

Prestige Homes: Rezone (Z21-08)

Northeast Corner Lake Pleasant Parkway & Jomax Road



Robert Kuhfuss

From: [REDACTED]
Sent: Saturday, February 19, 2022 5:22 PM
To: Robert.Kuhfuss@Peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: 3 projects at or near Jomax and Lake Pleasant Parkway

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Dear Planning and Zoning

This letter is in response to the following zoning amendment requests for the parcels located at the northeast corner of North Lake Pleasant Parkway and Jomax Roads (City of Peoria case numbers Z21-08 and SP21-25); the southwest corner of North Lake Pleasant Parkway and Jomax Roads (City of Peoria case numbers GPA21-09 and Z21-16; the northeast corner of North Lake Pleasant Parkway and Pinnacle Vista Roads (City of Peoria case number Z21-02).

We respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety: this area already is busy with all the restaurants, schools, grocery stores, etc.) around the area. For the safety of our citizens and children we feel these developments not be allowed.

Schools/Students: We both travel south on Lake Pleasant to our jobs every day. We pass by Basis School and the traffic is backed up several blocks. For our childrens' safety and for the congestion to our roadways we feel these developments not be allowed.

Community: This area is a family oriented area with larger homes and custom built homes. We feel these developments not be allowed.

We recently moved from the City of Glendale to north Peoria (Pleasant Valley Estates) for a safer environment and lower crime rate. Now, the City of Peoria wants to put an apartment complex, low income housing and another school right outside our homes. Apartment complexes and low income housing areas have a higher rate of crime. We already have two schools within 4 miles of each other (Basis and Candeo) and we do not need another one.

Thank you for taking the time to read this letter.

Evelyn and Don LaBrant

[REDACTED]

[REDACTED]

Robert Kuhfuss

From: [REDACTED]
Sent: Monday, February 14, 2022 11:26 AM
To: Robert.Kuhfess@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Cc: [REDACTED]
Subject: Area Projects listed below

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Derek Clingo

[REDACTED]

RE: Prestige Homes on Lake Pleasant Z21-08 (rezoning); SP21-25 (Site Plan/Amendment); 178 multifamily units

RE: Pinnacle Vista Pad Z21-08 (Rezoning); 60 attached/detached bungalows

RE: Home 2 Suites by Hilton GPA21-09 (General Plan Amendment); Z21-16 (Rezoning)

Dear Sir/Madam:

I am writing to you today to express my concerns about the above-mentioned projects. I do not agree with any of them, and request you vote against each one.

Approving the actions above would create additional traffic in already overburdened areas. The housing projects will be dumping many autos into northbound Lake Pleasant Parkway. Many of which will unsafely attempt to turn left at Buckhorn trail. This will cause numerous accidents and injuries. We already are seeing speeding traffic from neighboring developments illegally cutting through our gated community to avoid the light at W. Jomax and North Lake Pleasant Parkway due to the number of folks attempting U-turns from the Querencia development. In the last 30 days, we have encountered two multiple car accidents at the intersection of W. Buckhorn and North Lake Pleasant Parkway from drivers negligently attempting left hand turns.

The financial qualification to rent in the developments (\$75K) is just slightly above the low-income average for Arizona (\$63K). The average household income in our zip is \$137K. These housing proposals do not appear to be suitable for the area.

Lastly, if you consider the average household has 1.92 children, dropping potentially 500 students in our neighborhood school is not a burden it can bare. Currently, the area schools are suffering from overcrowding, and this is not a positive addition.

Overall, I am seeking your support in voting against all the rezoning requests. They are not a fit for this area and do not mesh with the reasons I worked so hard to live here.

Sincerely,

Derek Clingo

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Robert Kuhfuss

From: [REDACTED]
Sent: Friday, January 14, 2022 10:59 PM
To: InetPlanning
Subject: Case # Z21-08 and SP21-25/Building Zoning for northeast corner of Jomax and Lake Pleasant Pkwy

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TO: Peoria Planning and Zoning Commission

I am writing in hope that you will deny the plans for almost 200 rental/leased homes on the northeast corner of Jomax Rd and Lake Pleasant Pkwy. This kind of development is not right for this area. Our schools are already overcrowded, our local streets in this area have too much traffic already and crowding that many homes in such a small area that will attract families of non-permanent residents will tax the city in providing all the necessary services required.

I am a resident of the area and have lived here for over 10 years and have watched the area grow rapidly, but with homes that fit the area. These homes they want to build DO NOT FIT THE AREA. These homes might be a good fit in a much different area in Peoria, but not here.

Please deny this project and save our area from school overcrowding, our area city resources drain and traffic concerns from too many homes of a rental type in such a small area. It just doesn't fit.

Thank you-

Steve Smith
[REDACTED]

Robert Kuhfuss

From: [REDACTED]
Sent: Sunday, February 6, 2022 12:41 PM
To: robert.kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Case# GPA21-09 & Z21-16; Case# Z21-02

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Dear Planning & Zoning Commissioners,

I am emailing regarding the zoning amendment requests for the parcels located at the NE corner of Lk Pleasant Pkwy & Jomax (city of Peoria case #GPA21-09 & Z21-16) & the NE corner of Lk Pleasant Pkwy & Pinnacle Vista (city of Peoria case #Z21-02).

I respectfully request that these zoning amendments be denied & the 2040 General Plan be amended for these parcels. My main concern is schooling. Where on earth are these kids supposed to go to school?! Fortunately, we have charter schools in the area but even with charter schools, there are just no room for more students. We are dealing with teacher shortages as well as no physical space to add classrooms. If we cannot invest in our children's education, where do we go as a society?

Also, the median housing in this area is \$625,000. These developments will bring down the housing market & we will most likely look to move out of Peoria into areas where the market is rising, not dropping.

Thank you for taking the time to read this email. We just do not have in the infrastructure (schools, traffic lights, etc) to handle this type of a development.

Sincerely,
Tracy Kuhlin

[REDACTED]

Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, February 17, 2022 5:14 PM
To: Robert Kuhfuss
Subject: Fw: Peoria Rezoning- N. Lake Pleasant Parkway x Jomax

From: Penny Parrella on behalf of Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Sent: Thursday, February 17, 2022 17:13
To: [REDACTED]
Subject: Re: Peoria Rezoning- N. Lake Pleasant Parkway x Jomax

Dear Ms. Strong,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

In regards to the rezoning case at the southwest corner of Jomax and Lake Pleasant Parkway, the City Council recently went through a redistricting process, which is conducted after each Census count. This process balances the population of the Council districts. The new council district boundaries went into effect in January and this area is now in the Willow District which is represented by Councilmember Jon Edwards. He can be reached at Jon.Edwards@peoriaaz.gov or his Council Assistant, Terri Smith at Terri.Smith@peoriaaz.gov.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Sunday, February 13, 2022 15:42
Subject: Peoria Rezoning- N. Lake Pleasant Parkway x Jomax

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Katie Strong

Feb 13, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter is in response to the following zoning amendment request for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case number Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria case numbers GPA21-09 and Z21-16); the Northwest corner of N. Lake Pleasant Parkway and pinnacle Vista (City of Peoria Case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 Genral Plan be amended for these parcels for the following reasons:

Safety:

- Significant increase of vehicles and foot traffic is of concern for vehicle and pedestrian accidents. There are schools and churches near by that host youth activities and more and more students walking to school or down to the 4 corners area.
- With a Northbound only exit from the proposed rentals, it will greatly increase the number of U-turns both at Buckhorn and Lake Pleasant Parkway and Jomax which again makes both of these intersections very dangerous for not only cars but also youth and pedestrians. This is an active community with lots of walkers, bikers and this is a huge concern of mine.

Schools/Students:

- These proposed projects will add a significant amount of students to the already burdened schools in the area.
- Also concerns about student safety listed above under safety as well.

Community/Not Suitable for Area:

- The median home price in the 85383 zip code is \$625,000.
- The average household income in the 85383 zip is \$137,000
- The income requirements for these apartments is only \$75,000 which is only \$12,000 more than low income for the state of AZ.
- It is for these reasons that these projects aren't suitable for this area as they are not even close to the average income or home price for this area.

Thank you for taking the time to read and consider my concerns as a long term resident in this area.

Sincerely,

Katie Strong

Robert Kuhfuss

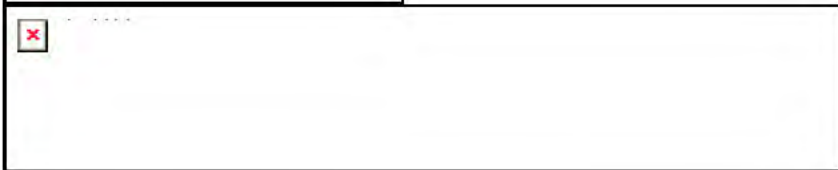
From: [REDACTED]
Sent: Tuesday, February 8, 2022 5:08 PM
To: Robert.Kuhfess@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Fwd: URGENT info in regards to north Peoria Rezoning Projects

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Please see forward below of the original email I sent in regards to rezoning in north Peoria. Thanks!

Melissa Jenner

[REDACTED]



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

From: [REDACTED]
Date: Tue, Feb 8, 2022 at 5:02 PM
Subject: URGENT info in regards to north Peoria Rezoning Projects
To: <robert.kuhfess@peoriaaz.gov>, <bridget.binsbacher@peoriaaz.gov>, InetPlanning <planning@peoriaaz.gov>

J Brad & Melissa Jenner

[REDACTED]

February 8, 2022

City of Peoria
8401 W Monroe St
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16); the Northeast corner of N Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

I respectfully request that these zoning amendments be DENIED and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

There is already too much traffic on Lake Pleasant. It takes almost a half hour to go to Club Pilates or any other establishment I frequent off Happy Valley from my house that is barely 1 mile away. Basis School creates cars being lined up and many U turns, in addition to the many new commercial businesses on Lake Pleasant and Happy Valley to Jomax. This project will increase more traffic, line-ups and u-turns, especially where the entrance is located. It will not be safe. In addition, we do NOT need low end, densely packed rentals that can bring a transient population to our neighborhoods.

Schools/Students:

The taxes we understand will go to DVUSD, which runs from Anthem to Glendale. We are such a small postage size stamp area that one has to wonder how much will really go to our area? Look at the statistics. Any area that has built dense, rental properties usually affects the school and it's community negatively with what that demographic brings. Why ask for trouble when it is not necessary? We will not be able to unwind it once it starts. History shows that it will usher in more projects like this if we give them a green light. Be strong and protect what we (city and it's north peoria residents) have taken so long to build. We are headed in the right direction WITHOUT this odd housing project that doesn't fit the area.

Community/Not Suitable for the Area:

When we first bought in Pleasant Valley back in 2002, we were told that this area was going to be eventually developed into a Paradise Valley bedroom community type of area. We were happy to hear that and so far we believe the city has done a good job. Bringing high density, low property values into this upscale area doesn't make sense. There is so much valley to bring that type of housing into, why push so hard to make developers happy when they don't care anything about the City of Peoria or it's residents. They will dump their lower end housing rental units and leave, with all of us (including you as the city) to pick up the pieces. Do you think north Scottsdale or Paradise Valley would allow this to be brought into their nicer neighborhoods? Not a chance. Let's protect the unique homes and developments that are at Happy Valley and Lake Pleasant. No need to put these lower income rentals next to an upscale resort like Cibola Vista nor the many custom homes and higher end neighborhoods that surround this proposed site. It's ok to say NO. There are other, more appropriate locations for them to develop.

Thanks for your time and consideration,

Melissa Jenner





Robert Kuhfuss

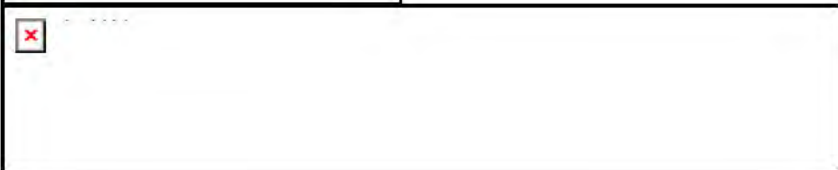
From: [REDACTED]
Sent: Tuesday, February 8, 2022 5:18 PM
To: Robert.Kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Important north Peoria rezoning
Attachments: rezoning letter to city.docx

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Good evening,
I am writing in response to the three projects near me at Jomax and Lake Pleasant Parkway that developers are trying to get rezoned for dense, low-end rentals. **Please see attached letter with my concerns and vote against this change.** *Please confirm receipt of this email and attachment.*
Sincerely,

Melissa Jenner

[REDACTED]
[REDACTED]
[REDACTED]



Robert Kuhfuss

From: [REDACTED]
Sent: Tuesday, February 8, 2022 10:30 PM
To: Robert Kuhfuss; Bridget Binsbacher; InetPlanning
Subject: Letter of Concern- Z21-08, SP21-25
Attachments: Letter to Planning.pdf

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Please see the attached Letter regarding current rezoning and plan/amendments.

-Brandon Franklin

Robert Kuhfuss

From: Ellie Brundige <ebrundige@gblaw.com>
Sent: Friday, January 7, 2022 12:11 PM
To: Ellie Brundige
Subject: Notice of Application and Official Neighborhood Meeting - City of Peoria Case Numbers Z21-08 and SP21-25
Attachments: Notice of Application and Official Neighborhood Meeting - City of Peoria Case Numbers Z21-08 and SP21-25.pdf

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Dear Neighbor or Other Interested Party,

In accordance with the City of Peoria's notification requirements for rezoning applications, attached please find the Notice of Application and Official Neighborhood Meeting for City of Peoria Case Numbers Z21-08 and SP21-25. The attached notification pertains to Prestige Homes on Lake Pleasant Parkway, a proposed 'hybrid single-family for rent' community at the northeast corner of Lake Pleasant Parkway and Jomax Road in Peoria, Arizona.

Thank you,
Ellie

Ellie Brundige

Land Use Planner
602.256.4409 Direct
ebrundige@gblaw.com | [Profile](#) | www.gblaw.com



40 North Central Ave., 20th Floor | Phoenix, AZ 85004

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Robert Kuhfuss

From: [REDACTED]
Sent: Sunday, February 13, 2022 3:43 PM
Subject: Peoria Rezoning- N. Lake Pleasant Parkway x Jomax

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Katie Strong
[REDACTED]

Feb 13, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter is in response to the following zoning amendment request for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case number Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Pleasant Parkway and Jomax (City of Peoria case numbers GPA21-09 and Z21-16); the Northwest corner of N. Lake Pleasant Parkway and pinnacle Vista (City of Peoria Case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 Genral Plan be amended for these parcels for the following reasons:

Safety:

- Significant increase of vehicles and foot traffic is of concern for vehicle and pedestrian accidents. There are schools and churches near by that host youth activities and more and more students walking to school or down to the 4 corners area.
- With a Northbound only exit from the proposed rentals, it will greatly increase the number of U-turns both at Buckhorn and Lake Pleasant Parkway and Jomax which again makes both of these intersections very dangerous for not only cars but also youth and pedestrians. This is an active community with lots of walkers, bikers and this is a huge concern of mine.

Schools/Students:

- These proposed projects will add a significant amount of students to the already burdened schools in the area.
- Also concerns about student safety listed above under safety as well.

