE NORTH.
3. Finally, it is a known formula of MANY successful mixed-use development projects in the Valley, that high-density residential development is a key component to the success of the projects.

The following is a list of highly successful mixed-use projects. Each of these projects includes a large number of high-density residential in the immediate vicinity and started out with high-density residential development in the first phases:

a. **Kierland: 351 Mixed-Use Acres**

Existing Apartment Units:	2,118
Apartment Units Under Construction:	906
<u>Apartment Units Planned:</u>	<u>360</u>
Total Units	3,384

b. **San Tan Village North: 275 Mixed-Use Acres**

Existing Apartment Units:	1,342
Apartment Units Under Construction:	159
<u>Apartment Units Planned:</u>	<u>274</u>
Total Units	1,775

c. **Cooley Station: 232 Mixed-Use Acres**

Existing Apartment Units:	1,727
<u>Apartment Planned:</u>	<u>926</u>
Total Units	2,653

d. **Westgate: 357 Mixed-Use Acres**

Existing Apartment Units:	2,156
Apartment Units Under Construction:	308
<u>Apartment Units Planned:</u>	<u>685</u>
Total Units	3,149

In addition, regarding the restaurant and retail portion of FIVE NORTH; ownership took a thoughtful and detailed approach to this portion of the project. The Developer first hired experts in retail and restaurant development that have worked on successful valley projects such as Kierland, Scottsdale Fashion Square, Agritopia and Uptown Plaza. The Developer also utilized these experts to modify the retail and restaurant site plan, first creating a Main Street approach to the project, eliminating a median, and narrowing the street in order to enhance the pedestrian experience and encourage cross shopping and engagement in the Main Street area. The width and length of the Main Street in this area was deliberately designed to mimic the Main Street in Kierland Commons. The brokers selected for this portion of the project have the best relationships in the state with the major restaurant tenants the Developer is seeking to attract to the FIVE NORTH project. The Developer has hosted multiple tenant tours and received very positive feedback from the market. There is a deliberately phased approach to this portion of the project in order to protect the Main Street and preserve the best possible spaces for the highest caliber of tenants. The total square footage for the restaurant and retail portion of FIVE NORTH was calculated to be commensurate with other Class A quality retail projects in the Valley. The high caliber restaurants that the Developer and brokers are actively engaging in the project will require the critical mass that the lifestyle focused multi-family as well as employment users will bring, in order to locate within FIVE NORTH and be successful long term.

[REDACTED]

From: Kurt A. Jones <[REDACTED]>
Sent: Tuesday, July 18, 2023 11:08 AM
To: Karen Howard [REDACTED]
Subject: FW: Vistancia PCD Amendment

Kurt Jones, Senior Planner
D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: Kurt A. Jones
Sent: Monday, June 5, 2023 10:26 PM
To: 'CW S' [REDACTED]
Subject: RE: Vistancia PCD Amendment

Mr. Smith, as follow up to this email thread, as stated before, the multi-family residential units are planned to be market rate, luxury, lifestyle focused multi-family residential units that also provide their own amenities for their own residents. We have stated during the open house and in other discussions that North Phoenix/Scottsdale's Kierland and Quarter developments, as well as other mixed-use developments in the valley, have a significant MF presence and those development continue to attract higher end food and beverage and retail and employment uses.

If this Section 8 issue is a concern of the community and City Council with our PCD amendment request, we'd be happy to discuss some sort of CC&R (code, covenant and restriction) that restricts the proposed 1,500 units to market rate units within the commercial core. Thank you, Kurt

Kurt A. Jones | Senior Planner | 602.452.2729



Seventh Floor Camelback Esplanade II | 2525 E Camelback Road | Phoenix, AZ 85016
C 480.225.8937 | P 602.255.6000 | F 602.255.0103

From: Kurt A. Jones
Sent: Wednesday, May 24, 2023 12:58 PM
To: CW S [REDACTED]
Subject: RE: Vistancia PCD Amendment

Mr. Smith, sorry for the delayed response. We are working on the 'details' you suggest in your email below. We will respond when we have more to share your requested 'definitive answer' on the Section 8 issue. Stay tuned. Kurt

Kurt Jones, Senior Planner
D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: CW S [REDACTED]
Sent: Tuesday, May 23, 2023 7:52 PM
To: Kurt A. Jones [REDACTED]
Subject: Re: Vistancia PCD Amendment

So no response?

On Sat, May 20, 2023 at 5:33 AM CW S [REDACTED] wrote:

Kurt , Thank you for your response. The devil is in the details . I understand what is planned. As we know things don't always go as planned . That being said, I'm looking for a definitive answer regarding section 8 housing . What prevents section 8 from ever being considered ? Please point me to documentation that spells out your response.

Thank you

Chris

On Fri, May 19, 2023 at 3:58 PM Kurt A. Jones [REDACTED] wrote:

Mr. Smith, thanks for the follow up. No, these multi-family residential units are planned to be market rate, luxury, lifestyle focused multi-family residential units that also provide their own amenities for their own residents. We have stated during the open house and in other discussions that North Phoenix/Scottsdale's Kierland and Quarter developments have a significant MF presence and those development continue to attract higher end food and beverage and retail and employment uses. Other areas include Gilbert Main St Commons, San Tan Village, Cooley Station, Westgate and Park West. I hope this info helps. Have a great weekend. Kurt

Kurt Jones, Senior Planner

D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: CW S [REDACTED]
Sent: Tuesday, May 16, 2023 3:32 PM
To: Kurt A. Jones [REDACTED]
Subject: Re: Vistancia PCD Amendment

Will this be zoned in a way that section 8 housing is at the discretion of whomever owns the property? What other developments that you all are part of that we can go visit as a gauge of the consequences. Once the shine disappears what are we left with ?

On Fri, May 12, 2023 at 5:17 PM Kurt A. Jones [REDACTED] wrote:

Mr. Smith, the folks at Vistancia sent me your email requesting more info on the proposed PCD Amendment case. I work with Tiffany & Bosco and we are assisting Vistancia with their land use entitlements. I have attached a response that we worked on to try to address many of your comments. We appreciate you reaching out early in the process. We are also available to meet you in person to discuss this response and any other items you want to discuss. Let us know and we'll set something up. Thanks, Kurt

Kurt Jones, Senior Planner

D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

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[REDACTED]

From: Kurt A. Jones [REDACTED]
Sent: Tuesday, July 18, 2023 7:03 AM
To: Karen Howard
Subject: FW: 5 North @ Vistancia

From: Kurt A. Jones
Sent: Monday, July 17, 2023 7:40 AM
To: 'Heather Smith' [REDACTED]
Subject: RE: 5 North @ Vistancia

Heather, thanks for reaching out and nice to meet you electronically. I am hoping to clarify a few of your questions. With regards to your golf course question highlighted below, I believe you are referring to our request to amend the Vistancia PCD, outside the major amendment for the additional 1,500 multi-family units, to remove the two (2) remaining golf courses. Five North (spelled out FIVE vs. numeral 5) is approximately 320+ developable acres of the 7,100+ acre Vistancia community, and there were never plans for two (2) golf courses within the core (Five North). Those two (2) golf course were always planned north of the canal. As we discussed in our open houses, our emails and all public communication, the request to remove the golf course deals more with water, land planning and current market conditions. Even if we left one course as you are requesting, it is not a requirement to build, but a placeholder for that land use or residential homes. The Vistancia development team has made the decision to not move forward with golf as an option north of the canal where originally planned. The City is also in favor of this land use plan change. Again, this decision to remove the golf courses is a minor amendment and not associated with the major amendment to add the additional multi-family units in Five North.

As for your 2nd question regarding a 'deed restriction' for only 'for-sale' multi-family units is not an option for our proposal. The goal of the additional residential units is to provide the critical mass of residents/consumers for the types of retail, restaurant and service uses all Vistancia residents expect within Five North. Also, the City cannot restrict our major PCD amendment to 'for-sale only' as that is unenforceable from the City's legal standpoint. As you have met with Mark Hammons and the Vistancia development team, their commitment is to market these additional multi-family units to luxury rental and ownership developers. Mark and his team will ensure the quality, design and amenities are a part of any multi-family development within Five North.

Let me know if you have any further questions and again thanks for reaching out. Kurt

Kurt A. Jones | Senior Planner | 602.452.2729



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From: Heather Smith [REDACTED]
Sent: Wednesday, July 12, 2023 11:56 AM
To: Kurt A. Jones [REDACTED]
Subject: 5 North @ Vistancia

Good morning Kurt,

I have been working with Mark Hammons and his team to try and help educate our community here in Vistancia and the 5 North development. As you know, the community is a bit fearful of section 8, too many transient residents etc. My husband Chris shared with me the letter you wrote to him about the comparisons to Kierland, Cooley Station etc but I'd like to learn how we can address a few of the concerns I'm hearing from our community aside from the section 8 previously discussed.

It is my understanding that currently there are two golf courses planned for this parcel, is there a possibility one course can remain as part of the upscale hotel much like at Kierland with the Westin and Desert Ridge with JW Marriott? So many of my clients, friends and family who come to visit stay in north Scottsdale due to there not being any high quality hotel space here in north Peoria. Being a golfer myself we are lacking another public course giving us more choice than Trilogy. We are members of Blackstone and use our course there but most folks are not interested in paying those fees and there is now a waiting list to be a member. Now with the Trilogy HOA taking over the Trilogy Golf Course there is already worry it will not be managed in a way to support the greens fees as the current condition is not good and fees are too high. Many of us instead venture to Quintero, Legend Trails etc.

In regards to the additional multi-family units. Is it possible to add as a deed restriction that these additional units be "condos for sale" units rather than apartments? I am aware of course any deed use restriction can be brought back to city council to request a change to rental apartments but I strongly believe a builder will come in and take on the project. Sterling Grove condos are selling north of \$500,000 and that area is certainly one if not two steps below Vistancia. Being a real estate broker I can say, condos for sale in 85383 are virtually non-existent creating a high demand for luxury condos in our area and this would serve the development, City of Peoria with tax revenue and I believe bring less resistance from the community.

I appreciate you taking your time to share in detail with my husband. I am a very detailed person myself and believe earnest communication and attention to detail will always further succeed our goals in life and those of our friends and neighbors.

Thank you for your time and I look forward to your response.

Heather Smith

[REDACTED]

From: Kurt A. Jones [REDACTED]
Sent: Sunday, May 14, 2023 8:40 AM
To: Karen Howard; Kimberley Clifford (Vistancia)
Subject: FW: Five north

fyi

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

From: LAlvis [REDACTED]
Sent: Sunday, May 14, 2023 6:55 AM
To: Kurt A. Jones [REDACTED]
Subject: Five north

I am writing as a homeowner who lives in Trilogy. We would like to request you not approve an additional 1500 apartment homes. Our community can't handle the additional more low income housing. Talking with folks in the area, the schools are already over saturated and tons more single family homes that have been approved are being built. The streets can't handle it either.

Please oh please reconsider. There are plenty of other areas apartments can be built in lower Peoria.

Also, some people are taking about additional golf courses now not being built in the area. We don't want our entire community just commercial. Hoping for at least one other if not two courses to be built.

Thank you,

-Lori

[REDACTED]

From: Kurt A. Jones [REDACTED]
Sent: Monday, May 15, 2023 5:48 PM
To: Karen Howard; Kimberley Clifford (Vistancia)
Subject: Fwd: Five North Amendment

Kurt Jones
[REDACTED]

From: Zoltan Holubecz [REDACTED]
Sent: Monday, May 15, 2023 5:04:39 PM
To: Kurt A. Jones [REDACTED]; Lorie.Dever [REDACTED]
Subject: Five North Amendment

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

Karen Howard

From: Kurt A. Jones [REDACTED]
Sent: Monday, May 15, 2023 9:24 PM
To: Karen Howard; Kimberley Clifford (Vistancia)
Subject: FW: Help

From: Hayden & Damien Nichols [REDACTED]
Sent: Monday, May 15, 2023 9:05 PM
To: Kurt A. Jones [REDACTED]
Subject: Help

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-

Ken Nichols

Sent from my iPhone

[REDACTED]

From: Kurt A. Jones [REDACTED]
Sent: Friday, May 12, 2023 10:57 AM
To: Karen Howard; Mark Hammons; William E. Lally; Kimberley Clifford (Vistancia); Amy Malloy
Subject: FW: Vistancia

Just received this...see below

Kurt Jones, Senior Planner
D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: Thomas Piegari [REDACTED]
Sent: Friday, May 12, 2023 10:47 AM
To: Kurt A. Jones <kajones@tblaw.com>
Subject: Vistancia

Please be advised that I am not in favor of the two proposed amendments you have put forth regarding Five North. I am prepared to sign a petition and attend board meetings to fight the changes you propose.

