

Vistancia Major PCD Amendment

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



Exhibit 4 Additional Correspondence

All written correspondence received after
August 17, 2023 Planning and Zoning Commission.

From: [REDACTED]
Sent: Thursday, August 17, 2023 5:17 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Cc: kajones@tblaw.com
Subject: Vistancia Planned Development Proposed Amendments

Lorie:

I am unable to attend the Planning & Zoning Commission meeting tonite but wished to share my thoughts regarding the Commercial Core change of land use.

I am concerned about the rezoning/land use in the Commercial Core. While I do not object to an increase overall in the number of dwelling units within the community I am very concerned that the loss of the commercial core is a significant loss to the potential services and amenities the community was to offer. I see the Plan somewhat like a contract made between the developer and the residents and this would become a betrayal in perceived promises.

The northwest valley lacks many conveniences for shopping to start with and Vistancia even more so is lacking many services and is more isolated from that without incurring significant travel times. Vistancia could be a very walkable community lifestyle if there were more destinations.

While I know to attract businesses such as restaurants, markets, retail and commercial spaces, they look at population density in the surrounding service areas to support their operations. I remain very concerned that if the opportunity is removed all together by taking away land intended for such development to occur, that it will be less likely to ever occur.

As an Architect I have seen developers try to take away community amenities such as parks to increase their density and return on investments. I understand development is an expensive undertaking not without risks and is complex in all the many elements that go into the planning and building process. I am not opposed to development but wish it to be done in a manner that protects and benefits the community.

Perhaps the plan is not meant to eliminate the Commercial Core completely. One has to ask how much of it is used for housing, vs. how much might remain for other land uses, is not evident in the description of the planned changes. If they were to propose it as a change of zoning to mixed-use that included both residential and commercial it might be more welcomed and possibly provide another type of residential units increasing density but not lose the Commercial Core altogether.

FYI: My address is [REDACTED]

Thank you for your time and consideration,

Christopher Lee Koch, [A.I.A., NCARB](#)
[Koch+Andres sustainable architecture](#)
chris@ka-architecture.org

[REDACTED]

From: Jill King [REDACTED]
Sent: Thursday, August 24, 2023 1:01 PM
To: Lorie Dever <lorie.dever@peoriaaz.gov>
Subject: 5 North at Vistancia opinion

I am writing to give you my opinion about the 5 North at Vistancia project. I have attended some meetings, and the majority people are against having rental apartments in this area and I agree. At one meeting, a 30-year veteran police officer said in his experience, **Rental = Crime**. That's what we are all concerned about. At that same meeting a woman who designed some of the Scottsdale commercial properties acted like she wanted to do the same at 5 North. NO. We do not want to be another Scottsdale. This is a sleepy, bedroom community of single-family homes and we want to keep it that way. Scottsdale is over-crowded with people and high-rise buildings – neither of which we want. We were told there would be no section 8 housing. I hope you are keeping your word. Rental units would bring in transient people. Homeowning brings in stability, longevity, and pride of ownership. What concerns most of us, in addition, is the 85' height for residential – potential creating 8-9-story apartments. People currently don't even like the height of Vista Winds – and that's 4 stories. You can see it for miles away and it's an eyesore. And the 120' non-residential height which could create 12 story office/medical/commercial buildings. We don't want that. This area is an escape “out in the country/desert” for those who wish to get away from Phoenix itself or Scottsdale or other crowded places. You need to not build apartments. Keep to single family homes. Restaurants are fine, but not apartments. It's a bad decision – and against the peoples' wishes. We do have a say-so after living here, don't we? Another argument against apartments is that our governor just signed the rental tax ban which will negatively impact Peoria financially. Isn't that the best reason of all (to you who are bottom-line people) not to build apartments? And to build single family homes? For the revenue/taxes? To make back the money? Also, in this month's Peoria Independent, there was an article about Peoria luxury home market commanding higher prices. That will go away if you bring in apartments – it will lower all our property values and you won't be getting \$2 million homes here anymore.

Please, no apartments for the reasons I stated above.

Jill King
Trilogy at Vistancia

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, August 18, 2023 10:31 PM
To: [REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Margaret Batog

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I love idea living out of the city but don't mind the city living vibe . I live in Vistancia over 10 years.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, August 24, 2023 10:06 PM
To: [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?

I live in Trilogy of Vistancia. Great plan to support our growth.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, August 24, 2023 6:24 PM
To: [REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

David G

Email

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

I feel the current expansion plan is great as it provides necessary commercial and retail services that are needed in the area.

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, August 17, 2023 5:04 PM
To: [REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Julie Lacroix
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
Economic development

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Saturday, August 19, 2023 6:16 AM
To: [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?

We enjoyed the lifestyle and amenities of Scottsdale for 18 years and 5 North will bring the same quality to our new home here.
Great long term planning!

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Sunday, August 20, 2023 1:33 PM
To: [REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Doug Palmer

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

Yes

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, August 18, 2023 3:01 PM
To: [REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name
Casey Reinke
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED]
Why Do You Support the Plan?
Seems like it improves this area with high end options

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Friday, August 18, 2023 8:03 PM
To: [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?

This is a well planned very attractive development. Looking forward to this as it looks very similar to downtown Redmond, WA .

[REDACTED]

From: Vistancia Zoning [REDACTED]
Sent: Thursday, August 17, 2023 5:23 PM
To: [REDACTED]
Subject: New submission from Vistancia Zoning Support the Plan

Name

Rico West

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

Why Do You Support the Plan?

This will bring uses that North Peoria needs and will bring up all the property values in that area.