Community/Not Suitable for Area:

- The median home price in the 85383 zip code is \$625,000.
- The average household income in the 85383 zip is \$137,000
- The income requirements for these apartments is only \$75,000 which is only \$12,000 more than low income for the state of AZ.
- It is for these reasons that these projects aren't suitable for this area as they are not even close to the average income or home price for this area.

Thank you for taking the time to read and consider my concerns as a long term resident in this area.

Sincerely,

Katie Strong

Robert Kuhfuss

From: [REDACTED]
Sent: Monday, February 7, 2022 9:09 PM
To: Robert.Kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Planning and Zoning Commissioners - Rezoning Projects near Jomax and Lake Pleasant Parkway
Attachments: Planning and Zoning Commissioners - City of Peoria.docx

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Thank you for your Consideration.

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, February 16, 2022 9:41 PM
To: Bridget Binsbacher; InetPlanning; robert.kuhfuss@peoriaaz.gov
Subject: Planning and Zoning Concern ~ Lake Pleasant Pkwy/Jomax

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Laura Vaughn
[REDACTED]

February 15th 2022

Planning & Zoning
City of Peoria
[8401 W. Monroe St](#)
[Peoria, AZ 85345](#)

Dear Planning & Zoning Commissioner's,

This letter is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N Lake Pleasant Pkwy and Jomax (City of Peoria Case Numbers Z21-08 and SP21-25; the Southwest corner of N. Lake Pleasant Pkwy and Jomax (City of Peoria Case Numbers GPA21-09 and Z21-16); the Northeast corner N. Lake Pleasant Pkwy and Pinnacle Vista (City of Peoria Case Number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

-The surrounding area consists of fully populated neighborhoods, many are family homes with young children. Basis School and Church's are located within walking distance of these homes. Adding the proposed developments will cause imminent danger for children, young adults and adults who frequently walk to these locations. Statistically, the proposed facilities often attract individuals who have criminal tendencies or other ill intentions (drugs, theft, vandalism, kidnappings etc) further creating a negative environment for our families and community.

-Traffic Concerns and Road Safety; The intersections in this area are already challenging enough with school drop off, church activities, Cibola Vista, Paloma Park etc. The proposed developments will bring increased traffic to streets that are already experiencing high volume as well as danger to the crosswalks for those individuals who travel by foot or bike, increased cause of accidents etc. Multiple issues have caused the 303 and

I17 to be shutdown causing traffic to be rerouted by access to Lake Pleasant Pkwy. Considering All of the above and allowing the proposed developments to go through will increase traffic congestion while negatively impacting residents, visitors and businesses.

-Noise Pollution and Physical Pollution; excess traffic, excess garbage, excess dumping.

-Displacement of wildlife, environmental destruction, loss of accessible informal green space and open land.

-Road Access for emergency vehicles.

-Population; increased pressure on local schools and healthcare facilities.

My family and I have lived in this area for 5 years. We chose North Peoria for a multitude of positive reasons that the area itself offers in its current state. The proposed developments will damage the positive environment and community that North Peoria is.

I am also a business owner in the area and while an influx of people may seem attractive from a business standpoint the negative impact of these proposed developments outweigh any positives that may seem to come from them. These developments are not necessary and will only cause havoc in an already prosperous area met with challenges that overpopulation can bring.

I strongly object to the requested zoning amendments and ask that the Planning and Zoning Commissioners consider the best interest of community and deny the zoning amendments for the aforementioned parcels.

Sincerely,

Laura Vaughn

--

Laura Urbank

[REDACTED]



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Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, February 16, 2022 9:33 PM
To: Bridget Binsbacher; InetPlanning; robert.kuhfess@peoriaaz.gov
Subject: Planning and Zoning Concern~ Lake Pleasant Pkwy/Jomax

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Laura Vaughn
[REDACTED]

February 15th 2022

Planning & Zoning
City of Peoria
8401 W. Monroe St
Peoria, AZ 85345

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-Traffic Concerns and Road Safety; The intersections in this area are already challenging enough with school drop off, church activities, Cibola Vista, Paloma Park etc. The proposed developments will bring increased traffic to streets that are already experiencing high volume as well as danger to the crosswalks for those individuals who travel by foot or bike, increased cause of accidents etc. Multiple issues have caused the 303 and I17 to be shutdown causing traffic to be rerouted by access to Lake Pleasant Pkwy. Considering All of the

above and allowing the proposed developments to go through will increase traffic congestion while negatively impacting residents, visitors and businesses.

-Noise Pollution and Physical Pollution; excess traffic, excess garbage, excess dumping.

-Displacement of wildlife, environmental destruction, loss of accessible informal green space and open land.

-Road Access for emergency vehicles.

-Population; increased pressure on local schools and healthcare facilities.

My family and I have lived in this area for 5 years. We chose North Peoria for a multitude of positive reasons that the area itself offers in its current state. The proposed developments will damage the positive environment and community that North Peoria is.

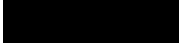
I am also a business owner in the area and while an influx of people may seem attractive from a business standpoint the negative impact of these proposed developments outweigh any positives that may seem to come from them. These developments are not necessary and will only cause havoc in an already prosperous area met with challenges that overpopulation can bring.

I strongly object to the requested zoning amendments and ask that the Planning and Zoning Commissioners consider the best interest of community and deny the zoning amendments for the aforementioned parcels.

Sincerely,

Laura Vaughn

--

Laura A. Vaughn


Robert Kuhfuss

From: [REDACTED]
Sent: Friday, February 11, 2022 2:59 PM
To: robert.kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Planning and zoning concerns

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Kimberly Muller
[REDACTED]

2/11/2022

Planning & zoning
City of Peoria
8401 w Monroe st
Peoria AZ 85345

Dear Planning and Zoning commissioners

This letter is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N Lake Pleasant parkway and Jomax (city of Peoria case numbers Z21-08 and SP21-25); the southwest corner of N Lake Pleasant parkway and Jomax (city of Peoria case numbers GPA21-09 and And Z21-16); the Northeast corner of N Lake Pleasant parkway and pinnacle vista (city of Peoria case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety

- my step son rides his bike from home to Freddie's and usually returns after 10p. This will cause much more traffic and roads to be crossed for him. It will no longer be safe for him to ride his bike to work
- there are many accidents already from people turning around at LPP and Buckhorn

Schools

Schools are already crowded in this area and Basis already causes traffic backup on LPP.

Community

- Doing this will not only cause my home value to drop, but will add large amounts of people to already crowded restaurants, food shopping centers and roads
- these rentals do not fall in line with the current median home price or the current median income level in this area

Thank you for your consideration

Kim Muller

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, January 19, 2022 6:35 PM
To: Bridget Binsbacher
Cc: Robert Kuhfuss
Subject: Prestige and Evergreen Properties at Lake Pleasant Parkway and Jomax

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Dear Bridget,

I've been unsuccessful in registering per the email from gblaw.com for tonight's virtual meeting, so I'm writing to you to submit my concerns regarding these two multi-family projects.

My first concern is with changing the zoning for such a project. We own our home in Pleasant Valley and do not want to increase the traffic in this area, nor do we want to risk lowering our home values in the future by having build-to-rent properties across the street. There is so much land along the 303 for example, that has yet to be developed. Homes and schools will be populating those areas before we know it, so my request is that the developers look elsewhere for these projects.

My second concern is with education. I'm an elementary educator and I am very aware of the myriad of problems that occur with overcrowded classrooms. I was interested in the meeting tonight to question whether the developers would be required to provide a school for the increased number of students in this area. Projects this size can potentially add hundreds of students to a local school, which would be unfair to those students, as well as those already enrolled. Teacher-to-student ratios and overcrowding directly affect the quality of education for everyone.

I am opposed to both of these proposed projects to be built in this location. I am also opposed to changing the zoning for both of these properties. I want to see the zoning kept as it is now. I think that single family homes on 1/2 acre or more are perfect for this location because of the custom lots directly behind this property. 1 acre plus would even be better.

Thank you for all you do for our community.
Sincerely,
Cheryl Laspe

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, February 23, 2022 3:59 PM
To: InetPlanning
Subject: Prestige apartment home project (Z21-08)

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Good day,

I'm writing this email to express my strong opposition of the Prestige apartment homes that are being proposed for the NEC of Lake Pleasant Parkway and Jomax Road.

My wife and I live directly east of this area and will be directly affected if the city would approve this project. We live in the acre lots and custom home community on Freedom Trail. We've attended multiple community meetings about this project both with the developer and the community. Every community member has strongly opposed this project. By approving roughly 185 rental apartments to be built in this area will only have a negative affect.

The area already contains a high density of residential neighborhoods. This project will only add to the congestion. The traffic will absolutely get worse and the impact to public safety and education, two areas that are already at a breaking point, will also be negatively impacted.

These types of project communities are going up at a concerning rate. Rental properties such as this result in a transient resident, which is the opposite of what this area currently consists of. There's no pride of ownership and investment into the community. The area contains single family homes that people invest in to raise families.

It's very obvious the developer is only concerned about the profit this project will produce and the local community will pay the price.

My wife and I are natives to Arizona and have lived in the west valley for fifteen years. We moved to this area because of the city, community and the open space. If this project were to be approved my family and I would move as having 185 apartments behind are back wall is a safety concern for us. There are to many unknowns with project communities such as this. I currently work in public safety and have personal experiences that cause me to have these very real concerns.

After many conversations I've been told the best course of action is to write the P&Z committee. I will be attending all community and city meetings in the future to expression opposition to this project. Please let me know what else can be done to oppose this project.

Thank you,

-Travis Slater

Sent from my iPhone

Robert Kuhfuss

From: [REDACTED]
Sent: Friday, January 14, 2022 9:26 AM
To: Robert Kuhfuss
Subject: Prestige Homes (Apartments) Application

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Mr. Kuhfuss

Recently, I was informed that there is an application from a developer looking to build 179 apartment units (Z21-08) on Lake Pleasant Parkway and Jomax Road. I attended the meeting. I live in Pleasant Valley (across from the proposed site).

My concern is there is no need for apartments in this area. The following are just some of the issues:

- 1) 85383 is the highest priced real estate area for Peoria. Houses in this area range from \$600,000 to multi-million dollar homes. This is a single family neighborhood. This will negatively impact the value of our homes.
- 2) This will have a profound negative impact on traffic in the area. Vehicles will need to make a U-turn at Buckhorn Trail and Lake Pleasant Parkway to head south creating a serious traffic conflict at that light along with the traffic from the basis school and the future hospital.
- 3) The character of the area will be impacted as there is no pride in home ownership.
- 4) Apartments create safety problems.
- 5) If the property owners can't get enough occupants for their units, they can resort to airbnb, VRBO, etc. creating additional problems.
- 6) If the property owners can't get enough occupants for their units, they can bring in section 8 occupants.

There is no reason for these types of units. There are apartments in the area at Tierra Del Rio and a large development at Hatfield Road. That is more than enough. I do not understand why the city of Peoria is so intent on damaging the image of this area with apartments.

I strongly oppose these developments in this area. Please contact me if you have any questions.

Respectfully submitted,
Glenn Flandrau

[REDACTED]

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Monday, January 10, 2022 10:10 AM
To: [REDACTED]
Subject: Prestige Multi-Family Project

Mr. Flandrau,

Thank you for reaching out to us regarding this development proposal. As we discussed, please feel free to send me an email or letter that outlines your concerns and I will include same in the packet that ultimately goes to the Planning Commission and City Council. Also, feel free to share my contact information with others.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



Robert Kuhfuss

From: [REDACTED]
Sent: Friday, January 14, 2022 9:50 AM
To: InetPlanning
Subject: Prestige on lake pleasant

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

Good morning. We have recently heard about the apartments planning to be build on lake pleasant pkwy and Jomax. We CANNOT allow this to happen. Our schools are already crowded and have been for the 4 years I've lived in this area. My current home is across the street from the projected site. I can assure you that no one that lives nearby wants this to be built. We all love being somewhat out of the city. This will crowd our streets, schools and stores too much. Not to mention what this will do to our home values! We love the small town feel of this area. Please do not allow this project to move forward. I am not one to get upset about progress, but this is not the neighborhood for it. I hope our voices will be heard. I appreciate you taking the time to hear me out. Have a wonderful day!

Kelly Bazin

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, January 19, 2022 5:43 PM
To: Robert Kuhfuss; Bridget Binsbacher; InetPlanning
Subject: Proposed hbrid single-family for rent, apartment, and hotel developments

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It has come to my attention that there are two proposed developments for the northeast corner of Jomax Rd and Lake Pleasant Parkway for essentially lower income higher density housing and a hotel development at the southwest corner of Jomax and Lake Pleasant.

As a homeowner who has lived in Pleasant Valley (at this intersection) for the past 17 years, I want to express my utter disapproval at these proposed developments. We do not want these developments in our area. 85383 is a higher income, higher property value zip code and a source of great growth in the Northwest valley. Some of the most expensive housing in this zip code and the city is right around this area. To put high density housing in these areas will significantly increase cross traffic and put a massive burden on already over-populated schools. Between Querencia's one way exit and Basis Schools traffic, the intersection at Jomax and Lake Pleasant will become an absolute nightmare.

This will not help our property values and I don't buy the argument that it won't hurt property values either. If my house was immediately next door to these developments, I would be selling immediately and moving. We have been waiting years for our property values to come back after the crash and this will not help our growth. As it is, if these get approved, I will probably move somewhere else.

These areas were designed for lower density residential, as I understand it, and should remain for comparable type housing as what's all around us.

Why do we have to keep changing the zoning on things? The city changed the zoning years ago where the hospital was partially built and stood for 10+ years as a huge eyesore to every homeowner who lives up here. That was approved when every homeowner around was vehemently against it. Please don't do the same thing again here. If someone wants to build comparable custom homes or even luxury condos or townhouses (under 3 stories), I could probably accept that, but not high density lower income housing for rent or the motel/hotel as well.

As a board member on the Pleasant Valley HOA which has over 520 homes, I can tell you without question, a large majority of our homeowners disapprove of these projects. I have heard that West Wing HOA feels the same way and I can only imagine Cibola Vista.

Please listen to your constituents and residents. If you want to put this down by WalMart or north of us up near the 303 where there's lots of land, that's fine but not in the one of the most expensive parts of this zip code and city.

thanks.../ret

Rob Torbett, CPA



"By the way, I am never too busy for your referrals!!"

Robert Kuhfuss

From: [REDACTED]
Sent: Friday, January 14, 2022 11:57 AM
To: mmaerowitz@gblaw.com; Robert Kuhfuss
Subject: PROPOSED PROJECT: Questions

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In response to the Notice of Application & neighborhood meeting scheduled for January 19th to discuss the proposed high-density rental residential project, we respectfully request the following questions be answered prior to the meeting so that we can be further educated on this project:

1. “Single” Family Homes

According to the Landscape Plan rendering, it appears units share a common wall. Is this correct? If so, then this doesn't mean the industry definition of “single” family homes. Instead, this would be considered a townhome.

Clarification of this should be made prior to the meeting and clearly presented at the meeting.

2. Lot Lines

Does this project, then, have zero side & backyard setbacks?

3. Size of units

What sq. footage size will these units be?

4. Price Point

What is the projected per month rental price point for these units?

5. Subsidized housing

Will any portion of this project be dedicated to subsidized housing under the Federal and/or State governments' program? If so, what is that percent

6. Main entrance

According to the Landscape rendering, the main entrance appears to be off of Jomax. Yet, the Entry Rendering identifies the entry as “along Lake Pleasant Parkway”. Which is it?