All the best,
Tom

Tom Piegari
[REDACTED]

P&Z Report

Exhibit 11 Opposition Petition

Signatures - Petition Stop Zoning Amendment to the Vistancia District's Five North Area

August 14, 2023

838 Signatures

Name	City	State	Postal Code	Country	Signed On
Thomas Alberte	Peoria	AZ	85383	US	5/30/2023
Mary Alberte	Peoria	AZ	85383	US	8/14/2023
Eileen Hinphy	Peoria	AZ	85383	US	5/30/2023
Sharon Blevit	Shoreview	MN	55126	US	5/30/2023
Kathy Ryan	Peoria	AZ	85383	US	5/30/2023
Susan Romley Moranz	Peoria	AZ	85383	US	5/30/2023
Victoria Martinez	Peoria	AZ	85345	US	5/30/2023
Lynne Bloomfield	Peoria	AZ	85383	US	5/30/2023
Kerry Brooks	Peoria	AZ	85383	US	5/30/2023
Robert Deissig	Peoria	AZ	85383	US	5/30/2023
EVAN BAGNER	Peoria	AZ	85380	US	5/30/2023
Michael Przybylka	Peoria	AZ	85382	US	5/30/2023
NINA PRECIADO	Chino	CA	91710	US	5/30/2023
Jill King	Peoria	AZ	85381	US	5/30/2023
Debbie Hix	Peoria	AZ	85380	US	5/30/2023
Al Ferla	Peoria	AZ	85380	US	5/30/2023
Scott McAlister	Phoenix	AZ	85017	US	5/30/2023
Lori McAlister	Phoenix	AZ	85383	US	5/30/2023
Heather Hardy	Peoria	AZ	85383	US	5/30/2023
Janis Fraser	Surprise	AZ	85378	US	5/30/2023
Christina Langowski	Peoria	AZ	85383	US	5/30/2023
Denise Birling	Peoria	AZ	85383	US	5/30/2023
Haley Bevacqua	Denver	CO	80223	US	5/30/2023
Shannon Maher	Peoria	AZ	85383	US	5/30/2023
Linda Stuttgen	Peoria	AZ	85381	US	5/30/2023
Robert Henry	Peoria	AZ	85383	US	5/30/2023
Steven Silverberg	Peoria	AZ	85383	US	5/30/2023
Julie Ferguson	Schertz	TX	78154	US	5/30/2023
robert wagner	Peoria	AZ	85380	US	5/31/2023
Susan Stapp	Peoria	AZ	85345	US	5/31/2023
Alexandra Boggio	Peoria	AZ	85383	US	5/31/2023
Randy Smith	Peoria	AZ	85383	US	5/31/2023
susan wolford	Peoria	AZ	85345	US	5/31/2023
Jennifer Urps	Peoria	AZ	85380	US	5/31/2023
James Urps	Peoria	AZ	85380	US	5/31/2023
Debra Young	Peoria	AZ	85383	US	5/31/2023
Stephanie Messenger	Peoria	AZ	85382	US	5/31/2023

Mindi Verdi	Peoria	AZ	85383 US	5/31/2023
Suzanne Oliver	Peoria	AZ	85380 US	5/31/2023
Judith McCarron	Peoria	AZ	85345 US	5/31/2023
Jennifer Lonergan	Peoria	AZ	85383 US	5/31/2023
Mary Ann AMBROSE	Peoria	AZ	85345 US	5/31/2023
charmaine nilles	Peoria	AZ	85345 US	5/31/2023
Denise Laird	Peoria	AZ	85380 US	5/31/2023
edward castellon	Peoria	AZ	85383 US	5/31/2023
Becky Hamilton	Fallbrook	CA	92028 US	5/31/2023
Carol Flaro	Arcadia		91006 US	5/31/2023
Michael Fisch	Peoria	AZ	85380 US	5/31/2023
Louise Sterling	Spokane	WA	99224 US	5/31/2023
Amy Juodagalvis	Peoria	AZ	85345 US	5/31/2023
Gregory Wynne	Peoria	AZ	85380 US	5/31/2023
Janice Maynard	Peoria	AZ	85345 US	5/31/2023
Kathi Shelton	Peoria	AZ	85383 US	5/31/2023
Jaime Hansen	Peoria	AZ	85383 US	5/31/2023
Lisa Manning	Peoria	AZ	85380 US	5/31/2023
Kathy Bartelheim	Peoria	AZ	85383 US	5/31/2023
Kevin Hill	Peoria	AZ	85380 US	5/31/2023
Valentine Golec	Peoria	AZ	85380 US	5/31/2023
Al Lopez	Peoria	AZ	85383 US	5/31/2023
Kristina Klein	Peoria	AZ	85380 US	5/31/2023
Andrea Garcia	Edmond		73012 US	5/31/2023
Michael Wittmann	Peoria	AZ	85383 US	5/31/2023
Jennifer Jenson	Peoria	AZ	85345 US	5/31/2023
Valerie Benson	Maple Grove	MN	55311 US	5/31/2023
Janet Trella	Peoria	AZ	85380 US	5/31/2023
Becki Moore	Peoria	AZ	85380 US	5/31/2023
Pamela Koerner	Peoria	AZ	85380 US	5/31/2023
Cary Carlisle	Pensacola	FL	32503 US	5/31/2023
Robert Moore	Peoria	AZ	85380 US	5/31/2023
Debbie Fink	Peoria	AZ	85383 US	5/31/2023
Mary Johnson	Peoria	AZ	85345 US	5/31/2023
Rosie Avancena	Makati		91321 Philippines	5/31/2023
Constance Fairchilds	Peoria	AZ	85345 US	5/31/2023
Kirk Anderson	Lee's Summit	MO	64081 US	5/31/2023
Raedine Martinez	Peoria	AZ	85345 US	5/31/2023
Merja Huss	Peoria	AZ	85345 US	5/31/2023
Kerry James	Peoria	AZ	85380 US	5/31/2023
Sue Sampson	Peoria	AZ	85383 US	5/31/2023
Eugene Koenig	Peoria	AZ	85345 US	5/31/2023
nancy algernon	oceanside	CA	92057 US	5/31/2023
George Brill	Peoria	AZ	85380 US	5/31/2023
Curt Farmer	Phoenix	AZ	85036 US	5/31/2023
Deborah Farmer	Phoenix	AZ	85036 US	5/31/2023
Sharon Teitel	Peoria	AZ	85382 US	5/31/2023

WENDY SARA	Peoria	AZ	85380 US	5/31/2023
Branden Burleson	Peoria	AZ	85383 US	5/31/2023
Amy Fraser	Peoria	AZ	85383 US	5/31/2023
Jose Hernandez	Peoria	AZ	85383 US	5/31/2023
Arlene Hernandez	Peoria	AZ	85383 US	5/31/2023
Heather Smith	Peoria	AZ	85381 US	5/31/2023
Christine Fulton	Peoria	AZ	85383 US	5/31/2023
Michelle Trimmell	Peoria	AZ	85380 US	5/31/2023
Bob Lohmann	New Berlin	WI	53151 US	5/31/2023
Sherry Cisler	Peoria	AZ	85380 US	5/31/2023
Gary Nicolosi	Peoria	AZ	85345 US	5/31/2023
Paula Wishon	Sun City West	AZ	85375 US	5/31/2023
Scott Strelitz	Peoria	AZ	85380 US	5/31/2023
Robert Mottram	Peoria	AZ	85383 US	5/31/2023
Marshall Guillory	Peoria	AZ	85380 US	5/31/2023
Robyn Ellis	Peoria	AZ	85383 US	5/31/2023
Bernard Tran	Los Angeles		90060 US	5/31/2023
Jackson Chung	Sykesville		21784 US	5/31/2023
Karen Holmes	Springfield		1129 US	5/31/2023
Rafael Munoz	Irvine		92614 US	5/31/2023
Aline Felipe	Curitiba		80240-110 US	5/31/2023
Mia Coatantino	East Greenwich		2818 US	5/31/2023
Robert Reinders	Peoria	AR	85383 US	5/31/2023
Blanca Walker	Peoria	AZ	85345 US	5/31/2023
Kelley Chen	Richmond		94804 US	5/31/2023
Nicole Coughlin	Peoria	AZ	85383 US	5/31/2023
Christina Feussner	Peoria	AZ	85380 US	5/31/2023
Ciera Roots	Peoria	AZ	85380 US	5/31/2023
Julissa Villanueva	Peoria	AZ	85383 US	5/31/2023
Tamara Hieronymus	Peoria	AZ	85345 US	5/31/2023
Mark Langrehr	Peoria	AZ	85345 US	5/31/2023
Jo Ann Krueger	Peoria	AZ	85380 US	5/31/2023
Diana Daniels	Peoria	AZ	85380 US	5/31/2023
Laura Bianco	Peoria	AZ	85345 US	5/31/2023
Stephanie Herrick Kays	Peoria	AZ	85383 US	5/31/2023
Jeff Uberstine	Peoria	AZ	85383 US	5/31/2023
Portia Roscoe	Peoria	AZ	85383 US	5/31/2023
Matthew Bevacqua	Peoria	AZ	85380 US	5/31/2023
Paul Bianco	Peoria	AZ	85383 US	5/31/2023
Adam Kaluba	Burleson	TX	76028 US	5/31/2023
Staci Lor	Peoria	AZ	85383 US	5/31/2023
Michelle Lundahl	Peoria	AZ	85383 US	5/31/2023
ANNAMARIE URPS	Peoria	AZ	85383 US	5/31/2023
Elizabeth Brown	Peoria	AZ	85383 US	5/31/2023
Tom Venere	Peoria	AZ	85380 US	5/31/2023
Valerie Venere	Peoria	AZ	85380 US	5/31/2023
Steven Peacock	Peoria	AZ	85380 US	5/31/2023

Kathryn Prideaux	Peoria	AZ	85343 US	5/31/2023
Roberta Fremder	Phoenix	AZ	85036 US	5/31/2023
Daeon Smith-Jones	Peoria	AZ	85383 US	5/31/2023
Nicole Lucas	Peoria	AZ	85383 US	5/31/2023
Ali Keimel	Peoria	AZ	85380 US	5/31/2023
Deborah Fantine	Peoria	AZ	85380 US	5/31/2023
Susan DeAugustine	Eatonville	WA	98328 US	5/31/2023
Michelle Johnson	Phoenix	AZ	85016 US	5/31/2023
ukraine isthebest	San Jose		95124 US	5/31/2023
Jeni Jones	Peoria	AZ	85383 US	5/31/2023
Scott Trahan	Peoria	AZ	85383 US	6/1/2023
Paul Erhardt	Peoria	AZ	85380 US	6/1/2023
Rica Lindsey	Peoria	AZ	85380 US	6/1/2023
Kimberly Rust	Peoria	AZ	85380 US	6/1/2023
Susan Summers	Peoria	AZ	85383 US	6/1/2023
Steve Gondek	Peoria	AZ	85383 US	6/1/2023
Jessica Harris	Peoria	AZ	85380 US	6/1/2023
Bradley Lundahl	Peoria	AZ	85383 US	6/1/2023
Debbie Skjaveland	Glen Mills	PA	19342 US	6/1/2023
Suzanne Minert	Peoria	AZ	85383 US	6/1/2023
Karen Brethouwer	Peoria	AZ	85380 US	6/1/2023
Penny Gondek	Phoenix	AZ	85036 US	6/1/2023
Kc Gondek	Berwyn	IL	60402 US	6/1/2023
Errin Kelso	Peoria	AZ	85383 US	6/1/2023
Bernard Walker Jr	Peoria	AZ	85383 US	6/1/2023
Cheryl Ready	Peoria	AZ	85380 US	6/1/2023
Christine Chowning	Peoria	AZ	85380 US	6/1/2023
Chris Franz	Peoria	AZ	85380 US	6/1/2023
Melinda Verdi	Peoria	AZ	85383 US	6/1/2023
Joyce Romito	Peoria	AZ	85383 US	6/1/2023
Akshay Patel	Peoria	AZ	85380 US	6/1/2023
Dianne Hutton	Peoria	AZ	85383 US	6/1/2023
Susan Campbell	Peoria	AZ	85380 US	6/1/2023
Jimmy Dustman	Peoria	AZ	85383 US	6/1/2023
Mireille Gitskin	Peoria	AZ	85383 US	6/1/2023
Scott Frazier	Honolulu	HI	96813 US	6/1/2023
Mark Zorfas	Peoria	AZ	85383 US	6/1/2023
Ryan Miller	Peoria	AZ	85380 US	6/1/2023
Cortney Miller	Phoenix	AZ	85086 US	6/1/2023
gary newman	Peoria	AZ	85381 US	6/1/2023
Ronda Flanagan	Hurricane	UT	84737 US	6/1/2023
Adina Tirei	Peoria		85383 US	6/1/2023
Tryston Clemenz	Charlotte		28277 US	6/1/2023
abby boucher	peoria		85201 US	6/1/2023
Devon Herring	Hemet		92545 US	6/1/2023
Bresdy Hariss	Wesley Chapel		71832 US	6/1/2023
G. Diane Matthews-Marcelin	Carson		90746 US	6/1/2023

Jaila Soares	Attleboro		2703 US	6/1/2023
Светлана Karagenova	Cumming		30041 US	6/1/2023
Travis Zenuch	San Francisco		97477 US	6/1/2023
Dawn Langston	Phoenix	AZ	85001 US	6/1/2023
Mike Davis	Peoria	AZ	85345 US	6/1/2023
Abigail Rogers	Murrieta		92562 US	6/1/2023
Hana Berger	Broad Channel		11693 US	6/1/2023
Lisa Gardner	Peoria	AZ	85380 US	6/1/2023
Chris Yeaton	Seattle	WA	98168 US	6/1/2023
Hayden Chowning	Phoenix	AZ	85034 US	6/1/2023
Crystal Wielebski	Peoria	AZ	85380 US	6/1/2023
Matthew Williams	Peoria	AZ	85381 US	6/1/2023
John Squires	Golden	CO	80403 US	6/1/2023
CARLY WILSON			2914 Australia	6/1/2023
Amy Bressler	Peoria	AZ	85383 US	6/1/2023
Cheryl Orth	Mesa	AZ	85206 US	6/1/2023
Michelle McGee	Surprise	AZ	85374 US	6/1/2023
Bradley Sudtell	Peoria	AZ	85383 US	6/1/2023
Timothy Spurlin	Phoenix	AZ	63701 US	6/1/2023
Courtney Martorana	Peoria	AZ	85380 US	6/1/2023
Alisha Plakstis	Peoria	AZ	85380 US	6/1/2023
Gil Collins	Peoria	AZ	85380 US	6/1/2023
Jan Berry	Peoria	AZ	85380 US	6/1/2023
Peggy Garcia	Peoria	AZ	85383 US	6/1/2023
Dianne Stone	Peoria	AZ	85345 US	6/1/2023
Reed Strobl	Peoria	AZ	85381 US	6/1/2023
debra zahedi	Phoenix	AZ	85048 US	6/1/2023
Chester Winter	Surprise	AZ	85374 US	6/1/2023
Riana Stumpf	Peoria	AZ	85381 US	6/1/2023
Edwin LaRue	Glendale	AZ	85308 US	6/1/2023
Nermin Klokic	Peoria	AZ	85383 US	6/1/2023
Kristen Palmer	Surprise	AZ	85387 US	6/1/2023
Robert Alb	Peoria	AZ	85383 US	6/1/2023
Robyn Johnson	Surprise	AZ	85374 US	6/1/2023
Thomas Gestrich	Peoria	AZ	85380 US	6/1/2023
Janet Abernethy	Peoria	AZ	85380 US	6/1/2023
Michael Beck	Peoria	AZ	85383 US	6/1/2023
Charles & Renee Williams	Peoria	AZ	85345 US	6/1/2023
Belinda Strobl	Peoria	AZ	85381 US	6/1/2023
Felicia and Ron Davis	Peoria	AZ	85345 US	6/1/2023
joseph giordano	frederick	MD	21704 US	6/1/2023
Susan Goodman	Peoria	AZ	85380 US	6/1/2023
Dylan Jones	Peoria	AZ	85380 US	6/1/2023
John Kilpatrick	Peoria	AZ	85383 US	6/1/2023
Gretchen Wensman	Paterson	NJ	7513 US	6/1/2023
Letitia Hatfield	Peoria	AZ	85383 US	6/1/2023
Jen Filarski	Seattle	WA	98160 US	6/1/2023

John Warsco	Peoria	AZ	85380 US	6/1/2023
Terry Cox	Peoria	AZ	85383 US	6/1/2023
Kat Israel	Peoria	AZ	85383 US	6/1/2023
Dan Meyer	Peoria	AZ	85383 US	6/1/2023
Dana Moore	Peoria	AZ	85381 US	6/1/2023
Janet Anderson	Pisgah	AL	35765 US	6/1/2023
Lynn Moore	Peoria	AZ	85381 US	6/1/2023
L Riches	Peoria	AZ	85345 US	6/1/2023
Ashleigh Machrol	Peoria	AZ	85383 US	6/1/2023
Martha Palmer	San Antonio	TX	78210 US	6/1/2023
Ken Barnick	Peoria	AZ	85383 US	6/1/2023
Rosemary Espinosa	Fairfax	VA	22032 US	6/1/2023
Sara Ornstein	Peoria	AZ	85381 US	6/1/2023
Ernst Kuhn	Peoria	AZ	85383 US	6/1/2023
Helene Lively	Peoria	AZ	85380 US	6/1/2023
John Riesenman	Peoria	AZ	85383 US	6/1/2023
breeana martin	Peoria	AZ	85380 US	6/1/2023
Angie Menzies	Peoria	AZ	85383 US	6/1/2023
Susan Myers	Peoria	AZ	85345 US	6/2/2023
KIMBERLY CROMWELL	ORCHARD PARK	NY	14127 US	6/2/2023
Hayley Knight	Peoria	AZ	85380 US	6/2/2023
Lisa Misurelli	Peoria	AZ	85345 US	6/2/2023
Connie Ecker	Peoria	AZ	85383 US	6/2/2023
serena srouer	Dearborn Heights		48127 US	6/2/2023
Alexa Feiring	Salem		97302 US	6/2/2023
Miranda halbrook	Portland		97225 US	6/2/2023
df h	f		84249 US	6/2/2023
Emily Fish	Edgerton		53534 US	6/2/2023
Starla Stokes	High Point		27265 US	6/2/2023
Skeleton Key	Los Angeles	CA	US	6/2/2023
Robyn Croix	Corona	CA	92882 US	6/2/2023
Londa Davis	Lakewood	CA	90712 US	6/2/2023
Ramona Lincoln	Peoria	AZ	85380 US	6/2/2023
Riana Stumpf	Peoria	AZ	85383 US	6/2/2023
Denise Welch	Phoenix	AZ	85050 US	6/2/2023
Sue Thompson	Peoria	AZ	85345 US	6/2/2023
Pam Nelson	Peoria	AZ	85345 US	6/2/2023
Paul E.Lincoln	Peoria	AZ	85380 US	6/2/2023
Roy Oneal	Peoria	AZ	85381 US	6/2/2023
Clayton Malaney	Peoria	AZ	85385 US	6/2/2023
Jan Verville	Peoria	AZ	85381 US	6/2/2023
Steven Herrick	Peoria	AZ	85383 US	6/2/2023
Carla Wallace	Peoria	AZ	85383 US	6/2/2023
Diane Dutton	Peoria	AZ	85383 US	6/2/2023
Karen L	Peoria	AZ	85380 US	6/2/2023
Tanya Musselman	Peoria	AZ	85383 US	6/2/2023
Ryan Denke	Peoria	AZ	85383 US	6/2/2023

Dancing Ass		CA	US	6/2/2023
Steven Wensman	Belle Plaine	MN	56011 US	6/2/2023
David Crompton	Peoria	AZ	85383 US	6/2/2023
Margaret Moreshead	Albuquerque	NM	87112 US	6/2/2023
Michele Ferragut	Peoria	AZ	85383 US	6/2/2023
Dianne Campbell	Phoenix	AZ	85007 US	6/3/2023
Michelle Shipley	Peoria	AZ	85383 US	6/3/2023
Lori OBrien	Peoria	AZ	85345 US	6/3/2023
Roselyn Guenther	Scottsbluff	NE	69363 US	6/3/2023
Ted Guenther	Scottsbluff	NE	69363 US	6/3/2023
Kate Barkley			US	6/3/2023
Selina dudley	Ramona	CA	92065 US	6/3/2023
Cam Siewert	Peoria	AZ	85380 US	6/3/2023
Angela Jones	Peoria	AZ	85383 US	6/3/2023
Jerry Stewart	Peoria	AZ	85380 US	6/3/2023
Michelle Eriksson	Peoria	AZ	85380 US	6/3/2023
Dan O'Connell	Peoria	AZ	85380 US	6/3/2023
Trescha Peeples	Glendale	AZ	85306 US	6/3/2023
Delores Baumann	Peoria	AZ	85383 US	6/3/2023
Yuan Lavine	Peoria	AZ	85380 US	6/3/2023
Alex Giesler	Phoenix	AZ	85383 US	6/3/2023
Kelly Giesler	Peoria	AZ	85345 US	6/3/2023
Jonna Williams	Surprise	AZ	85378 US	6/3/2023
Roger Williams	Peoria	AZ	85383 US	6/3/2023
Holly Wilkinson	Peoria	AZ	85345 US	6/3/2023
Valle Wilkinson	Peoria	AZ	85383 US	6/3/2023
P Collins	Peoria	AZ	85380 US	6/3/2023
Julie Jensen	Crystal Lake	IL	60014 US	6/3/2023
Andrea Shovelin	Peoria	AZ	85383 US	6/3/2023
Bree McCarthy	Peoria	AZ	85345 US	6/4/2023
judy werner	Peoria	AZ	85345 US	6/4/2023
James Humphrey	Peoria	AZ	85380 US	6/4/2023
Lea Pannella	Peoria	AZ	85383 US	6/4/2023
MaryJane Thomsen	Redford	MI	48239 US	6/4/2023
Gina Dangelo	Peoria	AZ	85383 US	6/4/2023
Alicia Rojewski	Peoria	AZ	85383 US	6/4/2023
Tanya Garcia	Peoria	AZ	85380 US	6/4/2023
Mitch Mandell	Peoria	AZ	85381 US	6/4/2023
Randall Balsiger	Peoria	AZ	85380 US	6/4/2023
Paula Drummond	Peoria	AZ	85383 US	6/5/2023
Tina Russo	Peoria	AZ	85383 US	6/5/2023
Randall Russo	Peoria	AZ	85380 US	6/5/2023
Jana Kovatcheva	Peoria	AZ	85380 US	6/5/2023
Lydia Saric	Peoria	AZ	85380 US	6/5/2023
ShirleyAnne Smithey	Peoria	AZ	85345 US	6/5/2023
Bruce Kamben	Peoria	AZ	85383 US	6/5/2023
Leanne Kamben	Peoria	AZ	85380 US	6/5/2023

Gregory Tannheimer	Peoria	AZ	85383 US	6/5/2023
Molly Steele	Asheville		28806 US	6/5/2023
Jayla Jones	East Point		41216 US	6/5/2023
Matthew Deveau	Hudson		3051 US	6/5/2023
Mar Gonzalez	Grand Prairie		75051 US	6/5/2023
Paul Markillie	Grand Blanc Township		48439 US	6/5/2023
Dan De Yo	Yorba Linda		92886 US	6/5/2023
Carmello Musarra	Peoria	AZ	85383 US	6/6/2023
Janet Tannheimer	Peoria	AZ	85383 US	6/6/2023
Tim Pinkerton	Peoria	AZ	85383 US	6/6/2023
Reed Hooks	Peoria	AZ	85380 US	6/6/2023
Diana beth	griffith	IN	46319 US	6/6/2023
Janell Haverly	Peoria	AZ	85383 US	6/6/2023
Cheryl Colton	Phoenix	AZ	85036 US	6/6/2023
David Haverly	Peoria	AZ	85383 US	6/6/2023
Carolyn Blanco	Peoria	AZ	85383 US	6/6/2023
Krisa Kharel	Blacklick		43004 US	6/6/2023
John Sang Mang	Baltimore		21223 US	6/6/2023
Jimick Chatelain	Uniondale		11553 US	6/6/2023
Nathalie Lorgeat	Miami		33162 US	6/6/2023
Ogenie Francois	Nashville		37203 US	6/6/2023
Christopher Bean			US	6/6/2023
Wendi Breter	Glencoe	IL	60022 US	6/6/2023
Devan Franks			US	6/6/2023
Bergany Edouard	Glen Cove		11542 US	6/6/2023
no no	Salt Lake City		84107 US	6/6/2023
Genevieve Gray	Warner Springs	CA	92086 US	6/6/2023
Lance Warren	Prattville		36066 US	6/6/2023
Peggy Browne	Peoria	AZ	85380 US	6/7/2023
Deb Falk	Peoria	AZ	85381 US	6/7/2023
Sofia Munoz	Brandon		33511 US	6/7/2023
Seth Flowers	Dalton		30721 US	6/7/2023
Debra Walton	Peoria	AZ	85385 US	6/7/2023
Susana Serrano	Lubbock		79401 US	6/7/2023
Chris Duverge	Flushing		11373 US	6/7/2023
Olivia Jones	Rolling Meadows		60008 US	6/7/2023
Justine Baum	Danbury	CT	6810 US	6/7/2023
Tony Lentini	Snellville		30039 US	6/7/2023
E FLO	Westminster		92683 US	6/7/2023
Eric Yu	Rancho Cucamonga		91730 US	6/7/2023
Angel Mccarthy	Cedar rapids		52404 US	6/7/2023
Mili Smith	Brecksville		44141 US	6/7/2023
Sandra Pierre	Brooklyn		11239 US	6/7/2023
Melina Calloway	Cleveland Heights		44118 US	6/7/2023
Elizabeth LeVin	Tustin		92780 US	6/7/2023
Rochny Junior Baptistin	Margate		33063 US	6/7/2023
Marie F B Clement	Brooklyn		11236 US	6/7/2023