7. Ownership of Prestige Development Enterprises

According to the licensing records, it appears your wife or relative, Michael, is the listed manager of this LLC. Full disclosure of the entity's ownership must be announced, including Michael's interest in this project beyond that of attorney.

In addition, it appears this entity has been in business for 7 months. What experience does the ownership have in projects such as this. And what type of bond will they be required to post in order to ensure the project is 100% completed according to the plans.

As you may have concluded from these questions, our group is well-versed on development standards and practices, having been in business for over 44 years, exceeding \$1 billion in acquisition & sales. Four of this group are licensed developers and general contractors. So please be aware we request upfront, direct, and accurate answers in preparation for this meeting.

Thank you.

Robert Kuhfuss

From: [REDACTED]
Sent: Sunday, February 6, 2022 8:39 PM
To: Bridget Binsbacher; Robert Kuhfuss; InetPlanning
Subject: Proposed projects along Lake Pleasant Parkway
Attachments: Lake Pleasant Parkway Project Opposition letter .docx

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Attached please find my letter of objection to the proposed projects

Win Copeland

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, February 16, 2022 3:39 PM
To: Robert.Kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Proposed rezoning projects Prestige Homes SP21-25, Pinnacle Vista Pad Z21-08, and Home 2 Suites by Hilton GPA21-09

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My wife and I became Peoria homeowners in 2009. We chose northwest Peoria because it was a beautiful, peaceful area, free of the irritations of a more highly populated area. Of course, the population here has increased in the last decade. And that population increase has brought an exponential increase in traffic. I can no longer buy an apple fritter at Frys on a Sunday morning unless I'm willing to get out of bed at 6 am because of the competition for apple fritters. I think that is RIDICULOUS. That, of course, is only ONE example.

I won't bother you with a list.

The 85383 zip code DOES NOT NEED another apartment complex, or a hotel, or condominiums. As you know, this is the fastest growing area in the state. People are more than willing to purchase homes here and pay \$500,000 and up for those homes. THOSE people will have a vested interest in the area that a transient resident or a visitor will never have.

Please do not screw up the good thing that is going on now in Peoria, Arizona.

It ain't broke. It doesn't need fixing.

Sincerely

Micheal and Mary Lynn West
[REDACTED]

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 19, 2022 10:49 AM
To: [REDACTED]
Subject: RE: Case # Z21-08 and SP21-25/Building Zoning for northeast corner of Jomax and Lake Pleasant Pkwy

Mr. Smith,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Friday, January 14, 2022 10:59 PM
To: InetPlanning <planning@peoriaaz.gov>
Subject: Case # Z21-08 and SP21-25/Building Zoning for northeast corner of Jomax and Lake Pleasant Pkwy

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TO: Peoria Planning and Zoning Commission

I am writing in hope that you will deny the plans for almost 200 rental/leased homes on the northeast corner of Jomax Rd and Lake Pleasant Pkwy. This kind of development is not right for this area. Our schools are already overcrowded, our local streets in this area have too much traffic already and crowding that many homes in such a small area that will attract families of non-permanent residents will tax the city in providing all the necessary services required.

I am a resident of the area and have lived here for over 10 years and have watched the area grow rapidly, but with homes that fit the area. These homes they want to build DO NOT FIT THE AREA. These homes might be a good fit in a much different area in Peoria, but not here.

Please deny this project and save our area from school overcrowding, our area city resources drain and traffic concerns from too many homes of a rental type in such a small area. It just doesn't fit.

Thank you-

Steve Smith



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 19, 2022 4:19 PM
To: [REDACTED]
Subject: RE: City of Peoria Case Numbers Z21-08 and SP21-25

Mr. Copeland,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Wednesday, January 19, 2022 4:09 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: [REDACTED]
Subject: City of Peoria Case Numbers Z21-08 and SP21-25

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Dear Mr. Kuhfuss,

RE: **City of Peoria Case Numbers Z21-08 and SP21-25**

I am writing to declare my **opposition** to the proposed project **City of Peoria Case Numbers Z21-08 and SP21-25 at Lake Pleasant Parkway and Jomax Road northeast corner thereof.**

I have lived at my current address since 2004 and have seen many changes in that time. Lake Pleasant Parkway was no more than a “paved” dirt road. Many wonderful developments have been built during this period, none of which I have opposed. All the projects have been an improvement to the surrounding area.

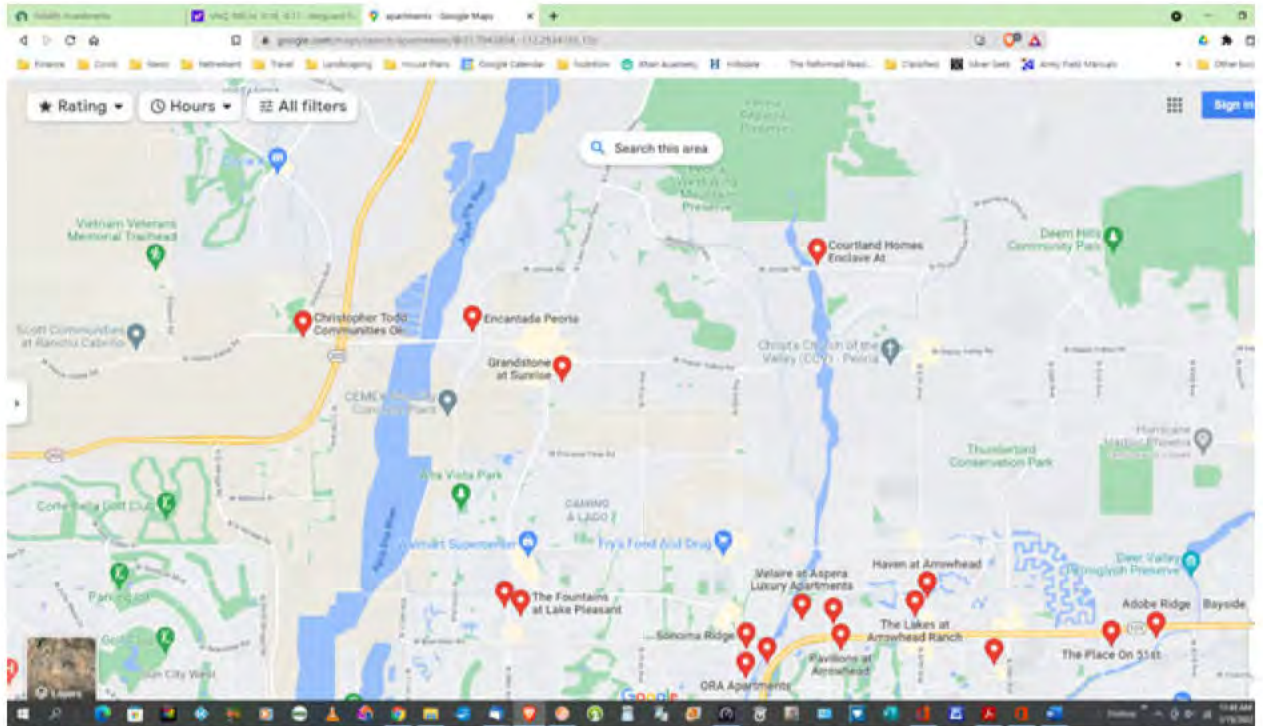
I must take strong exception to this project for many reasons.

1. It will lead to a lot more traffic which by extension will result in more traffic accidents. I project that it will create at least 600 more traffic movements per day at an intersection that is already very busy.
2. It will create an increased load on the school system.
3. Because of the projects density it will cause a more negative impact on the infrastructure including water, sewer and roadways than a development with homes equivalent in size to those surrounding it. Additionally, there will demand in the future for public transportation provided for by the city which will increase the tax burden on the permanent residents.
4. Our parks will be negatively impacted because apartment dwellers do not have a stake in the community and therefore would not care for the parks the way a permanent resident would. We would more than likely see an increase in vandalism as a result.
5. There is no demonstrated need for apartments in this area. I have included a Google Maps image of the apartments in the area. There are also many new apartments not shown on the latest map since Google has not updated them. There are no major employers in close proximity to the project which could provide employment for those living there.
6. The project renderings show cars parked outside with no garage or carport which is another major difference between this project and the surrounding homes. These are not luxury homes. This is just like the “lipstick on a pig” analogy.
7. There is a strong possibility that these units will become Section 8 housing units. Under a proposed Obama Administration program called **Affirmatively Furthering Fair Housing** the Federal Government is proposing to move the inner city to the suburbs and this would be a perfect development for this program. It would bring all of the bad that is represented by the inner city to our neighborhood. I have included below some reference websites which describe the program.

<https://nypost.com/2020/07/21/joe-bidens-disastrous-plans-for-americas-suburbs/>

https://www.americanthinker.com/blog/2021/04/joe_biden_is_coming_for_the_suburbs.html

<https://www.thepostemail.com/2020/07/17/war-on-the-suburbs-how-huds-housing-policies-became-a-weapon-for-social-change/>



Respectfully,

Winford C. Copeland



Robert Kuhfuss

From: Bridget Binsbacher
Sent: Tuesday, January 11, 2022 3:13 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: RE: Concern of rental development

Dear Ms. Vasconcellos,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning application in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Sunday, January 9, 2022 12:32 PM
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Concern of rental development

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Good morning Ms. Binsbacher,

I am emailing regarding the new development that is planning to go up near Jomax and Lake Pleasant Parkway. I purchased my home in 2008 (Cibola Vista) and have been excited to see the growth of this community. With that being said, I am against the rental development of 180 units (1-2 bedrooms) that the city plans to move

forward with. This community has million dollar homes, a great reputation, and adding rental units would not help with our property value.

Please know this is something that I am not happy with and will not support.

Thank you,

Ashley Vasconcellos

Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, February 17, 2022 4:15 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: north Peoria zoning project

Dear Ms. Uhland,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

In regards to the rezoning case at the southwest corner of Jomax and Lake Pleasant Parkway, the City Council recently went through a redistricting process, which is conducted after each Census count. This process balances the population of the Council districts. The new council district boundaries went into effect in January and this area is now in the Willow District which is represented by Councilmember Jon Edwards. He can be reached at Jon.Edwards@peoriaaz.gov or his Council Assistant, Terri Smith at Terri.Smith@peoriaaz.gov.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Monday, February 14, 2022 13:39
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: north Peoria zoning project

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Nichole Uhland

Feb 14, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Ms. Binsbacher,

This letter is in response to the following zoning amendment request for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case number Z21-08 and SP21-25), the Southwest corner of N. Lake Pleasant Pleasant Parkway and Jomax (City of Peoria case numbers GPA21-09 and Z21-16), and the Northwest corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

- Significant increase of vehicles and foot traffic is of concern with the potential for vehicle and pedestrian accidents. There are schools and churches nearby that host youth activities and more and more students are walking to school or down to the four corners area.
- With a northbound only exit from the proposed rentals, it will greatly increase the number of U-turns, both at Buckhorn and Lake Pleasant Parkway and Jomax, which again makes both intersections very dangerous for not only cars but also youth and pedestrians. This is an active community with a lot of walkers and bicyclists, and this is a significant concern of mine.

Schools/Students:

- These proposed projects will add a significant number of students to the already burdened schools in the area.
- Also concerns about student safety, as listed above under "safety".

Community/Not Suitable for Area:

- The median home price in the 85383 zip code is \$625,000.
- The average household income in the 85383 zip code is \$137,000
- The income requirements for the proposed apartments is only \$75,000 which is only \$12,000 more than low income for the state of Arizona.
- It is for these reasons that these projects aren't suitable for this area as they are not even close to the average income or home price of the others here.

Thank you for taking the time to read and consider my concerns as a long term homeowner in this area.

Sincerely,

Nichole Uhland

Robert Kuhfuss

From: Bridget Binsbacher
Sent: Tuesday, February 22, 2022 11:24 AM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: On Behalf of Gammage & Burnham, PLC

Dear Terry and Robin,

Thank you for contacting me and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. As you know, the Peoria City Code does provide for a full public process on rezonings. The comments you have provided will be included in the case file and are part of the public record.

In regards to the rezoning case at the southwest corner of Jomax and Lake Pleasant Parkway, the City Council recently went through a redistricting process, which is conducted after each Census count. This process balances the population of the Council districts. The new council district boundaries went into effect in January and this area is now in the Willow District which is represented by Councilmember Jon Edwards. He can be reached at Jon.Edwards@peoriaaz.gov or his Council Assistant, Terri Smith at Terri.Smith@peoriaaz.gov.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Sunday, February 13, 2022 8:59
To: Penny Parrella <Penny.Parrella@peoriaaz.gov>; InetPlanning <planning@peoriaaz.gov>
Cc: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: RE: On Behalf of Gammage & Burnham, PLC

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Dear Ms. Parrella and the Planning and Zoning Board,

This letter is in response to the zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (Case numbers are Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16; the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-03).

As you can see by the email and your response below, I have contacted Ms. Binsbacher previously concerning this. I respectfully request that these amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

Between 7A.M. and 8 A.M. Southbound traffic is already becoming congested due to the Southbound right lane of N. Lake Pleasant Parkway being stopped due to traffic entering and exiting Basis Charter School. Also, to introduce more rental housing so close to the intersection of N. Lake Pleasant Parkway and Jomax with an entrance/exit on North Lake Pleasant Parkway will create U-turns at the intersection of LPP and Buckhorn.

The LDS Church on the southeast corner LPP and Jomax hosts ecclesiastical studies and youth activities which has many children walking there in the mornings and evenings. The addition of more traffic entering and exiting of LPP will greatly increase the danger to children.

Schools/Students

West Wing Elementary is already running at capacity due to the growth of this area in recent years. West Wing Elementary currently enjoys a rating of A minus. The type of housing being proposed to be built on these parcels attracts transient occupants. As history has proven, whenever transient housing is introduced into a school district the ratings fall dramatically. Please compare the school ratings of this area to other areas that have a high percentage of rental property. If the school ratings drop then we can be assured our property values will drop with them. I moved to this area 19 years ago to ensure my children were in quality school districts. Now that my children are grown, they have resettled in West Wing and Cibola Vista and are raising my grandchildren in the same quality schools,

Community/Not Suitable for the Area

The current median price range for 85383 is \$625,000 and median income is \$137,000 per year. The income requirement for this housing is only \$75,000 per year. This is only \$12,000 per year higher than the Low Income for the State of Arizona. This makes this type of housing unsuitable for this area.

This area has enjoyed a certain level of carefree living and low crime and we would like to see that continue for many years. The people who are proposing this rezoning have no vested interest in this area while we the homeowners and taxpayers have every interest in maintaining the high quality and standard of living, we have enjoyed in the past.

Therefore, I am requesting this rezoning amendment be denied and allow the residents of this area to continue to enjoy North Peoria and all it has to offer.

Sincerely,

TERRY PORTER



From: Penny Parrella <Penny.Parrella@peoriaaz.gov>
Sent: Monday, June 28, 2021 2:27 PM
To: [REDACTED]
Subject: FW: On Behalf of Gammage & Burnham, PLC

Dear Terry,




My name is Penny Parrella – I am a Council Assistant to Councilmember Binsbacher. I wanted to follow up with you to make sure you know what opportunities you will have to provide input on this project.