Teddy Velasquez	Thousand Oaks		91358 US	6/7/2023
Beulah Walker Cooley	Minneapolis		55411 US	6/7/2023
Sandy Abulail	Detroit		48226 US	6/7/2023
Johnny Surin	Orlando		32801 US	6/7/2023
Markernery Pierre	Miami		33125 US	6/7/2023
Teresa Rangel	Murchison	TX	75778 US	6/7/2023
Amauri Hines	St Louis		63150 US	6/7/2023
Deanna Jarvis	Worcester		1604 US	6/7/2023
Bryan Deng	San Francisco		94133 US	6/7/2023
Angelina Williams	Waldorf		20602 US	6/7/2023
Joyce Jones	Topeka		66614 US	6/7/2023
Kadyn Nguyen	Marysville		98270 US	6/7/2023
Jacob Halsdorfer	Peoria	AZ	85383 US	6/7/2023
Fanie Mervilus	Hillsborough	NJ	8844 US	6/7/2023
Brian Clelland	Phoenix	AZ	85036 US	6/7/2023
Marianne Yakubinis	Peoria	AZ	85383 US	6/7/2023
Dane Adams	Woodbridge		22192 US	6/7/2023
CJ Hines	londonderry		3053 US	6/7/2023
Klonese Williams	Newark		19702 US	6/7/2023
Larry Ladd	Chico		95928 US	6/7/2023
Franceska Alexis	Philadelphia		19148 US	6/7/2023
anas khan	Frisco		75034 US	6/7/2023
vanity w	San Antonio		78288 US	6/7/2023
Luis Pobre			US	6/7/2023
Ndiaye Mouhamed	Clifton		7014 US	6/7/2023
Young Jay's	Brooklyn		11215 US	6/7/2023
Jon Inwood	Brooklyn	NY	11226 US	6/7/2023
Statchina Incharles	Syosset		11791 US	6/7/2023
Adam Busowski	Pittsburgh		15243 US	6/7/2023
Kai S.	Kent		98031 US	6/7/2023
Arun Patel	Los Angeles		90057 US	6/7/2023
Mirline Pierre	Opa Locka		33055 US	6/7/2023
Marissa Armijo	Albuquerque		87122 US	6/7/2023
Donna Tomich	Peoria	AZ	85383 US	6/7/2023
Karen Friedman	Peoria, AZ	CA	85383 US	6/7/2023
bill cupo	Peoria	AZ	85383 US	6/7/2023
Noah Miller	Crete		60417 US	6/7/2023
Erik Baten	Bowie		20720 US	6/7/2023
Aust L	Point Pleasant		25550 US	6/7/2023
Mackenzie Smith	Chicago		60602 US	6/7/2023
Jozianne Riche	Millsboro	DE	19966 US	6/7/2023
Steve silets	Northbrook	IL	60062 US	6/7/2023
Daniel Bodony	Peoria	AZ	85383 US	6/7/2023
Jerry Desinor	Passaic	NJ	7055 US	6/7/2023
Jacqueline Ambouroue	Tampa	FL	33602 US	6/7/2023
John squires	Peoria	AZ	85382 US	6/7/2023
Charlotte Delohi	Peoria	AZ	85380 US	6/7/2023

Iksha Kesari	Corvallis		97330 US	6/7/2023
Marie jose Occena	The Bronx	NY	10457 US	6/7/2023
Bryan Pellegrini	Peoria	AZ	85345 US	6/7/2023
Susan Lopez	Peoria	AZ	85380 US	6/7/2023
Matt Jarvis	Peoria	AZ	85383 US	6/7/2023
Jane Kass	Peoria	AZ	85380 US	6/7/2023
Elizabeth Davis	Peoria	AZ	85383 US	6/7/2023
John Buonagurio	Miami	FL	33191 US	6/7/2023
stephen hawkyns	Peoria	AZ	85383 US	6/7/2023
Krista Myers	Peoria	AZ	85383 US	6/7/2023
Bridget Rabon	Peoria	CA	85383 US	6/7/2023
Kenny Santos	Peoria	AZ	85380 US	6/7/2023
Jeff Hansen	Phoenix	AZ	85383 US	6/7/2023
Daniel Bjork	Phoenix	AZ	85007 US	6/7/2023
Maria Hansen	Phoenix	AZ	85041 US	6/7/2023
Kelly Filice	Peoria	AZ	85380 US	6/7/2023
Jordan Filice	Peoria	AZ	85380 US	6/7/2023
Amelia Lynn	Peoria	AZ	85383 US	6/7/2023
Allison Shepherd	Phoenix	AZ	85383 US	6/7/2023
Brett Flynn	Peoria	AZ	85383 US	6/7/2023
Silvia Peterson	Peoria	AZ	85345 US	6/7/2023
Meghan Hebel	Peoria	AZ	85380 US	6/7/2023
Stewart Roberts	Peoria	AZ	85380 US	6/7/2023
Michelle Guillory	Peoria	AZ	85380 US	6/7/2023
Heather O'Connell	Peoria	AZ	85380 US	6/7/2023
Caryl Katz	Peoria	AZ	85380 US	6/7/2023
Robert Jones	Peoria	AZ	85380 US	6/7/2023
Lindsay stark	Peoria	AZ	85345 US	6/7/2023
Sheree Wojtysiak	Peoria	AZ	85380 US	6/7/2023
Lynne Menard	Peoria	AZ	85383 US	6/7/2023
Lacey Stokes	Phoenix	AZ	85040 US	6/7/2023
Beth Neel	Peoria	AZ	85383 US	6/8/2023
Alanna maki	Peoria	AZ	85382 US	6/8/2023
Michele Mahoney	Phoenix	AZ	85008 US	6/8/2023
Joyce Sopilnick	Peoria	AZ	85381 US	6/8/2023
Marli Garn	Peoria	AZ	85383 US	6/8/2023
Barbara O'Neill	Peoria	AZ	85383 US	6/8/2023
Michael Mahoney	Peoria	AZ	85380 US	6/8/2023
Ryan Furuta	Peoria	AZ	85380 US	6/8/2023
Jonathan Cerella	Peoria	AZ	85345 US	6/8/2023
Kara Bowden	Peoria	AZ	85345 US	6/8/2023
Susan Taylor	Peoria	AZ	85380 US	6/8/2023
Ed Maj	Peoria	AZ	85380 US	6/8/2023
Gillespie Shirley	Phoenix	AZ	85014 US	6/8/2023
Carla Bassett	Little Falls		56345 US	6/8/2023
Lol Secret	Damascus		20872 US	6/8/2023
Ephrata Esayas	Rockville		20853 US	6/8/2023

Lobeni Elias	Silver Spring		20901 US	6/8/2023
Grace Anderson	Fresno	CA	93705 US	6/8/2023
yea yea	Potomac		20854 US	6/8/2023
Matias Mezghebe	Beltsville		20705 US	6/8/2023
Laylah Ratty	Columbia		29212 US	6/8/2023
Nadine Julis	Brockton		2301 US	6/8/2023
Alifa Ritu	Silver Spring		20910 US	6/8/2023
Sara Lahlou	Rockville		20850 US	6/8/2023
Leo Marcus	Charlotte		28202 US	6/8/2023
Elsa Berg	Rockville		20852 US	6/8/2023
Jeffery tao	Rockville		20850 US	6/8/2023
Melanie Salgado	Chicago		60639 US	6/8/2023
Karley Banker	Honeoye Falls		14472 US	6/8/2023
Sara Kimmel	Fort Wayne	IN	46835 US	6/8/2023
jessica quiroz	El paso		79912 Mexico	6/8/2023
Eshaan Mishra	Rockville		20850 US	6/8/2023
Richmond Debrah	Silver Spring		20901 US	6/8/2023
alice samba	Silver Spring		20910 US	6/8/2023
evan Maclean	Germantown		20874 US	6/8/2023
Crystal L	Annapolis Junction		20701 US	6/8/2023
Hailley Reiffers	Green Bay		54302 US	6/8/2023
Val Smith	Pound Ridge		10576 US	6/8/2023
Vilaine Mondesir	Miami		33197 US	6/8/2023
Jillyann Winslow	Lakeland		33810 US	6/8/2023
Alicia Erbland	Peoria	AZ	85383 US	6/8/2023
Justin Small	Peoria	AZ	85385 US	6/8/2023
Cassandra Mccaw	Peoria	AZ	85345 US	6/8/2023
Harrison Fisher	Peoria	AZ	85380 US	6/8/2023
Marcia Baker	Peoria	AZ	85380 US	6/8/2023
Nancy Whetstone	Peoria	AZ	85380 US	6/8/2023
Cedrik Habbershon	your moms house		120855 US	6/8/2023
cathye berge-pinkerton	Peoria	AZ	85380 US	6/8/2023
Melissa Stanton	Peoria	AZ	85345 US	6/8/2023
Ann Katapski	Peoria	AZ	85380 US	6/8/2023
Jami Christiansen	Peoria	AZ	85383 US	6/8/2023
erin Gatewood	Peoria	AZ	85383 US	6/8/2023
Jessie Ayala	Phoenix	AZ	85007 US	6/8/2023
Sheree L Tribble	Peoria	AZ	85345 US	6/8/2023
Steven L Tribble	Peoria	AZ	85383 US	6/8/2023
Karen Montell	Peoria	AZ	85380 US	6/8/2023
Christine Sanchez	Peoria	AZ	85383 US	6/8/2023
Mark Koerner	Peoria	AZ	85380 US	6/9/2023
Shawn Babiarz	Peoria	AZ	85383 US	6/9/2023
Jill Davis	Peoria	AZ	85380 US	6/10/2023
Danny Davis	Peoria	AZ	85380 US	6/10/2023
Will Gatewood	Peoria	AZ	85383 US	6/10/2023
Marsha Talifarro	Peoria	AZ	85382 US	6/10/2023

Parag Desai	Peoria	AZ	85345 US	6/11/2023
John Black	Branson		65615 US	6/11/2023
Sara Richardson	Sacramento		95842 US	6/11/2023
Holly Holland	Peoria	AZ	85345 US	6/11/2023
Callie Cherry	Peoria	AZ	85383 US	6/12/2023
Lisa Gardner	Peoria	AZ	85380 US	6/12/2023
Shari Gabaldon	Peoria	AZ	85345 US	6/14/2023
AnneCIA Harvey	Peoria	AZ	85380 US	6/14/2023
Shannon Christopherson	Seattle	WA	98101 US	6/15/2023
Chey Scott	Peoria	AZ	85380 US	6/15/2023
Sara Anstine	Peoria	AZ	85383 US	6/16/2023
Kris Vaughn	Phoenix	AZ	85004 US	6/16/2023
Christine Amor	Peoria	AZ	85380 US	6/17/2023
Sue Larocca	Peoria	AZ	85345 US	6/18/2023
Jerry Hulsizer	Peoria	AZ	85380 US	6/19/2023
Roger Kabalin	Peoria	AZ	85380 US	6/19/2023
Hannah Bruder	Peoria	AZ	85383 US	6/20/2023
Jeanette Ehrlich	Peoria	AZ	85380 US	6/20/2023
JON PAUL KLEIN	peoria	AZ	85383 US	6/21/2023
Rc Martin	Peoria	AZ	85380 US	6/22/2023
Olivia DeStefano	Bridgewater		8807 US	6/22/2023
Jeffrey Beck	Peoria	AZ	85345 US	6/23/2023
Allen Osofsky	Peoria	AZ	85380 US	6/26/2023
Sheri Boress	Peoria	AZ	85345 US	6/28/2023
Tom Kelly	Mesa	AZ	85205 US	7/24/2023
Tom Piegari	Peoria	AZ	85345 US	7/31/2023
Yosh1 Yoshii	None		28411 US	7/31/2023
Connor Castaldo	Deer Park		11729 US	7/31/2023
Ramona Findley	Glendale	AZ	85301 US	8/1/2023
Patrick Findley	Glendale	AZ	85301 US	8/1/2023
Andrew Mays	Peoria	AZ	85383 US	8/1/2023
Donald Spears	Peoria	AZ	85380 US	8/1/2023
Brittany Herman	Phoenix	AZ	85383 US	8/1/2023
Jennifer Roth	Peoria	AZ	85383 US	8/1/2023
Guy Minock	Peoria	AZ	85380 US	8/1/2023
Frank Andriano	Peoria	AZ	85383 US	8/1/2023
Erika Marro	Peoria	AZ	85383 US	8/1/2023
Robert Marraro	Corpus Christi		78414 US	8/1/2023
Michele Szymoniak	Peoria	AZ	85383 US	8/1/2023
Naser Sayed	Sacramento		94204 US	8/1/2023
Ahmed S	Ashburn		20147 US	8/1/2023
claire rodgers	Springfield		19064 US	8/1/2023
Jake Fawver	Union City		38261 US	8/1/2023
Antonio Davis	Albuquerque		87107 US	8/1/2023
Eric Barger	Belleville		62221 US	8/1/2023
Cardi Mosley	Westchester		60154-4434 US	8/1/2023
Mary Schaut	Peoria	AZ	85382 US	8/1/2023