It's important to note that at this time -- *a formal application has not been filed*. Thus, there is no proposal or public record. However, should the applicant choose to file a Rezone, the City Code provides for a full public process. Notification is provided at several junctures: upon submittal, prior to the required neighborhood meeting, and prior to public hearings before the Planning & Zoning Commission and City Council. Through the process, you will have access to the public record and the Planning Department staff contact.

Please know how important your input and participation is to this process. If you have any further questions, or need additional information, please do not hesitate to contact me.

Sincerely,
Penny Parrella

From: [REDACTED]
Sent: Monday, June 14, 2021 9:28 PM
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: FW: On Behalf of Gammage & Burnham, PLC

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From: [REDACTED]
Sent: Monday, June 14, 2021 9:25 PM
To: 'bridget.binsbacher@peoriaaz.gov.' <bridget.binsbacher@peoriaaz.gov>
Subject: FW: On Behalf of Gammage & Burnham, PLC

Good evening Ms. Binsbacher,

I received this letter from our HOA concerning a building project at the corner of Jomax and Lake Pleasant Parkway. This lower income housing and I would like to know if we have any recourse to stop this project. Unfortunately, I will be out of town at the Arizona Rock Products convention in California at the time of the meeting mentioned in this attachment. Can you please let me know what our options are or who we can contact to oppose this.

Best regards,
Terry Porter

[REDACTED]

From: [REDACTED]
Sent: Friday, June 11, 2021 4:00 PM
To: [REDACTED]
Subject: FWD: On Behalf of Gammage & Burnham, PLC

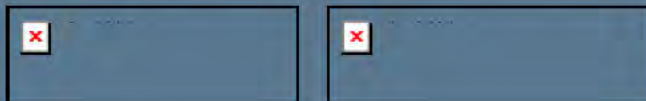
VISIT US ONLINE!

Forwarding information attached on behalf of Gammage & Burnham, PLC. If you have any questions, please note the contact information within as this is not an Association project. Thank you!

The attached information is in regards to a prospective development at the northwest corner of Lake Pleasant Parkway and Jomax Road. Please see that attachment for the full details and information to attend.

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width-relative:page;mso-height-relative:page' o:allowoverlap="f" o:button="t">
<http://www.associationvoice.com/HOA/assn10266/images/email/email-footer.jpg> />

This message has been sent to [REDACTED]

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Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Wednesday, January 26, 2022 4:49 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: Prestige and Evergreen Properties at Lake Pleasant Parkway and Jomax

Dear Ms. Laspe,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning application in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Wednesday, January 19, 2022 18:35
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Cc: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: Prestige and Evergreen Properties at Lake Pleasant Parkway and Jomax

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Dear Bridget,

I've been unsuccessful in registering per the email from gblaw.com for tonight's virtual meeting, so I'm writing to you to submit my concerns regarding these two multi-family projects.

My first concern is with changing the zoning for such a project. We own our home in Pleasant Valley and do not want to increase the traffic in this area, nor do we want to risk lowering our home values in the future by having build-to-rent properties across the street. There is so much land along the 303 for example, that has yet to be developed. Homes and schools will be populating those areas before we know it, so my request is that the developers look elsewhere for these projects.

My second concern is with education. I'm an elementary educator and I am very aware of the myriad of problems that occur with overcrowded classrooms. I was interested in the meeting tonight to question whether the developers would be required to provide a school for the increased number of students in this area. Projects this size can potentially add hundreds of students to a local school, which would be unfair to those students, as well as those already enrolled. Teacher-to-student ratios and overcrowding directly affect the quality of education for everyone.

I am opposed to both of these proposed projects to be built in this location. I am also opposed to changing the zoning for both of these properties. I want to see the zoning kept as it is now. I think that single family homes on 1/2 acre or more are perfect for this location because of the custom lots directly behind this property. 1 acre plus would even be better.

Thank you for all you do for our community.

Sincerely,

Cheryl Laspe

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Monday, February 28, 2022 3:12 PM
To: [REDACTED]
Subject: RE: Prestige apartment home project (Z21-08)

Mr. Slater,

Thank you for your email. We will include this in the packets that go to the Planning and Zoning Commission and City Council when the time comes.

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm

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

From: [REDACTED]
Sent: Wednesday, February 23, 2022 3:59 PM
To: InetPlanning <planning@peoriaaz.gov>
Subject: Prestige apartment home project (Z21-08)

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Good day,

I'm writing this email to express my strong opposition of the Prestige apartment homes that are being proposed for the NEC of Lake Pleasant Parkway and Jomax Road.

My wife and I live directly east of this area and will be directly affected if the city would approve this project. We live in the acre lots and custom home community on Freedom Trail. We've attended multiple community meetings about this project both with the developer and the community. Every community member has strongly opposed this project. By approving roughly 185 rental apartments to be built in this area will only have a negative affect.

The area already contains a high density of residential neighborhoods. This project will only add to the congestion. The traffic will absolutely get worse and the impact to public safety and education, two areas that are already at a breaking point, will also be negatively impacted.

These types of project communities are going up at a concerning rate. Rental properties such as this result in a transient resident, which is the opposite of what this area currently consists of. There's no pride of ownership and investment into the community. The area contains single family homes that people invest in to raise families.

It's very obvious the developer is only concerned about the profit this project will produce and the local community will pay the price.

My wife and I are natives to Arizona and have lived in the west valley for fifteen years. We moved to this area because of the city, community and the open space. If this project were to be approved my family and I would move as having 185 apartments behind are back wall is a safety concern for us. There are to many unknowns with project communities such as this. I currently work in public safety and have personal experiences that cause me to have these very real concerns.

After many conversations I've been told the best course of action is to write the P&Z committee. I will be attending all community and city meetings in the future to expression opposition to this project. Please let me know what else can be done to oppose this project.

Thank you,

-Travis Slater

Sent from my iPhone

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 19, 2022 10:45 AM
To: [REDACTED]
Subject: RE: Prestige Homes (Apartments) Application

Mr. Flandrau,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Friday, January 14, 2022 9:26 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: Prestige Homes (Apartments) Application

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Mr. Kurfuss

Recently, I was informed that there is an application from a developer looking to build 179 apartment units (Z21-08) on Lake Pleasant Parkway and Jomax Road. I attended the meeting. I live in Pleasant Valley (across from the proposed site).

My concern is there is no need for apartments in this area. The following are just some of the issues:

- 1) 85383 is the highest priced real estate area for Peoria. Houses in this area range from \$600,000 to multi-million dollar homes. This is a single family neighborhood. This will negatively impact the value of our homes.
- 2) This will have a profound negative impact on traffic in the area. Vehicles will need to make a U-turn at Buckhorn Trail and Lake Pleasant Parkway to head south creating a serious traffic conflict at that light along with the traffic from the basis school and the future hospital.
- 3) The character of the area will be impacted as there is no pride in home ownership.
- 4) Apartments create safety problems.
- 5) If the property owners can't get enough occupants for their units, they can resort to airbnb, VRBO, etc. creating additional problems.
- 6) If the property owners can't get enough occupants for their units, they can bring in section 8 occupants.

There is no reason for these types of units. There are apartments in the area at Tierra Del Rio and a large development at Hatfield Road. That is more than enough. I do not understand why the city of Peoria is so intent on damaging the image of this area with apartments.

I strongly oppose these developments in this area. Please contact me if you have any questions.

Respectfully submitted,

Glenn Flandrau



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 19, 2022 10:48 AM
To: [REDACTED]
Subject: RE: Prestige on lake pleasant

Ms. Bazin,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm

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

From: [REDACTED]
Sent: Friday, January 14, 2022 9:50 AM
To: InetPlanning <planning@peoriaaz.gov>
Subject: Prestige on lake pleasant

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Good morning. We have recently heard about the apartments planning to be build on lake pleasant pkwy and Jomax. We CANNOT allow this to happen. Our schools are already crowded and have been for the 4 years I've lived in this area. My current home is across the street from the projected site. I can assure you that no one that lives nearby wants this to be built. We all love being somewhat out of the city. This will crowd our streets, schools and stores too much. Not to mention what this will do to our home values! We love the small town feel of this area. Please do not allow this project

to move forward. I am not one to get upset about progress, but this is not the neighborhood for it. I hope our voices will be heard. I appreciate you taking the time to hear me out. Have a wonderful day!

Kelly Bazin

Robert Kuhfuss

From: Ellie Brundige <ebrundige@gblaw.com>
Sent: Friday, January 7, 2022 1:14 PM
To: Robert Kuhfuss
Cc: Michael Maerowitz; Robert Lane
Subject: RE: Prestige outreach
Attachments: Notice of Application and Official Neighborhood Meeting - City of Peoria Case Numbers Z21-08 and SP21-25.pdf; Neighborhood Meeting Notification List - City of Peoria Case Numbers Z21-08 and SP21-25.pdf

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Rob,

Following up on Mike's email below, I am attaching a copy of our notification list for your records. Please let us know if we need to complete an affidavit of notification confirming that the notification was completed in accordance with the City's requirements.

Thank you,
Ellie

Ellie Brundige

Land Use Planner

Gammage & Burnham | [Profile](#)

602.256.4409 Direct

From: Michael Maerowitz <mmaerowitz@gblaw.com>
Sent: Friday, January 7, 2022 12:58 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Robert Lane <rlane@gblaw.com>; Ellie Brundige <ebrundige@gblaw.com>
Subject: RE: Prestige outreach

Hi Rob,

We mailed our neighborhood notification letters for our January 19th neighborhood meeting today. I am attaching an electronic copy of the letter that was sent out to this email.

Thanks,
Mike

Michael Maerowitz





Gammage & Burnham | [Profile](#)

602.256.4437 Direct

From: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Sent: Thursday, January 6, 2022 12:31 PM
To: Michael Maerowitz <mmaerowitz@gblaw.com>
Cc: Robert Lane <rlane@gblaw.com>; Ellie Brundige <ebrundige@gblaw.com>
Subject: RE: Prestige outreach

Mike – please see attached. Thanks

From: Michael Maerowitz <mmaerowitz@gblaw.com>
Sent: Thursday, January 6, 2022 11:08 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Robert Lane <rlane@gblaw.com>; Ellie Brundige <ebrundige@gblaw.com>
Subject: RE: Prestige outreach

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Thank you, Robert.

Yes, if we can receive the sign-in sheet from you today, we will make sure to add the attendees to our mailing list.

Michael Maerowitz

Gammage & Burnham | [Profile](#)

602.256.4437 Direct

From: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Sent: Thursday, January 6, 2022 10:58 AM
To: Michael Maerowitz <mmaerowitz@gblaw.com>
Cc: Robert Lane <rlane@gblaw.com>; Ellie Brundige <ebrundige@gblaw.com>
Subject: RE: Prestige outreach

Mike – thanks for sending. Letter looks fine to me.

Also, Pinnacle Vista held their outreach last night which was well attended and fairly vocal. I obtained the sign in sheet from Shaine and am in the process of redacting as to phone and email. When I get that done, I will forward to you. Can you also include them in your mail-out?

Thanks

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov



From: Michael Maerowitz <mmaerowitz@gblaw.com>
Sent: Thursday, January 6, 2022 10:13 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Robert Lane <rlane@gblaw.com>; Ellie Brundige <ebrundige@gblaw.com>
Subject: RE: Prestige outreach

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Hi Robert,

I hope you enjoyed the holidays and are having a great new year.

I am attaching to this email a draft of the notification letter we have prepared for our upcoming neighborhood meeting on January 19th. We are planning on mailing this letter out tomorrow (1/7). Can you please take a look at this draft letter and let us know if you have any comments?





Thank you,
Mike

Michael Maerowitz
Gammage & Burnham | [Profile](#)
602.256.4437 Direct

From: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Sent: Thursday, December 23, 2021 1:50 PM
To: Michael Maerowitz <mmaerowitz@gblaw.com>
Subject: RE: Prestige outreach

Yes. Thanks for checking.

From: Michael Maerowitz <mmaerowitz@gblaw.com>
Sent: Thursday, December 23, 2021 11:24 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: RE: Prestige outreach

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Hi Robert,

As a follow up to this, we are now planning to hold our neighborhood meeting on Wednesday, January 19th. We have confirmed with Councilwoman Binsbacher's office that this date works for the Councilwoman. Does January 19th work for City staff?

Thanks,
Mike

Michael Maerowitz

Gammage & Burnham | [Profile](#)

602.256.4437 Direct

From: Michael Maerowitz
Sent: Thursday, December 16, 2021 5:05 PM
To: 'Robert Kuhfuss' <robert.kuhfuss@peoriaaz.gov>
Subject: RE: Prestige outreach

Hi Robert,

We are still targeting January 11th to hold our neighborhood meeting and have coordinated this date with Councilwoman Binsbacher's office.

That said, I am still confirming with our project team that we can have the updated plans/images needed for our mailing notification by our notification deadline. I should have confirmation by middle of next week and will follow up with you to confirm or let you know if anything changes that requires us to move out our meeting date.

Thanks,
Mike

Michael Maerowitz

Gammage & Burnham | [Profile](#)

602.256.4437 Direct

From: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Sent: Wednesday, December 15, 2021 5:47 PM

To: Michael Maerowitz <mmaerowitz@gbllaw.com>

Subject: Prestige outreach

Michael,

We did we land on the outreach meeting for Prestige? I have it down tentatively for 1/11 at 6:00.

Robert H. Kuhfuss, AICP, MPA

Senior Planner

City of Peoria Planning and Community Development

9875 North 85th Avenue

Peoria, AZ 85345

T: 623-773-7643

www.peoriaaz.gov

Hours | Monday – Thursday 7:00am – 6:00pm



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 20, 2022 3:08 PM
To: [REDACTED]
Subject: RE: Prestige Properties Planned Apartment in Peoria

Mr. Dwyer,

Thank you for your email. We will include this in the packet materials we provide to the Planning and Zoning Commission and City Council when the project moves forward.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Thursday, January 20, 2022 9:39 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: Prestige Properties Planned Apartment in Peoria

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Dear Mr. Kuhfuss,

I'm a homeowner and live within a half-mile of the proposed apartment projects at Jomax and Lake Pleasant Parkway. I oppose these projects. The entire area is made up of single family dwellings. In the next decade I'm certain many more single family dwellings will be going into the immediate area. Apartments will add to the density, decrease the quality of life, negatively impact school, the tax base, and impact property values negatively.

I moved from Los Angeles twelve months ago and I have experienced firsthand the negative impact of apartment buildings, even luxury ones, over the fifty years I lived in LA. They are not good for the neighborhood. I'm sure there are alternative locations for Prestige Properties to put their apartments. Please do not approve this planned development.

Sincerely,
Bill Dwyer



Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, January 27, 2022 5:03 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: Prestige Properties Planned Apartments

Dear Mr. Dwyer,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning application in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Thursday, January 20, 2022 9:44
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Prestige Properties Planned Apartments

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Dear Councilperson,

I'm a homeowner and live within a half-mile of the proposed apartment projects at Jomax and Lake Pleasant Parkway. I oppose these projects. The entire area is made up of single family dwellings. In the next decade I'm certain many more single family dwellings will be going into the immediate area. Apartments will add to the density, decrease the quality of life, negatively impact schools, the tax base, and impact property values negatively.

I moved from Los Angeles twelve months ago and I have experienced firsthand the negative impact of apartment buildings, even luxury ones, over the fifty years I lived in LA. I saw a very sad decline of what were once very attractive and safe communities made up of families. The LA City planners consistently ignored quality of life issues over pushing development. Would you take action to stop this development? If Prestige wants to develop the property, they can build single family homes just like the rest of the builders in the area.

Sincerely,

Bill Dwyer



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 19, 2022 4:24 PM
To: [REDACTED]
Subject: RE: Prestige Properties Project

Ms. Copeland,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Wednesday, January 19, 2022 4:20 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: Prestige Properties Project

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Dear Mr. Kuhfuss,

I am an original resident of my community, Pleasant Valley, Peoria, AZ, having lived here for 17 years. The surrounding area was largely undeveloped at that time, so I have seen a great deal of development over the past 17 years. The retail development was certainly necessary to support the growth in the area. New neighborhoods of single family homes have cropped up all around us, all comparable in quality and high end home value. This proposed property called “Prestige Properties Project” at Lake Pleasant Parkway and Jomax falls WAY short of this standard. Promising that this neighborhood will be “prestigious” sounds problematic from the start. A few of my concerns—
—179 !!!! apartment-sized dwellings on this corner property!
—“Open concept” with “designer” touches, “high end features” , “resort-inspired community ammenties”...all sound like over-inflated promises.
—“High end” or not, this will be a RENTAL community, attracting a lower income, transient population, which is not typical for this area.
— I feel this project is being passed off as a custom single-family home development, but it is NOT! These are side by side apartments!
— There are no garages, or even carports, only pull-in parking directly in front of the dwellings, which add to low end apartment look, in spite of what you say you’re going to put in them.

Aside from the potential physical problems with this community, those 179 families (X 4 people per family = 716, a conservative estimate) will pose additional congestion on our local streets AND in our schools, to say the least. We cannot afford this situation for our children in already short-staffed schools and maxed out classroom (whether in person or remote) situations.

I vehemently oppose this project and will work to prevent its going forward, for the sake of our beautiful north Peoria community.

Sincerely,
Susan Copeland

Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, January 27, 2022 4:51 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: Prestige Properties

Dear Ms. Copeland,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning application in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Wednesday, January 19, 2022 16:37
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Prestige Properties

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

Dear Ms. Binsbacher,

I am an original resident of my community, Pleasant Valley, Peoria, AZ, having lived here for 17 years. The surrounding area was largely undeveloped at that time, so I have seen a great deal of development over the past 17 years. The retail development was certainly necessary to support the growth in the area. New neighborhoods of single family homes have cropped up all around us, all comparable in quality and high end home value. This proposed properties called "Prestige Properties Project" and "Evergreen" at Lake Pleasant Parkway and Jomax area falls WAY short of this standard. Promising that these neighborhoods will be "prestigious" sounds problematic from the start. A few of my concerns—
—179 !!!! on one property and 60 !!! apartment-sized dwellings on these properties!

—“Open concept” with “designer” touches, “high end features” , “resort-inspired community amenities”...all sound like over-inflated promises.

—“High end” or not, this will be a RENTAL community, attracting a lower income, transient population, which is not typical for this area.

— I feel this project is being passed off as a custom single-family home development, but it is NOT! These are side by side apartments!

— There are no garages, or even carports, only pull-in parking directly in front of the dwellings, which add to low end apartment look, in spite of what they say is going in them.

Aside from the potential physical problems with this community, those 179 + 60 families will pose additional congestion on our local streets AND in our schools, to say the least. We cannot afford this situation for our children in already short-staffed schools and maxed out classroom (whether in person or remote) situations.

I vehemently oppose this project and will work to prevent its going forward, for the sake of our beautiful north Peoria community.

Sincerely,
Susan Copeland

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 19, 2022 10:53 AM
To: [REDACTED]
Subject: RE: Rentals in West Wing Elementary

Mr. Schifferer,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Saturday, January 15, 2022 11:29 PM
To: InetPlanning <planning@peoriaaz.gov>
Subject: Rentals in West Wing Elementary

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To whom it may concern,

Please respect the wishes of the overwhelming majority of tax payers in the west wing elementary school boundaries in considering any future zoning laws regarding any multifamily and rental housing units. The homeowners and taxpayers living in this area made a choice to move here, for the quality of life, which does not include overcrowded schools and traffic congestion. Additional multifamily, apartment units, or condominiums will only exacerbate our crowded schools and add to the traffic congestion and air quality issues. Additionally multifamily, rental and high density housing should be located in close proximity to public transport. The lake pleasant corridor north of deer valley does not currently have public transport, services, or public schooling needs of thousands more families. Already our schools are overburdened and underfunded, but we want to benefit a precious few investors at the expense of almost all the homeowners and taxpayers. We will continue to support our community and those who share and appreciate our values.

Sincerely,
Ben Schifferer

[Sent from Yahoo Mail on Android](#)

Robert Kuhfuss

From: [REDACTED]
Sent: Monday, February 21, 2022 8:05 PM
To: Bridget Binsbacher
Cc: Robert Kuhfuss
Subject: Re: Rezoning concern

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Thank you for your response. Happy we can continue to work together as a community, with residents and leadership in communication to form the best city that we can.

Best Regards,
Melissa Jenner



On Thu, Feb 10, 2022 at 5:08 PM Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov> wrote:
Dear Mr. and Mrs. Jenner,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

In regards to the rezoning case at the southwest corner of Jomax and Lake Pleasant Parkway, the City Council recently went through a redistricting process, which is conducted after each Census count. This process balances the population of the Council districts. The new council district boundaries went into effect in January and this area is now in the Willow District which is represented by Councilmember Jon Edwards. He can be reached at Jon.Edwards@peoriaaz.gov or his Council Assistant, Terri Smith at Terri.Smith@peoriaaz.gov.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Wednesday, February 9, 2022 15:48
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Rezoning concern

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Good evening,

I am writing in response to the three projects near me at Jomax and Lake Pleasant Parkway that developers are trying to get rezoned for dense, low-end rentals. **Please see attached letter with my concerns and vote against this change.** *Please confirm receipt of this email and attachment.*

Sincerely

Melissa Jenner

[REDACTED]



Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, February 10, 2022 5:03 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: Rezoning N. Lake Pleasant Pkwy

Dear Mr. and Mrs. Tucker,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

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Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Thursday, February 3, 2022 15:34
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Rezoning N. Lake Pleasant Pkwy

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Bryan & Wendy Tucker

February 3rd, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Ms. Binsbacher,

This email is in response to the following zoning amendment requests for the parcel located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16; the Northeast corner of Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

We respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

These proposed developments will greatly increase traffic on an already busy N. Lake Pleasant Pkwy. including increased U-turn traffic at Jomax and Buckhorn Trail/Pinnacle Vista.

Schools:

Not only traffic, but multi-family complexes would only increase the burden on the already overpopulated schools in the area.

Community:

These proposed developments will not improve the quality of life of our community in any way and do not belong on N. Lake Pleasant Pkwy.

Sincerely,

--

Bryan Tucker

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Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, February 10, 2022 4:36 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: Rezoning Projects in North Peoria

Dear Mr. Ruterma,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

In regards to the rezoning case at the southwest corner of Jomax and Lake Pleasant Parkway, the City Council recently went through a redistricting process, which is conducted after each Census count. This process balances the population of the Council districts. The new council district boundaries went into effect in January and this area is now in the Willow District which is represented by Councilmember Jon Edwards. He can be reached at Jon.Edwards@peoriaaz.gov or his Council Assistant, Terri Smith at Terri.Smith@peoriaaz.gov.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Monday, February 7, 2022 10:11
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Rezoning Projects in North Peoria

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Ms. Binsbacher,

This email is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria case numbers Z21-08 and SP21-25), the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria case numbers GPA21-09 and Z21-16) and the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

- Traffic/congestion from the Happy Valley/LPP intersection and extending out in all directions continues to rapidly increase, for obvious reasons of the great retail options (which are still growing) and continued residential growth. It seems that these additional proposed high-density developments would push that congestion to beyond the current capacity and original design intent for the original traffic infrastructure. For a parent of young drivers, the thought of the increased traffic is concerning.
- My four children have attended West Wing Elementary, Great Hearts Academy and Liberty High School, all schools that are nearing/at or have exceeded their capacities. Unless there are plans in the immediate future to construct additional schools to serve this area, these high-density developments will only worsen the quality of education that's being offered at the surrounding schools. It just doesn't seem fair to continue to burden the current staffs without significant investment in the existing facilities, opening of new schools or denying developments such as these in this specific location.

Thank you for your time in reading this email from a proud/concerned resident.

Derek Ruterma



Robert Kuhfuss

From: Penny Parrella on behalf of Bridget Binsbacher
Sent: Thursday, February 10, 2022 5:24 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: Zoning

Dear Mr. Kief,

Thank you for contacting my office and sharing your thoughts and concerns about the rezoning applications in your area. I have copied the Planning and Community Development Department staff contact assigned to this case, Robert Kuhfuss, his contact information is Robert.Kuhfuss@peoriaaz.gov. He can provide technical information about the application and schedule of hearings.

The regulation of land use is a critical function of local government and public involvement is a very important component. Therefore, the Peoria City Code does provide for a full public process on rezonings. Notification is required at several junctures including a required neighborhood meeting, and prior to public hearing before the Planning & Zoning Commission and the City Council. Through this process, you will have access to the public record and the Planning Department staff contact.

Please know how important your input and engagement is to the process. I will continue to stay engaged on this matter and appreciate your involvement.

Sincerely,

Bridget Binsbacher
Councilmember

From: [REDACTED]
Sent: Wednesday, February 9, 2022 9:25
To: Bridget Binsbacher <Bridget.Binsbacher@peoriaaz.gov>
Subject: Zoning

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Good morning. I am a resident in the Pleasant Valley subdivision. I have recently been made aware of several disturbing re-zoning issues to allow for residential and commercial development. I would greatly appreciate being added to any e-mails regarding meetings or other issues dealing with changes in this area.

Thanks very much.
Sent from my iPhone

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Tuesday, April 19, 2022 4:12 PM
To: [REDACTED]
Subject: RE: Prestige apartment home project (Z21-08)

Mr. Brunelle,

Thank you for your email. This information will be included in the P&Z and City Council packets when the time comes. I have also added you to my contact list so that I can keep you advised of any future hearing dates.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Senior Planner
City of Peoria Planning and Community Development
9875 North 85th Avenue
Peoria, AZ 85345
T: 623-773-7643
www.peoriaaz.gov
Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Monday, April 18, 2022 11:15 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: Prestige apartment home project (Z21-08)

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Good day,

I'm writing this email to express my strong opposition of the Prestige apartment homes that are being proposed for the NEC of Lake Pleasant Parkway and Jomax Road.

The area already contains a high density of residential neighborhoods. This project will only add to the congestion. The traffic will get worse and the impact to public safety and education, two areas that are already lagging behind, will also be negatively impacted. My wife and I live directly east of this area and will be affected if the city would approve this project. We live in the 1/2 acre lots and custom homes on the street Spur. We've attended multiple community meetings about this project both with the developer and the community. Every community member has strongly opposed this project. By approving roughly 185 rental apartments to be built in this area will only have a negative effect.

These types of project communities have been going up throughout the valley. Rental properties such as this result in a transient resident, which is not what this area currently consists of. There's no pride of ownership and investment into the community. The area contains single family homes that people invest in to raise families. This is exactly why we and others choose to live in North Peoria and Cibola Vista community.

The developer is only concerned about the profit this project will produce and the local community will pay the price. The North Peoria area suffers from lack of commercial community infrastructure. Such as restaurants, mom and pop stores, Schools, and other traditional services. I feel leaving this property zoned commercial has a better chance of bringing value and money to the City of Peoria and the residents.

My wife and I are natives to Arizona. We were raised in the west valley. We moved to this area because of the city, community and the open space. If this project were to be approved my family and I would move as having 185 apartments with transient residents does not create a safe place for children. My wife and I currently work in 911 public safety system. I also run my own business, Sharp Design Az. I am a General Contractor. My personal experience with these rental properties has not been positive. There are too many unknowns with project communities such as this. These tiny home communities do not get better over time. There is no guarantee that the owners would not convert some to low income housing to reap the government money and tax wright offs. My wife and I strongly oppose 185 rental apartments to be built by Prestige.

After many conversations I've been told the best course of action is to write the P&Z committee. I will be attending all community and city meetings in the future to expression opposition to this project. Please let me know what else can be done to oppose this project.

Thank you,

Matt Brunelle

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, January 19, 2022 11:02 AM
To: Robert Kuhfuss
Cc: [REDACTED]
Subject: RE: Rentals in West Wing Elementary

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Robert,
Thanks for the prompt response and information about the outreach meeting. Our children have enjoyed West Wing but the feedback we consistently receive from the staff is that the school is bursting at the seams, overcrowded, and already lacking resources. Our fear is that without plans to build a new school or expand WestWing the education of our students will only get worse rather than improve with the addition of such a development. There are also a wealth of studies that indicate these types of developments only increase congestion and crime and decrease air quality, which impacts every current resident. We will do our best to attend tonight.

Ben and Kyra Schifferer

[Sent from Yahoo Mail on Android](#)

On Wed, Jan 19, 2022 at 10:53 AM, Robert Kuhfuss
<robert.kuhfuss@peoriaaz.gov> wrote:

Mr. Schifferer,

Thank you for your email. Your comments will be included in the packet that goes to the Planning and Zoning Commission and City Council when the project moves forward.

Also, if you are not already aware, the applicant is hosting an outreach meeting to discuss this project tonight in the Media Room of West Wing Elementary School 26716 N. High Desert Drive at 6:00 PM. You are welcome to attend to learn more about the proposed project and to voice your concerns.

Respectfully

Robert H. Kuhfuss, AICP, MPA

Senior Planner

City of Peoria Planning and Community Development

9875 North 85th Avenue

Peoria, AZ 85345

T: 623-773-7643

www.peoriaaz.gov

Hours | Monday – Thursday 7:00am – 6:00pm



From: [REDACTED]
Sent: Saturday, January 15, 2022 11:29 PM
To: InetPlanning <planning@peoriaaz.gov>
Subject: Rentals in West Wing Elementary

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To whom it may concern,

Please respect the wishes of the overwhelming majority of tax payers in the west wing elementary school boundaries in considering any future zoning laws regarding any multifamily and rental housing units. The homeowners and taxpayers living in this area made a choice to move here, for the quality of life, which does not include overcrowded schools and traffic congestion. Additional multifamily, apartment units, or condominiums will only exacerbate our crowded schools and add to the traffic congestion and air quality issues. Additionally multifamily, rental and high density housing should be located in close proximity to public transport. The lake pleasant corridor north of deer valley does not currently have public transport, services, or public schooling needs of thousands more families. Already our schools are overburdened and underfunded, but we want to benefit a precious few investors at the expense of almost all the homeowners and taxpayers. We will continue to support our community and those who share and appreciate our values.

Sincerely,

Ben Schifferer

[Sent from Yahoo Mail on Android](#)

Robert Kuhfuss

From: [REDACTED]
Sent: Saturday, January 15, 2022 11:29 PM
To: InetPlanning
Subject: Rentals in West Wing Elementary

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To whom it may concern,

Please respect the wishes of the overwhelming majority of tax payers in the west wing elementary school boundaries in considering any future zoning laws regarding any multifamily and rental housing units. The homeowners and taxpayers living in this area made a choice to move here, for the quality of life, which does not include overcrowded schools and traffic congestion. Additional multifamily, apartment units, or condominiums will only exacerbate our crowded schools and add to the traffic congestion and air quality issues. Additionally multifamily, rental and high density housing should be located in close proximity to public transport. The lake pleasant corridor north of deer valley does not currently have public transport, services, or public schooling needs of thousands more families. Already our schools are overburdened and underfunded, but we want to benefit a precious few investors at the expense of almost all the homeowners and taxpayers. We will continue to support our community and those who share and appreciate our values.