Virgil King	Indian Trail		28079 US	8/1/2023
Jennifer Colfax	Peoria	AZ	85345 US	8/1/2023
Isabella Vogel	Monroe		10950 US	8/1/2023
Stephanie Gomez	West haven		6516 US	8/1/2023
Dylan Smith	Hot Springs		71913 US	8/1/2023
Brieaunna Boney	Indianapolis		46255 US	8/1/2023
Kent Briggs	Peoria	AZ	85383 US	8/1/2023
Daniela Fonseca	New York ,		4415 US	8/1/2023
Jackie Parker	Peoria	AZ	85380 US	8/1/2023
Kirk Findley	Peoria	AZ	85380 US	8/1/2023
David Macias	Peoria	AZ	85383 US	8/1/2023
Justin Penrose	Peoria	AZ	85380 US	8/1/2023
Paul Van Steenhuyse	Peoria	AZ	85380 US	8/1/2023
Brianna Large	Omaha		68104 US	8/1/2023
Doug Vetter	Peoria	AZ	85383 US	8/1/2023
Kurtis Berkley	Turntis@hotmail.com	AZ	85303 US	8/1/2023
Joshua Olivas	Phoenix	AZ	85040 US	8/1/2023
Josh Meyer	Peoria	AZ	85383 US	8/1/2023
Stephanie Leo	Phoenix	AZ	85009 US	8/1/2023
Dale Weinberg	Peoria	AZ	85345 US	8/1/2023
Ikaezia Brannies	Peoria	AZ	85380 US	8/1/2023
Brad Kudler	Peoria	AZ	85383 US	8/1/2023
Vivian Brilhart	Sparrows Point		21219 US	8/1/2023
Eman User	Odessa		79762 US	8/1/2023
DANIEL MILLER	Peoria	AZ	85383 US	8/1/2023
Nathan Trudgeon	Peoria	AZ	85383 US	8/1/2023
Jerri Jennings	Peoria	AZ	85383 US	8/1/2023
Stefan Fil	Peoria	AZ	85383 US	8/1/2023
Jeffrey Goward	Peoria	AZ	85345 US	8/1/2023
Charlene McMillan	Peoria	AZ	85383 US	8/1/2023
Tori Seley	Surprise	AZ	85378 US	8/1/2023
Lynda Reithmann	Peoria	AZ	85345 US	8/1/2023
Clive Glockling	Kanata		K2M Canada	8/1/2023
Beth Jenkins	Peoria	AZ	85380 US	8/1/2023
Marisa Glockling	Kanata		K2M Canada	8/1/2023
Carol Pausz	Phoenix	AZ	85001 US	8/1/2023
Christi Villegas	Peoria	AZ	85383 US	8/1/2023
Jonathan Geiger	Phoenix	AZ	85003 US	8/1/2023
Lola Sejda	Chicago	IL	60661 US	8/1/2023
James Copperthite	Peoria	AZ	85383 US	8/1/2023
Kerwine Bell	Folsom	CA	95630 US	8/1/2023
Jenni McFerron	Peoria	AZ	85383 US	8/1/2023
Sean Lundin	Phoenix	AZ	85036 US	8/1/2023
Jered McFerron	Peoria	AZ	85383 US	8/1/2023
Cindi Davis	Peoria	AZ	85380 US	8/1/2023
Vickie Sims	Peoria	AZ	85383 US	8/1/2023
Janet Shively	Peoria	AZ	85380 US	8/1/2023

Debbie McCarthy	Peoria	AZ	85383 US	8/1/2023
Martin Baggesgard	Peoria	AZ	85380 US	8/1/2023
Richard Levy	Peoria	AZ	85381 US	8/1/2023
Heather Edberg	Peoria	AZ	85383 US	8/1/2023
Cortland Thude	Peoria	AZ	85383 US	8/1/2023
Nancy McFerron	Peoria	AZ	85383 US	8/1/2023
Bernadette Bouchez	Peoria	AZ	85383 US	8/1/2023
Christian Rohde	Peoria	AZ	85383 US	8/1/2023
Meg Burglin	Youngtown	AZ	85363 US	8/1/2023
Jesse Edberg	Peoria	AZ	85380 US	8/1/2023
Michael Peterson	Phoenix	AZ	85004 US	8/1/2023
Hazel Gonzalez	Lubbock		79415 US	8/1/2023
brandon cherry	Peoria	AZ	85380 US	8/1/2023
Katie Noetzel	Peoria	AZ	85380 US	8/1/2023
William Laffoon	Peoria	AZ	85345 US	8/1/2023
Jennifer Trudgeon	Peoria	AZ	85383 US	8/1/2023
Dick Miller	Surprise	AZ	85374 US	8/1/2023
Arnold Gopin	Peoria	AZ	85383 US	8/1/2023
Brian Fratus	Peoria	AZ	85380 US	8/1/2023
Jeri Thude	Peoria	AZ	85383 US	8/1/2023
Nancy Bertoson	Peoria	AZ	85380 US	8/1/2023
Karen eadon	Idyllwild	CA	92549 US	8/1/2023
Peter Noetzel	Peoria	AZ	85380 US	8/1/2023
Pamela Szekalski	Peoria	AZ	85383 US	8/1/2023
Ellen Lazor	Maple Valley	WA	98038 US	8/1/2023
Christopher Trujillo	Peoria	AZ	850 US	8/1/2023
Cheryl Middleditch	Glendale	AZ	85301 US	8/1/2023
Laurie Heeley	Peoria	AZ	85383 US	8/1/2023
A St. Germain	Peoria	AZ	85383 US	8/1/2023
Martin Guthrie	Peoria	AZ	85383 US	8/1/2023
Sheri Boress	Peoria	AZ	85380 US	8/1/2023
Wayne Menzies	Peoria	AZ	85383 US	8/1/2023
Al Ferla	Peoria	AZ	85380 US	8/1/2023
Michelle Evans	Peoria	AZ	85383 US	8/1/2023
Pelton Brandon	Peoria	AZ	85380 US	8/1/2023
Lynette Stahlnecker	Peoria	AZ	85383 US	8/1/2023
Emily Miller	Peoria	AZ	85380 US	8/1/2023
Annecia Harvey	Peoria	AZ	85380 US	8/1/2023
Lisa Siminoff	Peoria	AZ	85381 US	8/1/2023
Jeffrey Henkel	Peoria	AZ	85380 US	8/1/2023
Paige Frazier	Roseville		95661 US	8/1/2023
Heather Herrick	Peoria	AZ	85380 US	8/2/2023
Vala Collier	Peoria	AZ	85380 US	8/2/2023
Cassandra Permenter	Mesa	AZ	85207 US	8/2/2023
Michael Lindbeck	Peoria	AZ	85380 US	8/2/2023
Beverly Smith	Peoria	AZ	85383 US	8/2/2023
Roseanne Schoof	Phoenix	AZ	85041 US	8/2/2023

Britney Gilles	Peoria	AZ	85381 US	8/2/2023
Joshua King	Phoenix	AZ	85034 US	8/2/2023
Ricardo Valdes	Phoenix	AZ	85383 US	8/2/2023
Randy Schuette	Peoria	AZ	85383 US	8/2/2023
Kimberly Hicken	Peoria	AZ	85383 US	8/2/2023
Nate Bel	McDonough		30253 US	8/2/2023
Lee Cox	Peoria	AZ	85381 US	8/2/2023
Sonic Son	Oroville ca		95965 US	8/2/2023
Jayden Vega	Paterson		7514 US	8/2/2023
Steven Fletcher	Peoria	AZ	85383 US	8/2/2023
Susan Spicola	Peoria	AZ	85383 US	8/2/2023
Wesley Swaney	Peoria	AZ	85383 US	8/2/2023
Erlinda Maris	Peoria	AZ	85380 US	8/2/2023
Rick Loudenback	Denver	CO	80203 US	8/2/2023
Stacy Andretti	Peoria	AZ	85382 US	8/2/2023
Jeffrey Andretti	Peoria	AZ	85383 US	8/2/2023
Zoltan Holubecz	Peoria	AZ	85380 US	8/2/2023
Steven Snyder	Peoria	AZ	85380 US	8/2/2023
Renee Holubecz	Peoria	AZ	85383 US	8/2/2023
Allison Russell	Peoria	AZ	85380 US	8/2/2023
John DiGiovanni	Gilbert	AZ	85299 US	8/2/2023
Lisa Mckinney	Peoria	AZ	85383 US	8/2/2023
Michael Blackert	Peoria	AZ	85380 US	8/2/2023
Sarah La-Nguyen	Peoria	AZ	85381 US	8/2/2023
Karen Bridgeman	Peoria	AZ	85345 US	8/2/2023
Janice Lovelace	Peoria	AZ	85383 US	8/2/2023
Kristi Johnson	Peoria	AZ	85383 US	8/2/2023
Kathleen Elmer	Peoria	AZ	85383 US	8/2/2023
Stephanie Baggesgard	Peoria	AZ	85380 US	8/2/2023
Megan Wagner	Peoria	AZ	85383 US	8/2/2023
Janet Engel	Peoria	AZ	85380 US	8/2/2023
Jaran Wagner	Peoria	AZ	85380 US	8/2/2023
Johana Mahan	Phoenix	AZ	85041 US	8/2/2023
Frank Morrall	Peoria	AZ	85382 US	8/2/2023
Kathleen Hales	Peoria	AZ	98074 US	8/2/2023
Cara Alcantar-Daoudi	Peoria	AZ	85383 US	8/2/2023
Jerry D'Andrea	Peoria	AZ	85380 US	8/2/2023
Kenneth Anderson	Baden	PA	15005 US	8/2/2023
David Pace	Sanford	AZ	85383 US	8/2/2023
Iris Rivera	Pennsburg		18073 US	8/2/2023
Jeff Kerr	Miamisburg		45342 US	8/2/2023
Kim Patton	Peoria	AZ	85383 US	8/2/2023
Frank Alvarado	Minneapolis		55404 US	8/2/2023
Sandra Fussner	Peoria	AZ	85380 US	8/2/2023
Gary Schultz	Peoria	AZ	85381 US	8/2/2023
DAN SCHUH	Peoria	AZ	85380 US	8/2/2023
Charles Denning	Peoria	AZ	85383 US	8/2/2023

Derick Dierks	Egg Harbor City	NJ	8234 US	8/2/2023
Christopher Williams	Sanford		27330 US	8/2/2023
Trudy Grace	Peoria	AZ	85380 US	8/2/2023
Daniel Davis	Peoria	AZ	85380 US	8/2/2023
Ana Karen	Chapel Hill		27516 US	8/2/2023
Sean Fredotti	Los Gatos		95030 US	8/2/2023
Cynthia Denning	Gig Harbor	WA	98335 US	8/2/2023
Brent Dubberstein	Peoria	AZ	85383 US	8/2/2023
Don't Bartolone	Peoria	AZ	85380 US	8/2/2023
Diana Nazario	Orlando		32806 US	8/2/2023
Isamar Maldonado	Manati		US	8/2/2023
Melissameliss Lind	Peoria	AZ	85383 US	8/2/2023
Betty Larock	Peoria	AZ	85380 US	8/2/2023
Cory Davis	Peoria	AZ	85345 US	8/2/2023
Susan Chizum	Peoria	AZ	85345 US	8/2/2023
Miranda Philen	Peoria	AZ	85345 US	8/2/2023
David Brandman	Peoria	AZ	85380 US	8/2/2023
Nancy Snyder	Peoria	AZ	85383 US	8/2/2023
Katharine Macias	Lakewood	CA	90712 US	8/2/2023
Mike Davis	Peoria	AZ	85383 US	8/2/2023
Travis Silva	Peoria	AZ	85382 US	8/2/2023
Jackie Lopez	Peoria	AZ	85383 US	8/2/2023
Kayla Barrera	Peoria	AZ	85380 US	8/2/2023
Danny ARMSTRONG	Phoenix	AZ	85014 US	8/2/2023
Randy Behey	Peoria	AZ	85381 US	8/2/2023
Jennifer Machamer	Surprise	AZ	85374 US	8/2/2023
Carly Dekubber	Peoria	AZ	85383 US	8/2/2023
JAMES GRAY	Phoenix	AZ	85041 US	8/2/2023
Lawrence Trigg	Peoria	AZ	85380 US	8/2/2023
Tara Maxwell	Peoria	AZ	85383 US	8/2/2023
Carole ONeil	Peoria	AZ	85380 US	8/2/2023
Michael Scribner	Peoria	AZ	85383 US	8/2/2023
Sheridan B	Chicago		60612 US	8/2/2023
Samantha Boyd	Phoenix	AZ	85017 US	8/2/2023
James Lyons	Peoria	AZ	85380 US	8/2/2023
Johanna Silva	Peoria	AZ	85382 US	8/2/2023
H T	Margie Torres	AZ	85383 US	8/2/2023
Rodney Redoble	Peoria	AZ	856 US	8/2/2023
Vicki Redoble	Peoria	AZ	85380 US	8/2/2023
Nicole Russell	Peoria	AZ	85380 US	8/3/2023
T Garcia	Peoria	AZ	85380 US	8/3/2023
Megan Meadors	Peoria	AZ	85383 US	8/3/2023
Richard & Claudia Todd	Peoria	AZ	85383 US	8/3/2023
Mary Beth Groholski	Peoria	AZ	85383 US	8/3/2023
Shelly Chaddock	Peoria	AZ	85380 US	8/3/2023
Kylie Clegg	Peoria	AZ	85345 US	8/3/2023
Shannon STEWART	Bothell	WA	98021 US	8/3/2023