Sincerely,
Ben Schifferer

[Sent from Yahoo Mail on Android](#)

Robert Kuhfuss

From: [REDACTED]
Sent: Saturday, February 5, 2022 1:21 PM
To: InetPlanning
Subject: Rezoning: Prestige Homes, Pinnacle Vista Pad Z21-08, Home 2 Suites by Hilton

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Planning and Zoning:

We have great concern for the rezoning for Prestige Homes, Pinnacle Vista Pad Z21-08 and Home Suites by Hilton. We are against this development. This is already a very busy corner because of Basic Elementary, High School, the LDS Church and the Emergency Center. At the dismissal time of these schools Monday thru Friday cars are backed up from Jomax down Lake Pleasant Parkway to the entrance to the schools. There also pedestrians walking to school. To add this congestion on this corner will be devastating to our peaceful neighborhood as well as a safety concern for the kids entering and exiting this school. Please also consider how this will affect the home values in our area. There are plenty of areas north of the Paloma Park for development.

Sincerely,

Dan and Sue Schmidt
[REDACTED]

Robert Kuhfuss

From: [REDACTED]
Sent: Wednesday, February 9, 2022 11:26 AM
To: InetPlanning; robert.kuhfess@peoria.gov; Bridget Binsbacher
Subject: Rezoning at Lake Pleasant Parkway and Jomax

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All,

I'm writing this email today to express my concern about multiple rezoning efforts for the corner of Lake Pleasant Parkway and Jomax. The intersection of Lake Pleasant Parkway and Jomax is already somewhat treacherous, especially early morning and late afternoons due to Basis pickup and drop offs. Traffic backs up every morning and every afternoon as it is, adding in such a high density project is only going to make the situation worse. That's not to mention all of the traffic that sits idling on Jomax waiting for their pickup times (I personally counted 22 cars just the other day) who all launch simultaneously into the intersection and then proceed to back up on Lake Pleasant Parkway waiting for their turn pick up their kids. I am a resident of Pleasant Valley.

If anybody would like to discuss it I would be willing to have a conversation, but I just don't feel that at this time with ongoing traffic issues that I can support this rezoning effort.

Don Peck
[REDACTED]

Sent from [Mail](#) for Windows

Robert Kuhfuss

From: [REDACTED]
Sent: Thursday, February 3, 2022 3:22 PM
To: Robert Kuhfuss
Subject: Rezoning N. Lake Pleasant Pkwy

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Bryan & Wendy Tucker
[REDACTED]

February 3rd, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Mr. Kuhfuss,

This email is in response to the following zoning amendment requests for the parcel located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16; the Northeast corner of Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

We respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

These proposed developments will greatly increase traffic on an already busy N. Lake Pleasant Pkwy. including increased U-turn traffic at Jomax and Buckhorn Trail/Pinnacle Vista.

Schools:


Not only traffic, but multi-family complexes would only increase the burden on the already overpopulated schools in the area.

Community:

These proposed developments will not improve the quality of life of our community in any way and do not belong on N. Lake Pleasant Pkwy.

Sincerely,

--
[REDACTED]



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Robert Kuhfuss

From: [REDACTED]
Sent: Thursday, February 3, 2022 3:25 PM
To: InetPlanning
Subject: Rezoning N. Lake Pleasant Pkwy

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Bryan & Wendy Tucker
[REDACTED]

February 3rd, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter is in response to the following zoning amendment requests for the parcel located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16; the Northeast corner of Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

We respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

These proposed developments will greatly increase traffic on an already busy N. Lake Pleasant Pkwy. including increased U-turn traffic at Jomax and Buckhorn Trail/Pinnacle Vista.

Schools:

Not only traffic, but multi-family complexes would only increase the burden on the already overpopulated schools in the area.

Community:

These proposed developments will not improve the quality of life of our community in any way and do not belong on N. Lake Pleasant Pkwy.

Sincerely,

--

Bryan Tucker



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Robert Kuhfuss

From: [REDACTED]
Sent: Tuesday, February 1, 2022 8:37 PM
To: robert.kuhfuss@peoriaaz.gov; bridget.binsbacker@peoriaaz.gov; InetPlanning
Subject: Rezoning near Lake Pleasant Parkway and Jomax

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Kim Hansen
[REDACTED]

2/1/2022

Planning and Zoning
City of Peoria
8401 W. Monroe Street
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16; the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

This area is already crowded with traffic and adding more homes will increase the accidents in the area. This corner is also already dangerous for pedestrians. I have crossed Lake Pleasant Parkway in the crosswalk walking my dog and have almost been hit. Increasing the number of vehicles in this area will only make it worse. The traffic issues at the corner of N. Lake Pleasant Parkway and Jomax due to Basis pick up and drop off already make this corner congested and adding 200 rentals with a hotel will make it dangerous.

Schools/Students:

The schools in our area are already crowded and our students are paying the price with decreased scores in reading and math.

Community/ Not suitable for the Area:

My understanding the average household income in 85383 is \$137,000 and the income required to rent these apartments is only \$75,000. This does not meet the average household income for our area. Low income for the State of Arizona is \$63,000. This is only \$12,000 away from the minimum income required for the rentals. This is not a low income area and it will bring down our property values and increase crime in our area.

North Lake Pleasant and Jomax is not the right fit for these rental homes or the hotel. Please do not approve these zoning amendments.

Thank you for taking the time to read my email and your consideration in this matter.

Sincerely,
Kim Hansen

Sent from my iPad

Robert Kuhfuss

From: [REDACTED]
Sent: Monday, February 7, 2022 10:12 AM
To: InetPlanning
Subject: Rezoning Projects in North Peoria

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To Whom it may Concern,

This email is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria case numbers Z21-08 and SP21-25), the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria case numbers GPA21-09 and Z21-16) and the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria case number Z21-02).

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

- Traffic/congestion from the Happy Valley/LPP intersection and extending out in all directions continues to rapidly increase, for obvious reasons of the great retail options (which are still growing) and continued residential growth. It seems that these additional proposed high-density developments would push that congestion to beyond the current capacity and original design intent for the original traffic infrastructure. For a parent of young drivers, the thought of the increased traffic is concerning.
- My four children have attended West Wing Elementary, Great Hearts Academy and Liberty High School, all schools that are nearing/at or have exceeded their capacities. Unless there are plans in the immediate future to construct additional schools to serve this area, these high-density developments will only worsen the quality of education that's being offered at the surrounding schools. It just doesn't seem fair to continue to burden the current staffs without significant investment in the existing facilities, opening of new schools or denying developments such as these in this specific location.

Thank you for your time in reading this email from a proud/concerned resident.

Derek Ruterma
[REDACTED]

Robert Kuhfuss

From: [REDACTED]
Sent: Saturday, February 5, 2022 3:37 PM
To: Robert.kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Rezoning Projects near Lake Pleasant Parkway and JoMax

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Jessica Larsen
[REDACTED]

February 5, 2022

Planning and Zoning
City of Peoria
8401 W Monroe St
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter in response to the following zoning amendment requests for the parcels located at the Northeast Corner of N. LakePleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16); the Northeast corner of N Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case numbers Z21-02).

I respectfully request that these zoning amendments be denied for the following reasons:

Safety:

Building these edifices in the area would increase the number of U-turns at JoMax and Pinnacle Vista along N Lake Pleasant Parkway. This area already has a U-turn traffic problem with the daily morning and afternoon traffic in and out of Basis. Please don't add three more areas for U-turning traffic.

Pedestrian traffic:

There are tourists at Cibola Vista that walk down our sidewalks and cross our streets to shop at 4 corners shopping centers. Adding the U-turners and extra traffic from the congested living of apartments proposed to be built would make it dangerous for our tourists in the area. Also, students walk to class and activities at the church at Jomax and the Basis school itself. We need to consider the safety of the pedestrians in the area.

Sincerely,
Jessica Larsen

Robert Kuhfuss

From: [REDACTED]
Sent: Tuesday, April 12, 2022 12:01 PM
To: InetPlanning
Subject: Trail head Project & Jomax/Lake Pleasant Pkwy

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Mesquite District Rep.,

I am a mesquite district resident and I am completely against the multi family apartments at the trail head. I am also completely against the multi family apartment development in the plans for Jomax and Lake pleasant Pkwy. This would severely impact the traffic situation I already have on the street I live on 93rd Ave. North of Happy Valley. We currently have residents cutting through my neighborhood to get to their Cibola Vista neighborhood to avoid the 4 corners. The people turn right completely ignoring there "no right turn" sign. The last count was 500 cars a day on a 93rd Ave. a residential street. That number is excessive for a residential neighborhood. Building apartments on Jomax and Lake Pleasant will only increase more traffic down my street and will severely impact my quality of life. Please look in to this matter!

Thank You,
Kim garrett

Robert Kuhfuss

From: [REDACTED]
Sent: Tuesday, February 8, 2022 5:02 PM
To: robert.kuhfess@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: URGENT info in regards to north Peoria Rezoning Projects

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J Brad & Melissa Jenner
[REDACTED]

February 8, 2022

City of Peoria
8401 W Monroe St
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

This letter is in response to the following zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers Z21-08 and SP21-25); the Southwest corner of N Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16); the Northeast corner of N Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-02).

I respectfully request that these zoning amendments be DENIED and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

There is already too much traffic on Lake Pleasant. It takes almost a half hour to go to Club Pilates or any other establishment I frequent off Happy Valley from my house that is barely 1 mile away. Basis School creates cars being lined up and many U turns, in addition to the many new commercial businesses on Lake Pleasant and Happy Valley to Jomax. This project will increase more traffic, line-ups and u-turns, especially where the entrance is located. It will not be safe. In addition, we do NOT need low end, densely packed rentals that can bring a transient population to our neighborhoods.

Schools/Students:

The taxes we understand will go to DVUSD, which runs from Anthem to Glendale. We are such a small postage size stamp area that one has to wonder how much will really go to our area? Look at the statistics. Any area that has built dense, rental properties usually affects the school and it's community negatively with what that demographic brings. Why ask for trouble when it is not necessary? We will not be able to unwind it once it starts. History shows that it will usher in more projects like this if we give them a green light. Be strong and

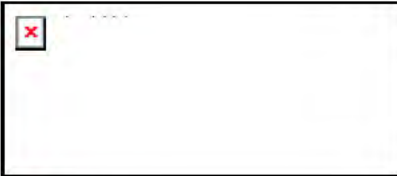
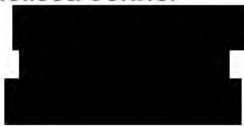
protect what we (city and it's north peoria residents) have taken so long to build. We are headed in the right direction WITHOUT this odd housing project that doesn't fit the area.

Community/Not Suitable for the Area:

When we first bought in Pleasant Valley back in 2002, we were told that this area was going to be eventually developed into a Paradise Valley bedroom community type of area. We were happy to hear that and so far we believe the city has done a good job. Bringing high density, low property values into this upscale area doesn't make sense. There is so much valley to bring that type of housing into, why push so hard to make developers happy when they don't care anything about the City of Peoria or it's residents. They will dump their lower end housing rental units and leave, with all of us (including you as the city) to pick up the pieces. Do you think north Scottsdale or Paradise Valley would allow this to be brought into their nicer neighborhoods? Not a chance. Let's protect the unique homes and developments that are at Happy Valley and Lake Pleasant. No need to put these lower income rentals next to an upscale resort like Cibola Vista nor the many custom homes and higher end neighborhoods that surround this proposed site. It's ok to say NO. There are other, more appropriate locations for them to develop.

Thanks for your time and consideration,

Melissa Jenner



Robert Kuhfuss

From: [REDACTED]
Sent: Monday, February 21, 2022 1:11 PM
To: Bridget Binsbacher; InetPlanning; robert.kuhfuss@peoriaaz.gov
Subject: Zoning amendment

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Dear Planning & Zoning,

Where do I start as a frustrated neighbor! I wanted to reach out regarding the following zoning amendment requests for the parcels located at the Northeast corner of N Lake Pleasant Pkwy and Jomax (City of Peoria Case Numbers Z21-08 and SP21-25; the Southwest corner of N. Lake Pleasant Pkwy and Jomax (City of Peoria Case Numbers GPA21-09 and Z21-16); the Northeast corner N. Lake Pleasant Pkwy and Pinnacle Vista (City of Peoria Case Number Z21-02).

With due respect, I request that these zoning amendments be denied and that the 2040 General Plan be amended for these parcels for the following reasons:

#1 Safety

-The surrounding area consists of fully populated neighborhoods, many are family homes with young children and nearby schools.

#2 Population;

-Increased pressure on local schools and healthcare facilities that are already maxed out.

#3 Noise and Pollution;

-More vehicles and additional garbage.

#4 Traffic

-The intersections in this area are already challenging enough with school drop off, church activities, bikers, joggers, Cibola Vista, Paloma Park etc. T

#5 Wildlife;

-This is just one of the many reasons we moved out here. Pushing them out of their forever homes could be deadly to many of the wildlife population.

#6 Emergency vehicles

-Response time will be longer

We have been out here since 1995. This will destroy our community!

Lindsay Spriggs

Robert Kuhfuss

From: [REDACTED]
Sent: Monday, February 7, 2022 11:22 AM
To: Robert.Kuhfuss@peoriaaz.gov; Bridget Binsbacher; InetPlanning
Subject: Zoning requests for NE corner of Jomax and Lake Pleasant Parkway

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From:
Jay Peterson

[REDACTED]
To:
Planning and Zoning
City of Peoria
8401 W. Monroe Street
Peoria, AZ 85345

Dear Planning and Zoning Commissioners,

I am writing about proposed zoning changes on the following corners:

- 1) northeast corner of Jomax and Lake Pleasant Parkway (Cases Z21-08 and SP21-25)
- 2) southwest corner of Jomax and Lake Pleasant Parkway (Case GPA21-09 and Z21-16)
- 3) northeast corner of Lake Pleasant Parkway and Pinnacle Vista (Case Z21-02)

I would like to express my concern for these projects and am kindly asking that the proposed zoning amendments be denied and that the 2040 General Plan be amended for these parcels. Here are my reasons and comments:

I realize that Arizona is growing and that people need homes to live in. This puts the commissioners in a position of needing to make what might seem like hard decisions. But it does not have to be hard. Other states and communities listen to the people and respond and it works. The answer is to let construction happen, but do it for the right reasons. I am not quite as much against the hotel being built but the apartments create a real problem. Here is my list:

a) **Safety.** Arizona suffers from "Crime creep." It is a fact we do not like. My neighbors and I saved our money until we could move to an area where heavy crime has not arrived yet. I know the federal government is pushing for low-income housing to be built in the middle of middle-income to higher-income areas, but our town does not have to follow big government's demands. We are our own entity and should make our own decisions. A large number of smaller apartments will create a host of problems, many of which we have not even guessed yet. I would much rather see the apartments in a redevelopment area that needs an upgrade.

b) **Traffic.** There is a real traffic issue looming with schools and students walking in the area.