Sami Selim	Peoria	AZ	85383 US	8/3/2023
Dawn McCartney	Peoria	AZ	85380 US	8/3/2023
John Kelly Richter	Peoria	AZ	85383 US	8/3/2023
Rex Rhinesmith	PEORIA	AZ	85383 US	8/3/2023
Marley Wright	Harrisonburg		22801 US	8/3/2023
Ashley Sprouse	Peoria	AZ	85383 US	8/3/2023
Micki Tietz	Peoria	AZ	85383 US	8/3/2023
Amy Gates	Peoria	AZ	85383 US	8/3/2023
Jimmy Avancena	Peoria	AZ	85380 US	8/3/2023
BARBARA GOLDBERG	Phoenix	AZ	85036 US	8/4/2023
Jack Price	Phoenix	AZ	85040 US	8/4/2023
Jefferson Nemelka	Phoenix	AZ	85034 US	8/4/2023
Julie Nemelka	Peoria	AZ	85380 US	8/4/2023
Anita Ealy	Vistancia	AZ	85383 US	8/4/2023
John Jaszcz	Peoria	AZ	85380 US	8/4/2023
James Shay	Springfield	IL	62712 US	8/4/2023
Glen VW	Peoria	AZ	85383 US	8/4/2023
Kirk Reinhardt	Peoria		85383 Switzerland	8/4/2023
Deborah Findley	Peoria	AZ	85380 US	8/4/2023
Gene Ciabattari	Geneva	IL	60134 US	8/4/2023
Sophia Kintz	Noblesville		46060 US	8/4/2023
Nancy Withers	Decatur		76234 US	8/4/2023
Bryan Obi	Carrollton	TX	75007 US	8/4/2023
Laura Thompson-Boyd	Phoenix	AZ	85014 US	8/4/2023
Donald Schnotala	Peoria	AZ	85380 US	8/4/2023
Sarah Albaugh	Peoria, az	CA	92648 US	8/5/2023
Jackie Albaugh	Peoria	AZ	85380 US	8/5/2023
Dorrane Fowles	The Bronx		10451 US	8/5/2023
Jessica Seminera	Peoria	AZ	85381 US	8/5/2023
Marguerite Shepard	Peoria	AZ	85380 US	8/5/2023
Regina Pennington	Denver	CO	80251 US	8/5/2023
Steven Alger	Phoenix	AZ	85009 US	8/5/2023
Sharon Lipton	Peoria	AZ	85380 US	8/5/2023
Ana Palomino	Peoria	AZ	85380 US	8/5/2023
Harriane Kopel	peoria	AZ	85383 US	8/5/2023
Ronald Pint	Peoria	AZ	85345 US	8/6/2023
Xavier Arteaga	Sacramento		94204 US	8/6/2023
Anel Chavez	Los Angeles		90060 US	8/6/2023
Sadie Helms	Atlanta		30315 US	8/6/2023
Rebecca Straw	St Petersburg,		33712 US	8/6/2023
Jason Helbig	Peoria	AZ	85383 US	8/6/2023
Zach Kaufman	Longmont		80503 US	8/6/2023
Chassidy Staub	Peoria	AZ	85383 US	8/6/2023
Leticia Costello	Peoria	AZ	85381 US	8/6/2023
Mark Kassir	Phoenix	AZ	85085 US	8/6/2023
Matthew Kassir	Peoria	AZ	85383 US	8/6/2023
Alex Curtis	Peoria	AZ	85382 US	8/6/2023

Anissa Curtis	Peoria	AZ	85383 US	8/6/2023
Ricardo Leyva	Peoria	AZ	85380 US	8/6/2023
Gary Yakubinis	Hinsdale	IL	60521 US	8/6/2023
Matthew Dodd	Surprise	AZ	85387 US	8/6/2023
Mecah Lucas	Peoria	AZ	85383 US	8/6/2023
Khaiser Syed	Peoria	AZ	85380 US	8/7/2023
Laura Pellegrini	Peoria	AZ	85383 US	8/7/2023
Bonnie Davis	Peoria	AZ	85380 US	8/8/2023
Susan Scotson	Peoria	AZ	85380 US	8/8/2023
Amber Lopez	Peoria	AZ	85383 US	8/8/2023
Arrah-Wonah Nester	Peoria	AZ	85383 US	8/8/2023
Terri Kish	Phoenix	AZ	85004 US	8/8/2023
Renee Loudenback	Peoria	AZ	85380 US	8/8/2023
Lia Schipplick	Peoria	AZ	85380 US	8/8/2023
Matin Sajadpoor	Phoenix		85034 US	8/9/2023
Farzane Fereydoni	London		US	8/9/2023
Phillip Cirrito	Peoria	AZ	85385 US	8/9/2023
Richard Gaderick	Peoria	AZ	85383 US	8/9/2023
Ryan Woods	Peoria	AZ	85383 US	8/10/2023
Ed Rolon	Peoria	AZ	85380 US	8/10/2023
Mark Clark	Phoenix	AZ	85036 US	8/10/2023
Chloe Hilkins	Peoria	AZ	85383 US	8/11/2023
Marlene Cook	Phoenix	AZ	85014 US	8/11/2023
Seth Gatewood	Glendale	AZ	85301 US	8/11/2023
Marty Dworkis	New York		US	8/11/2023
Alan Hu	baltimoRE		21210 US	8/11/2023
Mohammad Ahmadi	Portland		97207 US	8/11/2023
Saeed m	Kent		98032 US	8/11/2023
Millie Rodriguez	Trenton		8619 US	8/11/2023
Anna Laidler	East Stroudsburg		18301 US	8/11/2023
Bridget Benedetti	Peoria	AZ	85380 US	8/11/2023
Charles Jones	Peoria	AZ	85383 US	8/12/2023
Dede Davis	Peoria	AZ	85380 US	8/12/2023
Kelli Sheumaker	Peoria	AZ	85380 US	8/12/2023
Brian Sheumaker	Peoria	AZ	85380 US	8/12/2023
Alyssa White	Peoria	AZ	85380 US	8/12/2023
Maria Salajan	Peoria	AZ	85380 US	8/12/2023
Josephine Convento	Peoria	AZ	85345 US	8/12/2023
William Connors	Peoria	AZ	85383 US	8/12/2023
Jennifer Petz	Peoria	AZ	85383 US	8/12/2023
Keith Garn	Peoria	AZ	85380 US	8/12/2023
James Thomson	Peoria	AZ	85380 US	8/12/2023
Jaxon Leo	Peoria	AZ	85383 US	8/12/2023
Lisa Burch	Peoria	AZ	85380 US	8/12/2023
Thomas Schipplick	Peoria	AZ	85380 US	8/13/2023
Jalen Johnson	Brooklyn	NY	11221 US	8/13/2023
Nancy Bogardus	Peoria	AZ	85383 US	8/14/2023

deandrey damua damus

Port Saint Lucie

34953 US

8/14/2023

Comments - Petition so STOP Rezoning of Vistancia Five North - From Change.org

August 14, 2023

Name	City	State	Postal Code	Country	Commented Date	Comment
Eileen Hinchy	Peoria	AZ	85383	US	5/30/2023	"I don't see any recommendation for new schools to accommodate those who will buy the houses. We have two golf courses in the same area. Only two schools that are already overcrowded. We need a high school as our children are bussed all over."
Denise Birling	Peoria	AZ	85383	US	5/30/2023	"I do not want so many multi unit housing in the Vistancia area. It does not fit into the current Vistancia"
Shannon Maher	San Diego	CA	92123	US	45076	"I don't want apartment buildings I want a high school"
Debra Young	Peoria	AZ	85383	US	45077	"Debra YoungNo Apartments"
Mindi Verdi	Peoria	AZ	85383	US	45077	"I do not want the zoning changed allowing an increase in the amount of high density apartments to be put in."
Greg Wynne	Phoenix	AZ	85085	US	45077	"I don't think most people moved to Vistancia for high density housing. Speaking for myself, I moved here to get away from that. Now, how about that high school?"
Kathy Bartelheim	Peoria	AZ	85383	US	45077	"Our community is being over grown with absolutely no thought to water usage, traffic and lack of schools. This will destroy all that Vistancia is supposed to be about."
Rosie Avancena	Makati	CA	91321	Philippines	45077	"Too much development."
wendy sara	Phoenix	AZ	85023	US	45077	"Exactly. Too much development. I'm extremely concerned about the high density apartments. The neighborhood will be full of panhandlers, vagrants, drug users, and low life's. I moved here to get outta Phoenix for the same reason."
Nicole Coughlin	Peoria	AZ	85383	US	45077	"Condos should be built NOT apartments. Vistancia is an upscale community. Apartments will inevitably increase crime. Many of us chose to live here because of the safety of the area. This proposed change is absolute garbage."
Staci Lor	Peoria	AZ	85383	US	45077	"I'm a resident"
Michelle Sileski	Peoria	AZ	85383	US	45077	"I moved to the area years ago for a reason, no revolving tenants in apartments. Nothing positive will come from this!"
Steven Peacock	Peoria	AZ	85383	US	45077	"I'm signing the petition because the proposed project will have a detrimental impact to our community in many aspects."

bradley lundahl	San Clemente	CA	92673	US	45078	"This is not acceptable and is a significant departure from the conditions/zoning when I purchase my home here in Vistancia. No one other than the property owners in this community should be able to make these types of changes."
Kc Gondek	Berwyn	IL	60402	US	45078	"I don't want it there"
Errin Kelso	Peoria	AZ	85383	US	45078	"I'm opposed to more development."
Mark Zorfas	Peoria	AZ	85383	US	45078	"Do not like increase in multi- families housing / units"
Robert Alb	Ontario	CA	91761	US	45078	"We moved here 5 years ago for a reason, stop trying to change how the this neighborhood was originally planned."
Belinda Strobl	Galena	MO	65656	US	45078	"We need a beter infrastructure- more schools and more services, We do not need more people before all of this is in place! The appartment nuildings will only devalue our homes and we were promised the community would increase in value by the devekoper- now years later he is changng his plans and it will destory our community!"
Londa Davis	Lakewood	CA	90712	US	45079	"Londa Davis"
Mitch Mandell	Peoria	AZ	85381	US	45081	"Too much traffic will be created."
Janet Tannheimer	Peoria	AZ	85383	US	45083	"The allure of Trilogy used to be its setting on the edge of desert expanses...no more! And the thought of increasing even more rentals and the resulting traffic to the mayhem we currently have....that's a BIG NO!"
Deb Falk	Peoria	AZ	85381	US	45084	"Apartments = more tenants (generally) who do not care about anything other than lower roomrents or gov't bailout befits options... more children in our schools in which the teachers are already overwhelmed. We need a commercial area with very limited, high rentalapartments! Investors/developers looking for \$ do not care! I, @ 72 yr old do care..I came here for a reason in 2017 for a community THAT IS DIFFERENT THAN ALL OTHERS!!!"
judy werner	Peoria	AZ	85345	US	45084	"I am signing because the revisions will not be something that will attract the types of higher end shopping and dining experiences hoped for by residents in Vistancia. The developors are using a smoke and mirror tactic to get a better financial deal for themselves instead of enhancing the current beautiful area that is
Mark Koerner	Peoria	AZ	85383	US	45086	"Many young growing families in the area and need to look at school development. Leave the apartments out of the mix. Building the single family housing will fill and support the Peoria community. Quality restaurants with the golf courses would be a plus."

Parag Desai	Peoria	AZ	85345	US	45088	"It will def create alot of traffic as we moved here from north Phoenix because of something like this that does not exist here. It will be congested and not to forget drive the home value down."
Daniel Miller				US	45139	"Our school system in this area is already overloaded. Additional housing first just means it'll take that much longer for the school system to catch up."
Elizabeth Brown	Peoria	AZ	85383	US	45139	"We need a high school first and foremost!!"
Cortland Thude	Peoria	AZ	85383	US	45139	"I do not agree with the addition of apartments in this area."
Kristi Johnson	Peoria	AZ	85383	US	45140	"I do not want additional apartment buildings in our community."
David Pace	Sanford	NC	27332	US	45140	"I moved out here to get away from the apartments and the people who live in them. They bring down every community they are built in."
Jennifer Machamer	Surprise	AZ	85374	US	45140	"Opposing the development and addition of multi family housing in the proposed North Five development. The addition of apartments was not what the residents of Vistancia signed up for when purchasing in this community."
Rex Rhinesmith	Woodland	CA	91303	US	45141	"High-density apartment housing will be a major detriment to our relatively quiet, peaceful community. The traffic congestion will increase and crime will become a constant issue. Build the golf courses and keep the number of multi-family units at 400...or eliminate them altogether."
Amy Gates	Peoria	AZ	85383	US	45141	"I do not want additional apartment buildings built in this area."
Glen VW	Peoria	AZ	85383	US	45142	"The high and mid density apartments will only devalue our community and overwhelm what infrastructure we currently have in place. The amendment to the orig proposal is only to maximize the return for the developers, with no concern on community impact. We have all paid more to live in Vistancia and want to maintain a standard here."
Sarah Albaugh	Peoria, az	CA	92648	US	45143	"Low end Apartments bring crime and cause problems. I bought a home in this area because of it being a higher end area that was safe for children."
Harriane Kopel	peoria	AZ	85383	US	45143	"Schools are needed, primarily! Is there a 10 year plan for water usage?"
Dede Davis	Phoenix	AZ	85021	US	45150	"High density housing will overburden our schools and increase traffic. This is a terrible plan."

P&Z Report

Exhibit 12 Correspondence

**All correspondence received up until 3pm of
Planning and Zoning Commission Meeting**

From: Deborah Cross [REDACTED]
Sent: Thursday, August 10, 2023 4:44 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Rezoning Z01-10A.16 "Five North"

Dear Ms Dever

RE: Vistancia Major PCD Amendment- Commercial Core ("Five North") Rezoning Z01-10A.16
Hearing August 17, 2023, 6:30pm Council Chambers
and
Council Meeting September 5, 2023 6:00pm Council Chambers

I will be out of town on both the above dates, but would like my comments below to be read into the Record, if possible

I generally support the completion of the Vistancia Master Plan with the development of "Five North" and have confidence that the Developers will deliver a project of the same high caliber as the four sections we now live in and enjoy. I support the diversity of housing opportunities that the addition of apartment homes will bring to Peoria and Vistancia, and the diversity of (younger) population they will hopefully include. I do not support the addition of 1,500 units over and above the original 10,500 previously approved. I would hope the developers would expand desert area/open space (NAOS) where they are requesting to build those additional 1,500 units. I would also like to encourage fewer units listed on the drawing I viewed at the last Public Meeting as "office". This seems to me to be an "Airpark" type small manufacturing type area. I thought the majority of the development was to be upscale commercial/retail/restaurant much like the Kierland Commons area in north Scottsdale.

The developers encouraged (or at least did not DIScourage) a comparison between their proposed Commercial Core and Kierland Commons. However, in looking at their drawings that supposed high end shopping area looks to be about 1 city block long next to the gas station (being built by another developer). It seems way outnumbered by free standing proposed "office" blocks.

Thank you,

Deborah Cross

[REDACTED] (Trilogy)
[REDACTED]

From: webmaster@peoriaaz.gov <webmaster@peoriaaz.gov>
Sent: Saturday, August 12, 2023 7:04 PM
To: InetPlanning <planning@peoriaaz.gov>
Subject: NEW Public Comment on Development

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

Form Name: Planning - Public Comment Form
Date & Time: 08/12/2023 7:04 PM
Response #: 16
Submitter ID: 75384
IP address: 207.171.249.230
Time to complete: 21 min. , 33 sec.

Survey Details

Page 1

1.	Name
	Michael Fisch
2.	Phone Number
	[REDACTED]
3.	Email Address
	[REDACTED]
4.	Project Name
	Vistancia: Major Planned COMMUNITY District Amendment
5.	Project Case Number
	Z01-10A.16
6.	Project Location
	Vistancia
7.	Please provide your feedback on this project:
	Please consider designating Ridgeline Road through Vistanica as a 35mph street that would allow golf carts to transverse the Vistancia community to the new Five North development. Allowing access from all the major neighborhoods within the core of Vistancia allows a new transportation option and creates a coolness factor. It would also serve bicycles and electric bikes and scooters. Ridgeline would allow feeder streets throughout Vistancia to access these amenities. It would also lower some regular traffic congestion in some areas. By planning accordingly these could be important to the correct lifestyle. The other option would be make certain that there are new cell towers installed somewhere. The service in the greater Vistancia area is subpar. If this is planned into the design elements it can be done tastefully and enhance the growth in the area.

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

From: Ken Haase [REDACTED]
Sent: Sunday, August 13, 2023 5:17 AM
To: Lorie Dever <lorie.Dever@peoriaaz.gov>
Subject: Zoning

My name is Ken Haase. My wife and I have owned a home in Trilogy of Vistancia since 2008. Many things drew us to this area.

One of the major draws was the plan to have multiple golf courses for the public to play. To date, there is one course, which is harder to get on every year due to the increase of population. I am all for development, it's great for the country.

I am against the idea of doing away with two additional golf courses in the area.

Build less homes and put them around a new golf course.

This gives the developer some of what they want, and those of us who moved there to be in an area of multiple public golf course, also get part of what we wanted.

Thank you,
Ken Haase

[REDACTED]

Sent from my iPad

From: Michael Schuster [REDACTED]
Sent: Sunday, August 13, 2023 12:04 PM
To: Kajones@tblaw.com; Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Vistancia Major PCD Amendment

Kurt, Lorie., good afternoon.

I received the hearing notice, but am out of town and can not attend.

I quickly wanted to voice my serious concern for the amendment. We own 5 homes in the Vistancia Village Community, and live in one of the homes the majority of the year. When we invested in Vistancia, we reviewed the master development plan, and bought based on those understandings. One of those, was we would have multiple golf courses. Currently, we have Trilogy, which may become private soon, and Blackstone that is already private, so already we are feeling very deceived.

I am a commercial construction consultant, my wife a commercial architect, combined we have over 90 years of development and building experience. Although we understand developments have to make sense for the developer, or they simply don't happen, introducing high density apartments WHILE eliminating promised amenities truly feels like a win win for the developer, and a loose loose for the community as a whole.

To be clear, I support growth and development in our community and want it to be a success, but not at the expense of re-defining a rural residential housing community by increasing density beyond previous agreements and housing classifications that can lead to abuse and over-use of the amenities we already have in place. IE: Apartments allowed in Acacia Grove were a huge mistake, the pools are constantly over-run or abused by many who don't reside in the community but have befriended others that enable their access.

Please feel free to call me to discuss if my understandings need clarification. [REDACTED]

Thank you for serving our community...you both have a very difficult job with little reward and so many with personal agenda vs. what is best for the community. I am confident a compromise can be reached that will benefit all without leaving the folks that invested in this awesome community based on promises, feeling slighted.

Have a great day.

"Make every second count"

Michael "Shoe". Schuster

Schuster Constructive Solutions LLC
Schuster Investment Properties LLC

From: Bob Man [REDACTED]
Sent: Sunday, August 13, 2023 12:56 PM
To: Lorie Dever <lorie.dever@peoriaaz.gov>
Subject: Vistancia Major PCD Amendment (Five North) Rezoning (Z01-10A.16)

Hello,

I want to indicate my opposition to portions of the rezoning for Vistancia Five North (Z01-10A.16).

I am opposed to high density housing. Vistancia is not properly prepared for high density housing.

The roads system is substandard and not intended for a significant increase in traffic. If it rains hard the water comes off the desert onto Vistancia Blvd and crosses the road, south of Safeway. Good planning and execution on the road departments planning and design team. Try driving around this area during the morning, afternoon and evening commute times. The school buses slow traffic and the bicyclists are a safety hazard.

The schools are in no condition to add additional students. The classrooms are too large now. Adding additional students will further degrade the education system. Vistancia was supposed to have a high school, but nothing has been done with it.

The police department does not have an appropriate amount of officers available for patrolling within the community. My wife and kids reported what they thought was gunfire one night and asked for an officer to investigate. They requested the officer come speak with them, but no one ever did.

Vistancia is changing for the negative. Don't let this project cause more harm.

Thanks,

Rob Verville

From: [REDACTED]

Sent: Monday, August 14, 2023 8:23 AM

To: Lorie Dever <Lorie.Dever@peoriaaz.gov>; Peoria Mayor <Mayor@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>

[REDACTED]

Subject: Petition Signatures & Comments - Stop Zoning Amendment to the Vistancia District's Five North Area

Dear Mayor Beck, Ms Dever and Councilman Shafer,

Attached are the signatures (838 of them) along with comments on the *Petition to Stop Zoning Amendment to the Vistancia District's Five North Area*. This petition can be found on [Change.org](https://chng.it/M6sjRqNmTh) the link is: <https://chng.it/M6sjRqNmTh>

As you will see there are 838 signatures, which is strong opposition to this rezoning.

In addition to the above comments I would like to add that I am not opposed to development in the Commercial Core (320 Acres). However, what Vistancia really needs is retail development such as grocery stores (I know a Fry's is proposed), restaurants, bars and shopping areas. If you look at the proposed map from the developer (see the Petition picture) only a small portion of Five North is devoted to those needs and 25 of so acres of that will be taken up by the Fry's Food store. Instead almost all of it would be devoted to High Density and Mid-Density Apartments (1,900 of them) and Office Space. Also, very, very little is devoted to green space.

I have asked the Developer for a breakdown of the acres devoted to each use but haven't received a response. However, a review of their map makes it pretty clear that not much is going to be devoted to the retail and green space that Vistancia needs.

It is my understanding that there are 18,000 residents of Vistancia (this is based on an internet search). Adding 1,900 apartments will likely represent at least a 20% increase in population, housed on a very small area. As the comments suggest the schools are already crowded. Liberty High School is busting at the seams. We don't have any kids in the Vistancia schools but I have talked to parents, teachers and kids and they all agree that the High School is way too crowded.

The Developer does have some nice pictures of what they propose but I'm not sure that will end up being what this project looks like in the end. Hopefully, the Mayor and the Common Council will listen to the people and vote to not let this rezoning proposal go through as it is currently proposed.

Thank You,
Tom Alberte

Thomas J Alberte

[REDACTED]

From: Mark Pappas [REDACTED]
Sent: Wednesday, August 16, 2023 9:55 AM
To: Lorie Dever <lorie.dever@peoriaaz.gov>
Subject: Vistancia Five North project

Hello,

I have been a homeowner in Vistancia for the past four years. I wanted to send my support for the new Five North project. I believe the developer has a good vision for Five North to resemble the outstanding features of the Kierland Commons area.

Thank you.

Mark Pappas

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

From: Paul Barkley [REDACTED]
Sent: Wednesday, August 16, 2023 1:54 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Cc: Brad Shafer <brad.shafer@peoriaaz.gov>
Subject: 5 North PCD Amendment - Rezoning Z01-10A.16

Ms Dever,

I am contacting you as the city staff member regarding public comments for the PCD rezoning for the proposed 5 North project in Vistancia. I am a resident in Vistancia and live across El Mirage Rd from the land proposed for the development.

I am writing in support of 5 North as this is the type of development that is long overdue for Vistancia, Peoria, and the Northwest Valley. As a long time Peoria resident, we have seen cities like Chandler, Gilbert, Glendale, Queen Creek, and Surprise attract lifestyle type developments that used to be only be found in Scottsdale. This project will fill the need for more upscale living, working, shopping, entertainment and dining options for Peoria. While P83 is a great development, it gets harder and harder for those in North Peoria to travel there due to the sometimes 30 minute drive. The opening of Bourbon and Bones and Harkins Ciné Grill are examples of the types of upscale venues residents will support in our area. The location of 5 North just off the 303 makes it ideal for residents in Anthem, North Phoenix, Surprise, and others to drive to it in less than 25 minutes

There has been much discussion about the proposed Multi-family housing included in this project. Like other lifestyle areas such as Kierland, High Street and others, these will be luxury residences meant to attract upwardly mobile professionals. I trust the Developer to ensure we have housing that will continue to match the high standards that have been a constant in all of Vistancia since its beginning. Heck, we might have the most attractive AutoZone building in AZ under construction right now. It matches all the other buildings and really fits into the concept.

Importantly, this project will also create more jobs, and tax revenue for Peoria. I ask that the Commission and the City Council approve the applicants request. This project will put Peoria out front as a leader in creating great shopping, dining, entertainment, and Muti-family housing to our residents and surrounding areas. I may attend the meeting tomorrow, but wanted to be sure to share my thoughts in advance.

Thank you for your consideration,

Paul Barkley
[REDACTED]
[REDACTED]

From: Melissa Irrgang [REDACTED]
Sent: Thursday, August 17, 2023 10:32:19 AM
To: Daniel Murillo <daniel.murillo@peoriaaz.gov>
Subject: Mesquite District Inquiry

Hello Daniel,

I wanted to reach out, as a resident of Vistancia, to say that I support the proposed Five North Project that is up for discussion in tonight's meeting. Unfortunately I am not able to attend the meeting as I will be at my sons football practice, however I did want to show that there is support for this project. Our family looks forward to the opportunity to enjoy the restaurants and retail space that is proposed for that area, as well as the open green spaces that are planned to be linked to the Discovery Trail. I feel this opens up a great opportunity for our teens of Vistancia to be employed somewhere closer to home, as well as bring locally owned businesses in to our community.