Thank you in advance for considering my concerns. Over the years I have observed cities in another state make smart decisions such as adequate turn-ins for a shopping mall. I have also seen very unwise choices such as allowing 2 story apartments to be built very close to a road that would eventually have to be widened because of intense traffic. So the city has to buy those apartments to widen the road and they have no other choice. Terribly foolish. It is so common for city planners to approve an action that, years later, they are embarrassed almost to tears that they made.

I ask you with much kindness and wise-from-years-of-experience advice to consider my letter. Thank you and I pray you will make the right decisions.

Jay Peterson

[REDACTED]

From: [REDACTED]
To: [Bridget Binsbacher](#); [InetPlanning](#); robert.kuhfess@peoriaaz.gov; [Penny Parrella](#)
Cc: [REDACTED]
Subject: Request to Deny****Response to Zoning amendments City of Peoria Case numbers Z21-08 and SP21-25; GPA21-09 and Z21-16 Z21-03
Date: Sunday, February 13, 2022 11:51:18 AM

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To whom it may concern,

This letter is in response to the zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers are Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16; the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-03).

I respectfully request that these amendments be **denied** and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

-
Morning and afternoon Southbound traffic is already extremely congested due to the Southbound right lane of N. Lake Pleasant Parkway being stopped due to traffic entering and exiting Basis Charter School. To introduce this volume of additional residents so close to this area will overload the Lake Pleasant Parkway and surrounding roads. These residents will need to enter north bound and U-turn at the LPP & Buckhorn intersection to proceed Southbound. This small intersection has already been plagued with collisions. Our children walking and riding bikes to school, church, playing with friends and other neighborhood functions will be at risk with all of the increased traffic volume and U-turns. The addition of more traffic entering and exiting of LPP will greatly increase the danger to children.

Schools/Students

-
West Wing Elementary is already running at capacity due to the growth of this area in recent years. West Wing Elementary currently enjoys a rating of A minus. The type of housing being proposed to be built on these parcels attracts transient occupants. As history has proven, whenever transient housing is introduced into a school district the ratings fall dramatically. Please compare the school ratings of this area to other areas that have a high percentage of rental property. If the school ratings drop then we can be assured our property values will drop with them. I moved to this area 19 years ago to ensure my children were in quality schools. Now that my children are grown, they have resettled in West Wing and Cibola Vista and are raising my grandchildren in the same quality schools. We do not want to lose our highly sought after ratings and quality education our children

are receiving.

-
Community/Not Suitable for the Area

The current median price range for 85383 is \$625,000 and median income is \$137,000 per year. The income requirement for this proposed housing is only \$75,000 per year. This is only \$12,000 per year above the Low Income for the State of Arizona. This makes this type of housing unsuitable for this area.

This area has enjoyed a certain level of carefree living and low crime and we would like to see that continue for many years. The people who are proposing this rezoning have no vested interest in this area while we the homeowners and taxpayers have every interest in maintaining the high quality and standard of living, we have enjoyed in the past.

Therefore, I am requesting this rezoning amendment be denied and allow the residents of this area to continue to enjoy North Peoria and all it has to offer.

Sincerely,

ROBIN PORTER

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Winford C. Copeland

[REDACTED]

[REDACTED]

[REDACTED]

February 5, 2022

Planning and Zoning

City of Peoria

8401 W. Monroe St.

Peoria, AZ 85345

I am writing for a second time to voice my vehement opposition to the following zoning change requests located at the corner of North Lake Pleasant Parkway and Jomax case numbers Z21-08 and SP21-25 the northeast corner thereof and in addition the southwest corner thereof Case Numbers GPA21-09 and Z21-16 as well as the Northeast corner of Lake Pleasant Parkway and Pinnacle Vista Case number Z21-02.

I am requesting that all these zoning changes be rejected for the reasons listed below:

1. The dwellings proposed will represent a degradation of the types of homes in the area. No matter what the developers say these dwellings are of much lower value than the surrounding area. In the 85383 zip code the top 5 home sale prices were over \$2,000,000 with the median home sale price in the same zip code above \$600,000.
2. The demographic for the area regarding family income is over \$135,000 per annum. The rents for the proposed apartments would allow someone with half of the income to reside in this area, functionally moving the inner city to the suburbs. This is an attempt by the Federal Government to force low-income families into high income neighborhoods.

There is a strong possibility that these units will become Section 8 housing units. Under a proposed Obama Administration program called **Affirmatively Furthering Fair Housing** the Federal Government is proposing to move the inner city to the suburbs and this would be a perfect development for this program. It would bring all of the bad that is represented by the inner city to our neighborhood. I have included below some reference websites which describe the program.

<https://nypost.com/2020/07/21/joe-bidens-disastrous-plans-for-americas-suburbs/>

https://www.americanthinker.com/blog/2021/04/joe_biden_is_coming_for_the_suburbs.html

<https://www.thepostemail.com/2020/07/17/war-on-the-suburbs-how-huds-housing-policies-became-a-weapon-for-social-change/>

3. Additionally, these apartments will disproportionately add to the student base in our schools. They will contribute less per unit to the tax base than a traditional single-family home all the while increasing the total cost to the Peoria Unified School System.

4. Traffic will be impacted significantly due to the number of residents compacted into a very small area. Traffic in this area is at present very heavy especially in the mornings and afternoons because of the Basis School within ½ mile of the intersection. There are already many accidents at the intersection of Lake Pleasant Parkway and Jomax. Adding 200 plus apartments to this area of an already very busy intersection will exacerbate an already congested area. Because of the location of the traffic lights on Lake Pleasant Parkway more U turns will be forced at Lake Pleasant Parkway and Buckhorn Trail. Because of speeding vehicles on the Parkway combined with the U turns there will be a predictable increase in head-on collisions with a resultant increase in traffic deaths.

I would propose that a of these projects be moved to Lake Pleasant Parkway and the 303 Loop. In this way the residents would have instant access to a freeway and Paloma Park as well as closer access to Lake Pleasant Regional Park.

I will say to you that the residents in Pleasant Valley and the surrounding developments are universally opposed to these projects.

Therefore, I request that the above listed zoning amendments be denied and that the General Plan for 2040 be amended for these parcels to more reflect the current type of housing.

Respectfully,

Winford (Win) Copeland



Brandon Franklin



02/07/2022

Planning and Zoning Commissioners

City of Peoria
8401 W Monroe St.
Peoria, AZ 85345

Dear Planning and Zoning Commissioners:

This letter is in response to the several zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (Case # Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (Case # GPA21-09 and Z21-16); the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (Case # Z21-02)

I respectfully request that these zoning amendments be denied and that the 2040 General Plan be Amended for these parcels for the following reasons:

Safety:

Access in and out of this community (Prestige Homes) will be limited to one main access point that will lead to increased U-turns and vehicle traffic in major intersections that children commonly use to walk to schools and church in the area.

Schools/Students:

This is one of already multiple multi-family projects planned in the area that will add a great deal of burden to already crowded classrooms in the area.

Community/Not Suitable for the Area:

The community we have now in this area has a particular feel and essence that will drastically change when a multi-family complex is built. A multi-family housing project does not fit well here, it will not help preserve the essence of NW Peoria. Please consider other ideas and projects that fit into the 2040 Plan.

I am a Firefighter and Paramedic in the nearby large metropolitan area and have been living in the valley my entire life. I have seen from personal experience what happens to areas of town when these types of projects go in. Please trust me when I say that this will create more problems and headaches than you can imagine. A burden like this on the system as a whole is not worth the tax or income money that may be attached.

Sincerely,

Brandon Franklin

From: [Robin Porter](#)
To: [InetPlanning](#)
Subject: Vote No to Storage facility & apartments N Lake Pleasant pkwy
Date: Wednesday, January 25, 2023 9:12:51 PM

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

We do not want an industrial, eyesore storage unit sitting on the corner near Pleasant Valley neighborhood. We do not want apartments or small rental homes or hotels near Jomax/ Lake Pleasant Parkway intersection. This would be extremely detrimental to our home values and our school ratings. This is a quiet high-end area. The incoming business need to fit the area.

Thank you,
Robin Porter



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From: [Robin Porter](#)
To: [Bridget Binsbacher](#); [InetPlanning](#); robert.kuhfess@peoriaaz.gov; [Penny Parrella](#)
Cc: [Robin Porter](#)
Subject: Request to Deny****Response to Zoning amendments City of Peoria Case numbers Z21-08 and SP21-25; GPA21-09 and Z21-16 Z21-03
Date: Sunday, February 13, 2022 11:51:18 AM

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To whom it may concern,

This letter is in response to the zoning amendment requests for the parcels located at the Northeast corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers are Z21-08 and SP21-25); the Southwest corner of N. Lake Pleasant Parkway and Jomax (City of Peoria Case numbers GPA21-09 and Z21-16); the Northeast corner of N. Lake Pleasant Parkway and Pinnacle Vista (City of Peoria Case number Z21-03).

I respectfully request that these amendments be **denied** and that the 2040 General Plan be amended for these parcels for the following reasons:

Safety:

-
Morning and afternoon Southbound traffic is already extremely congested due to the Southbound right lane of N. Lake Pleasant Parkway being stopped due to traffic entering and exiting Basis Charter School. To introduce this volume of additional residents so close to this area will overload the Lake Pleasant Parkway and surrounding roads. These residents will need to enter north bound and U-turn at the LPP & Buckhorn intersection to proceed Southbound. This small intersection has already been plagued with collisions. Our children walking and riding bikes to school, church, playing with friends and other neighborhood functions will be at risk with all of the increased traffic volume and U-turns. The addition of more traffic entering and exiting of LPP will greatly increase the danger to children.

Schools/Students

-
West Wing Elementary is already running at capacity due to the growth of this area in recent years. West Wing Elementary currently enjoys a rating of A minus. The type of housing being proposed to be built on these parcels attracts transient occupants. As history has proven, whenever transient housing is introduced into a school district the ratings fall dramatically. Please compare the school ratings of this area to other areas that have a high percentage of rental property. If the school ratings drop then we can be assured our property values will drop with them. I moved to this area 19 years ago to ensure my children were in quality schools. Now that my children are grown, they have resettled in West Wing and Cibola Vista and are raising my grandchildren in the same quality schools. We do not want to lose our highly sought after ratings and quality education our children

are receiving.

-
Community/Not Suitable for the Area

The current median price range for 85383 is \$625,000 and median income is \$137,000 per year. The income requirement for this proposed housing is only \$75,000 per year. This is only \$12,000 per year above the Low Income for the State of Arizona. This makes this type of housing unsuitable for this area.

This area has enjoyed a certain level of carefree living and low crime and we would like to see that continue for many years. The people who are proposing this rezoning have no vested interest in this area while we the homeowners and taxpayers have every interest in maintaining the high quality and standard of living, we have enjoyed in the past.

Therefore, I am requesting this rezoning amendment be denied and allow the residents of this area to continue to enjoy North Peoria and all it has to offer.

Sincerely,

ROBIN PORTER

[REDACTED]

[REDACTED]

Ph: [REDACTED]

Email: [REDACTED]

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From: [SUSAN DENARO](#)
To: [Robert Kuhfuss](#)
Subject: Re: Peoria Zoning Case Z21-08, Prestige
Date: Friday, August 16, 2024 8:35:13 AM
Attachments: [image001.jpg](#)

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

Thank you for this notice, Robert. We will look forward to learning more about the final details for this project.

One major concern is the traffic that will be exiting the project onto Jomax Road. This road is already congested each morning with the traffic from the church on the south side of Jomax, as well as traffic from Cibola Vista community. How will an additional 300+ cars leaving for work during these same hours be accommodated?

On Thursday, August 15, 2024 at 06:09:56 PM MST, Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov> wrote:

Good evening everyone.

Attached please find the notice of public hearing for the Prestige rezone being processed under zoning case Z21-08. This case is scheduled for public hearing with the Planning and Zoning Commission at 6:00 PM on September 5, 2024, with final determination by the City Council at 6:00 PM on October 1, 2024. You are welcome to attend either or both hearings. You may also provide written comment or speak at either hearing. Both hearings will be held in the City Council Chambers located at 8401 West Monroe Street, Peoria, AZ.

You are being notified by email because you have previously expressed an interest in this case. You may also receive notice via 1st Class Mail.

Thank you

Robert H. Kuhfuss, AICP, MPA

Senior Planner
623-773-7643
robert.kuhfuss@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning



From: [Robert Kuhfuss](#)
To: [Dairce](#)
Subject: RE: Site Z21-08
Date: Monday, August 19, 2024 11:26:00 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Ms. Bowman,

Thank you for your email. We sent a notice via USPS to all property owners within 600 feet of the subject site and all HOAs within 1 mile. I believe that your physical address was among those included. We also sent the same notice via email to those who were outside of the notification boundary but had registered their interest in the case.

You have the opportunity to attend and offer verbal comment at both the Planning and Zoning Commission hearing and the City Council hearing, at the dates and times listed on the notice. All items of support and opposition that we receive prior to the Commission hearing will be forwarded to the Commission as part of the packet. All items of support and opposition received between the Commission hearing and the City Council hearing will be forwarded to the Council, along with the Commission packet.

I've added your email and your husband's email to my list.

Hope this answers your questions. Please let me know if I may be of further assistance.