I apologize if I am not emailing the correct department, if so, kindly guide me in the proper direction.

Thank you for your time,
Melissa Irrgang (Greathouse)
[REDACTED]

Sent from my iPhone

[REDACTED]

From: Kurt A. Jones [REDACTED]
Sent: Friday, August 11, 2023 4:44 PM
To: Karen Howard; Kimberley Clifford (Vistancia)
Subject: FW: Vistancia Major PCD Amendment - Commercial Core ["Five North"]

fyi

Kurt Jones, Senior Planner
D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: Kurt A. Jones
Sent: Friday, August 11, 2023 4:44 PM
To: Don Luker [REDACTED]; Lorie.Dever@peoriaaz.gov
Subject: RE: Vistancia Major PCD Amendment - Commercial Core ["Five North"]

Thank you Mr. Luker for this email. We appreciate the time you took to send this and communicate your thoughts with the City. Have a great weekend. Kurt

Kurt Jones, Senior Planner
D: 602.452.2729 | [REDACTED]

TIFFANY & BOSCO, P.A.

From: Don Luker [REDACTED]
Sent: Friday, August 11, 2023 4:28 PM
To: Lorie.Dever@peoriaaz.gov
Cc: Kurt A. Jones [REDACTED]
Subject: Vistancia Major PCD Amendment - Commercial Core ["Five North"]

In view of a vocal minority opposing this amendment, I wish to go on record as being fully in support of the proposed Amendment.

Donald R Luker, [REDACTED]

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, August 15, 2023 3:37 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Paul Barkley

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

My wife and I strongly support this plan. The Vistancia master plan developer has always provided the residents with top builders, communities, and amenities. We believe that Five North will continue that trend. Many have mentioned the addition of multi family housing as being an issue. We disagree as many planned communities throughout the Valley have included these in their developments. We look forward to the upscale retail and restaurants that this project should be able to attract. We would rather have this than have the land fall into other hands and lose control of the property.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Monday, August 14, 2023 10:10 PM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Jeff Boling

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

It's good for the community

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, August 17, 2023 6:20 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Thomas Bottorf
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
We need more dining, shopping and dwelling options here for the growing population.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, August 11, 2023 6:13 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

Pam Brogie

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I live close by & would like to see high quality retail & restaurants in this area so I don't have to travel to Scottsdale.

Highest on the list would be Trader Joes for grocery & Flower Child for mid-level dining.

Hopefully more automotive is not in the plan. I would prefer less residential.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, August 16, 2023 11:36 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Contact Us

Name
ALAN CASTELLO
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Question/Comment
Sorry we are traveling this summer and can not attend five north planning meeting in Peoria. You have our full support and vote to go forward with this project, thank you Alan and Nancy

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Sunday, August 13, 2023 6:39 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Joe Clure

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We need additional upper end dining options in Vistancia. As far as the Apartments, it's unrealistic to believe we will never have expanded living options. Especially with the explosive growth we are about to experience . Apartments in themselves do not cause crime. Poor management of apartments is what allows negative situations to develop. I know this because, as a Phoenix police officer, I worked for years off-duty at Del Mar Terrace apartments in Maryvale in the 80sand 90s. There was a 1008 units and the manager (who now lives in north Peoria) ran a VERY tight ship, it was a great complex!

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Wednesday, August 16, 2023 1:40 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Robin Cook-Palmer
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
I support Five North to bring more businesses to the area

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, August 11, 2023 11:09 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name
Tricia Gleason
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
I would greatly appreciate a shopping center similar to the Quarter or Kierland

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Sunday, August 13, 2023 6:20 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Sandy McDermott Hale
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
I support an upper scale development that is planned and organized as if we were in Scottsdale. We need a higher end style to maintain our community. But not like anything on Bell Road.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, August 11, 2023 1:44 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Steve Kolter

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I support thoughtful development that enhances the quality of life in Peoria so that the live, work, play model can be expanded and enjoyed. This project has been thoughtful and expands the business and residential aspects of Peoria while balancing natural trails and environmental aspects with denser residential components.

[REDACTED]

From: Vistancia Zoning [REDACTED]

Sent: Friday, August 11, 2023 11:15 AM

[REDACTED]

Subject: New submission from Vistancia Zoning Support the Plan

Name

EDWARD MOLINA

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I believe this make the most sense for keeping with Mayor Beck's Peoria development vision which I support.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Monday, August 14, 2023 7:42 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
shani olexa
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
We need to bring in higher end retailers to the area.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, August 15, 2023 4:45 PM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Pamela Uveges

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I support the plan with some apprehension. I feel that the addition of all this will create additional traffic congestion and also a bigger strain on our resources. Further, i think the labor shortage will have some effect on any further businesses. also, what control do local residents have of what type of businesses are allowed to be built there??

Thank you

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Tuesday, August 15, 2023 1:32 AM
[REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Brian West

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

We have lived in Vistancia for 11 years. When we moved here it was out in the rural country with little traffic or support for the residents. More areas like this will allow the area to grow quickly and help support the needs of the public without traveling any distance. Ease of access is essential for a growing development.

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]

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]

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]

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]

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]

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

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

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

From: [REDACTED]
Sent: Wednesday, August 9, 2023 10:05 AM
To: Lorie Dever
Subject: Five North developement 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

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

lorie.dever@peoriaaz.gov

Lorie Dever

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

From: Alesia Addesso [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).

Addesso Family Trust

Sent from my iPhone

Lorie Dever

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 respo

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

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

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

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>
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

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

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> 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 1st 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

From: Brent Dubberstein [REDACTED]
Sent: Wednesday, May 24, 2023 1:14 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Cc: Daniel Murillo <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> 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

From: Brad Shafer <brad.shafer@peoriaaz.gov>

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

To: Brent Dubberstein [REDACTED]

Cc: Lorie Dever <Lorie.Dever@peoriaaz.gov>; Daniel Murillo <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

From: Brent Dubberstein [REDACTED]

Sent: Wednesday, May 24, 2023 9:13:18 AM

To: Brad Shafer <brad.shafer@peoriaaz.gov>

Cc: Lorie Dever <Lorie.Dever@peoriaaz.gov>; Daniel Murillo <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> wrote:

Hi Lorie,

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

Thank you,

Councilman Brad Shafer

From: Brent Dubberstein [REDACTED]
Sent: Friday, May 19, 2023, 2:49 PM
To: Brad Shafer <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>

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>

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

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 Frys 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

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.

Survey Details

Page 1

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

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

Lorie Dever

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

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

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

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

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

Lorie Dever

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

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

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 <lori.dever@peoriaaz.gov>; Brad Shafer <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

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

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

[REDACTED]

[REDACTED]

Lorie Dever

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

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

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

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

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 peek 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> 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

From: Linda Garcia [REDACTED]
Sent: Sunday, May 14, 2023 5:48 PM
To: Lorie Dever <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

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

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 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 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

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 restaurants 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

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

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](#)

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 or 623-773-5168.

APPLICATION UNDER REVIEW

Project Name and Case Number: Vistancia Major PCD Amendment - Commercial Core (Five North) (Case #) 701-102-10	Location and Project Size: 17-acre industrial tract Approximately 400 acres	Developer / Case Owner: Applicant Representative: Kurt Jones 602-742-2178 kjones@five-north.com
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 located within the Community for future development, and 2) increase the overall maximum dwelling units from 10,500 to 12,000 and allocating these additional units to the Commercial Core (Five North) area.		City Staff Application Review: 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 located within the Community for future development, and 2) increase the overall maximum dwelling units from 10,500 to 12,000 and allocating these additional units to the Commercial Core (Five North) area.
Project Description: - The 1,700-acre tract known as Vistancia was rezoned to Planned Community District (PCD) in 2001, which approved maximum lot area and development standards for the entire master planned community. - Given the time and effort required to develop a master plan for the site, the City has a number of amendments to the Vistancia PCD document approved over the last several years, such as adjusting building height limits or modifications to development standards. - As a part of the rezoning amendment, the applicant is seeking to remove two potential golf courses within the east and north of the Central Arizona Project (CAP) area as part of its masterplan to develop a community building product. - Additionally, the applicant desires 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 stronger mix of employment and commercial development within the area and the larger region.		City Staff Review: The City Staff has reviewed the application and has identified the following staff comments:

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:



Project Name and Location:
Vistancia Major PCD Amendment -
Commercial Core (Five North)
 17-acre industrial tract
 Case Type and Case Number:
 Rezoning 701-102-10

For more information, visit www.peoriaaz.gov

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

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

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; [Lorie Dever](#)
Subject: Five North Amendment
Date: Monday, May 15, 2023 5:05:26 PM

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

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

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

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

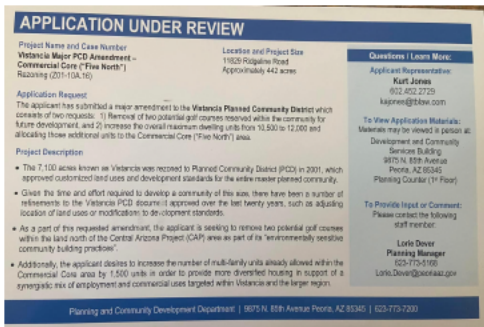


From: [REDACTED]
To: [Lorie Dever](#)
Subject: **Five North**
Date: **Wednesday, May 10, 2023 10:22:05 PM**
Attachments: [image.png](#)

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

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
To: [InetPlanning](#)
Subject: NEW Public Comment on Development
Date: Wednesday, May 10, 2023 8:16:40 PM

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.

Survey Details

Page 1

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
To: [InetPlanning](#)
Subject: NEW Public Comment on Development
Date: Wednesday, May 10, 2023 4:18:23 PM

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.

Survey Details

Page 1

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

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

From: 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.

Survey Details

Page 1

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
To: [InetPlanning](#)
Subject: NEW Public Comment on Development
Date: Wednesday, May 10, 2023 2:21:37 PM

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

Survey Details

Page 1

1. Name

Amelia Cade

2. Phone Number

3. Email Address

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
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.

Survey Details

Page 1

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
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.

Survey Details

Page 1

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 st 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 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.

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

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

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 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 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 Patrick Findley.

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

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 1st 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] [REDACTED] [REDACTED]
[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

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

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

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

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

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

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

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>
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

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

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

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

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

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

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

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

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

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

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.

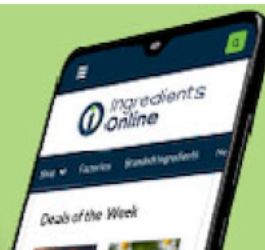
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Lorie Dever

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

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>
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

From: Daniel Murillo
Sent: Tuesday, May 16, 2023 4:15 PM
To: Lorie Dever
Subject: FW: Five North Proposed Changes

From: Thomas Albarte [REDACTED]
Sent: Monday, May 15, 2023, 5:53 PM
To: Brad Shafer <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 quit, 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 Albarte
[REDACTED]
[REDACTED]
[REDACTED]

Lorie Dever

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>
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

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

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

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

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

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

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 quite 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

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

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

From: Brad Shafer
Sent: Tuesday, May 16, 2023 11:46 AM
To: Lorie Dever; Daniel Murillo
Subject: Fwd: Five North Vistancia Planning Amendment

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>, <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

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

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

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

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

From: Mindi and Rich Verdi [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

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

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

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

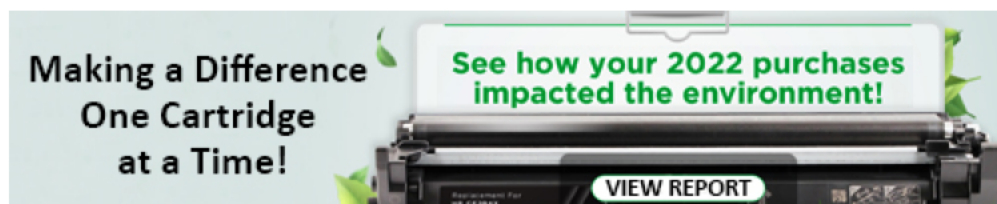


[SCHEDULE A MEETING](#)

w: 815.431.3701 [REDACTED]

e: beth.jenkins@cloverimaging.com

[LinkedIn Profile](#)



Lorie Dever

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

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

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?

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

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

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!!!

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!!!

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I VOTE NO to the removal of the golf courses for your damn housing!!

Dawn McCartney
[REDACTED]

Lorie Dever

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

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

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

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

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

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

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 12000 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 are 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

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

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

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

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

RE: Rezoning case number is Z-01-10A.16

It has come to our attention 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

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

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

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

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
To: [InetPlanning](#)
Subject: NEW Public Comment on Development
Date: Sunday, May 21, 2023 5:02:16 PM

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.

Survey Details

Page 1

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

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

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

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

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 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, 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]

From: Julie Caputo [REDACTED]
Sent: Friday, May 12, 2023 8:28 AM
To: Lorie Dever <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>
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

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