Respectfully,

Robert H. Kuhfuss, AICP, MPA

Senior Planner
623-773-7643
robert.kuhfuss@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

General



From: [REDACTED]
Sent: Friday, August 16, 2024 7:58 AM
To: Robert Kuhfuss <Robert_kuhfuss@peoriaaz.gov>
Subject: Site Z21-08

You don't often get email from [REDACTED]. [Learn why this is important](#)

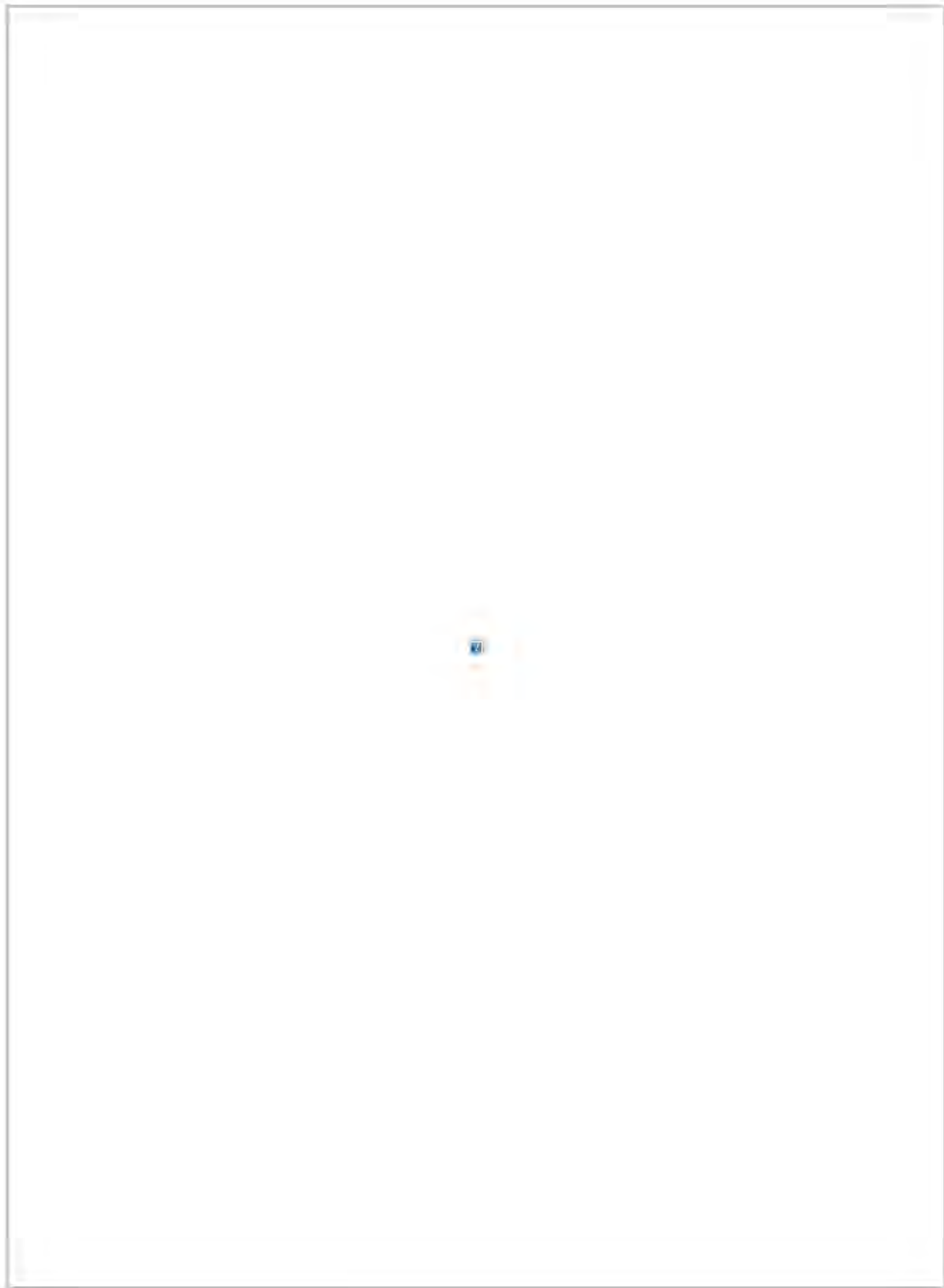
⚠️ ⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️ ⚠️

Hello,

I received a notification of a proposed development. I'd like to voice my disapproval of this development. The sited plan would be my direct backyard. After spending years and years developing our luxury dream home, I do not want multi-family apartments as my neighbor! There are lots of available lots to building such apartments. The backyard of multimillion dollar homes is not the right location.

Please let me know if there is someone else I need to talk to in order to share my thoughts and stop this from moving forward!

Also, I'd like to be informed of any changes for this lot going forward, as well as my husband ([REDACTED]). My brother-in-law was the one who shared this information with us. I'm not sure why our entire street wouldn't be notified since we'll be directly impacted, including having our home values decreased by this development!



Thanks,

Darcee Bowen

From: [Robert Kuhfuss](#)
To: [Gail Buckler](#)
Subject: RE: Z21-08
Date: Wednesday, August 28, 2024 5:38:00 PM
Attachments: [image001.jpg](#)

Ms. Buckler,

Thank you for the questions. The applicant is proposing 58 one bedroom, 81 two bedroom, and 40 three-bedroom units. The individual units will be arranged in a series of duplex building (as opposed to pedestal apartment buildings). Except for the buildings located within 60 feet of their east property line, they can go up to two stories and 30 feet in height (same as typical single-family homes). Buildings within 60 feet of the east property line will be limited to single story and 20 feet. Primary access will be located on a future sheared access along the project's northern boundary. Secondary access will be from Jomax. This project is located on the east side of Lake Pleasant Parkway. The Cibola Vista cases you referenced are located to the east of the Prestige site.

If you wish to comment, you can send me an email and/or attend the Planning Commission on September 5th at which time you can speak for or against the project. You will also have the same opportunity to attend and speak at the City Council Meeting on October 1st. I will also include this email thread in the Commission packet and add your name to my interest list.

Hope this answers your questions.

Respectfully,

Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

robert.kuhfuss@peoriaaz.gov

City of Peoria | Planning Department





9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | **Closed Friday**

[Peoriaaz.gov/planning](https://peoriaaz.gov/planning)

From: Gail Buckler [REDACTED]
Sent: Wednesday, August 28, 2024 10:46 AM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Subject: Z21-08

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Robert,

I was referred to you by Kelly Madrid regarding a project you are managing (see attached picture of the sign in my neighborhood).

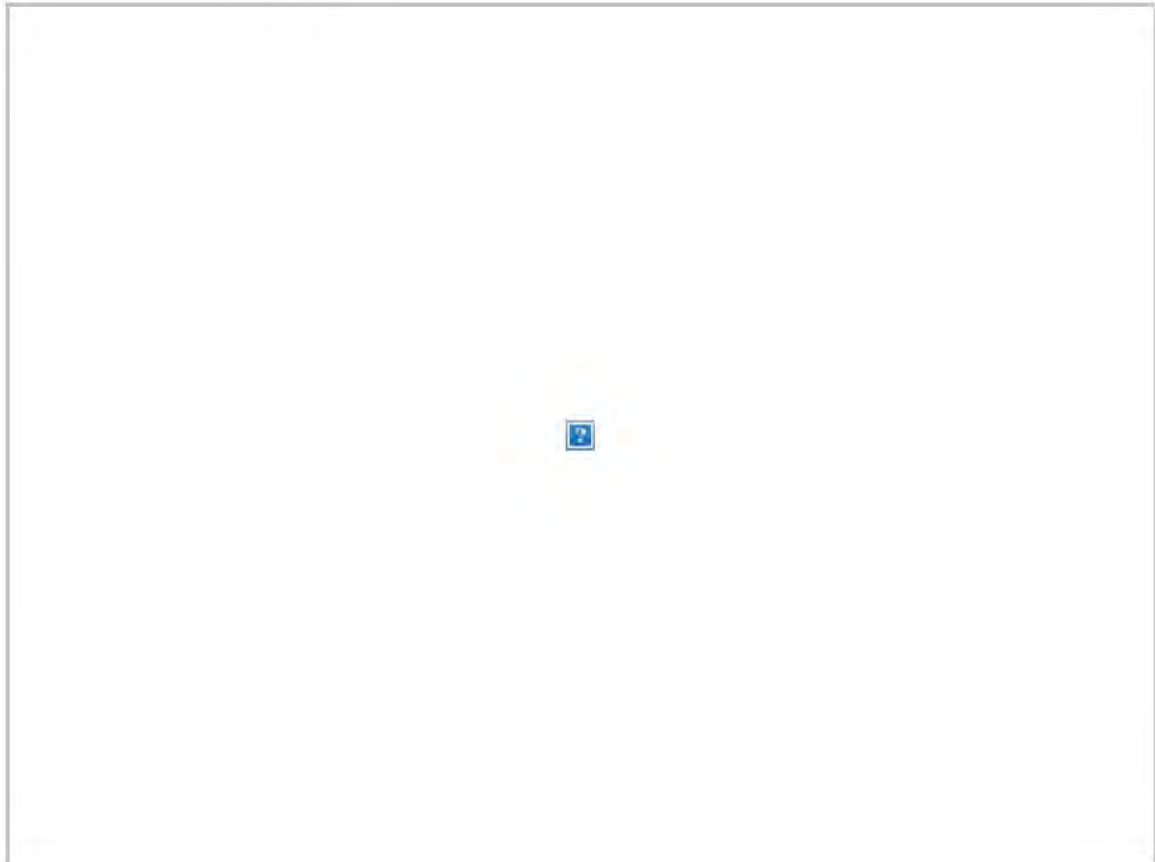
Kelly indicated that this phase is for rezoning in order to build a 178 unit multi-family housing development. I would like additional information, if available. How many stories will the building(s) be? Where are the planned entrances and exits? Are they going to be upscale, high-end units? How do people who object to this voice their concerns?

In addition, there is another project being planned (GPA24-06; SP24-07) by the Cibola Vista Resort. I'm trying to understand if the below project will be on the same side of Lake Pleasant Parkway as the resort community and will both communities abut each other.

Your help with this would be greatly appreciated.

Regards,

Gail Buckler



From: [Robert Kuhfuss](#)
To: [REDACTED]
Subject: Hearing Notice for Prestige, Z21-08
Date: Monday, August 19, 2024 8:59:00 AM
Attachments: [Z21-08 NOH for 09-05-24 FINAL.pdf](#)
[image001.jpg](#)

Darline – here is the meeting notice for Prestige.

Robert H. Kuhfuss, AICP, MPA

Senior Planner
623-773-7643
robert.kuhfuss@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
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Peoriaaz.gov/planning



From: [Darcee](#)
To: [Robert Kuhfuss](#)
Subject: Site Z21-08
Date: Friday, August 16, 2024 7:58:17 AM
Attachments: [image_123650291.JPG](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

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

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Please let me know if there is someone else I need to talk to in order to share my thoughts and stop this from moving forward!

Also, I'd like to be informed of any changes for this lot going forward, as well as my husband (

[REDACTED]. My brother in law was the one who shared this information with us. I'm not sure why our entire street wouldn't be notified since we'll be directly impacted, including having our home values decreased by this development!



Thanks,

Darcee Bowen

From: [Robert Kuhfuss](#)
To: [Cheri Buchholtz](#)
Subject: RE: NEC Lake Pleasant and Jomax Road
Date: Wednesday, August 28, 2024 5:46:00 PM
Attachments: [image001.jpg](#)

Ms. Buchholtz,

The Prestige PAD is a proposed multi-family development consisting of 58 one bedroom, 81 two bedroom, and 40 three-bedroom units. The individual units will be arranged in a series of duplex building (as opposed to pedestal apartment buildings). Except for the buildings located within 60 feet of their east property line, they can go up to two stories and 30 feet in height (same as typical single-family homes). Buildings within 60 feet of the east property line will be limited to single story and 20 feet. Primary access will be located on a future sheared access along the project's northern boundary. Secondary access will be from Jomax.

Hope this answers your questions. If you wish to comment, you can send me an email and/or attend the Planning Commission on September 5th at which time you can speak for or against the project. You will also have the same opportunity to attend and speak at the City Council Meeting on October 1st. I will also include this email thread in the Commission packet and add your name to my interest list.

Hope this answers your questions.

Respectfully,

Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

robert.kuhfuss@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345





Monday through Thursday, 7am to 6pm | **Closed Friday**

Peoriaaz.gov/planning

From: Cheri Buchholtz [REDACTED]
Sent: Wednesday, August 28, 2024 1:58 PM

To: InetPlanning <planning@peoriaaz.gov>
Subject: NEC Lake Pleasant and Jomax Road

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hello,

The public notice says this land will be rezoned to Prestige PAD. I understand the PAD part but couldn't find anything on Prestige. What does this mean?

Thank you!
Cheri Buchholtz



From: [Bill Dwyer](#)
To: [Robert Kuhfuss](#)
Cc: [Brad Shafer](#)
Subject: Rezoning Property at Jomax and lake Pleasant for 179 rental units
Date: Tuesday, August 20, 2024 12:09:03 PM

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

Dear Planners,

I'm a resident of the Pleasant Valley community which is near the corner of Jomax and Lake Pleasant. I've talked with many of my neighbors about the project for 179 rental units. Everyone I have talked with is adamantly opposed. This development will have a negative impact on traffic. More importantly, Peoria schools in the area are already overwhelmed with students. I spent 50 years in Los Angeles seeing planners rezone properties for apartments in the name of affordable housing. All that really happened is that neighborhoods declined. Developers may say they want to provide affordable housing, but the reality is that it's all about money. If the property is to be rezoned, let it be for single family homes so we can maintain the quality of life we have enjoyed in the area. Please refuse the request to rezone.

Sincerely,
Bill Dwyer

From: [Ben Peterson](#)
To: [Robert Kuhfuss](#)
Subject: Zoning request, Z21-08 Lake Pleasant Parkway, & Jomax
Date: Tuesday, August 20, 2024 6:01:13 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello Robert.

This letter is to let you know that we strongly oppose the rezoning of this parcel for a multi family development. This is too close to our home. Mainly because we feel this will lower all the property values around it. Including ours. obviously, we could use some more commercial development along Lake Pleasant Parkway in this area. Not multi family homes.

Best regards,

Ben & Susan Peterson.

[REDACTED]

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

By signing my name below, I acknowledge that I have met with representatives of the Prestige Homes on Lake Pleasant Parkway development team; that I am a resident of Peoria, Arizona; and that I **support** Prestige Homes proposed Planned Area of Development for the approximately 19.96- net acre site located on Northeast Corner of Lake Pleasant Parkway and Jomax Road.

The proposed project will include (1) develop vacant land with a hybrid single family residential community with resort inspired amenities; (2) approximately 179 one and two story residences with private backyards; (3) provide a public multi-use trail along the south side of the Happy Valley Wash; (4) provide 353 parking spaces including 28 private garage spaces (5) provide enhanced shaded landscape and pedestrian experience; (6) offer both passive and active open space area.

THE PRESTIGE HOMES ON LAKE PLEASANT DEVELOPMENT WILL:

- Both enhance and maintain the high quality of living in the area.
- Diversify the availability of housing types in this area.
- Bring additional residents to the area to support local businesses.
- Encourage walkability with ground level pedestrian access.
- Enhance streetscape and pedestrian experience with lush landscaping.
- Bring needed sales taxes and jobs for the City of Phoenix.
- Provide a public multi-use trail on the Happy Valley Wash

By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature _____
Printed Name Chris Moore
Street Address _____
City Peoria Zip Code Az
Phone Number _____
Email _____

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

Business

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name *Elizabeth Novak*

Street Address *26850 N. Lake Pleasant Parkway*

City *Peoria* Zip Code *85383*

Phone Number 

Email 

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway


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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature  _____

Printed Name Heather Nastri _____

Street Address  _____

City Peoria _____ Zip Code 85383 _____

Phone Number _____

Email _____

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Kirk Garrick

Street Address 

City Peoria Zip Code 85383

Phone Number _____

Email _____

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature  _____

Printed Name Alan Bannister _____

Street Address  _____

City Peoria _____ Zip Code 85383 _____

Phone Number  _____

Email  _____

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Prestige Homes on Lake Pleasant Parkway


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Signature  _____

Printed Name Row Raxtor _____

Street Address  _____

City Peoria _____ Zip Code 85383 _____

Phone Number _____

Email _____

✓

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Prestige Homes on Lake Pleasant Parkway


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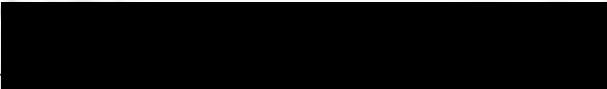
Signature 

Printed Name Sara Alejandro

Street Address 

City Peoria Zip Code 85383

Phone Number 

Email 

STATEMENT OF SUPPORT

Prestige Homes on Lake Pleasant Parkway

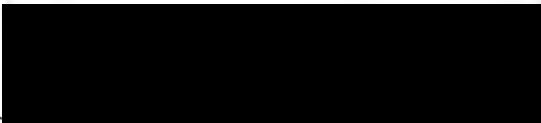
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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Eric Alejandro

Street Address 

City Peoria Zip Code 85383

Phone Number _____

Email _____

✓

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature _____

Printed Name Christina Brimble

Street Address _____

City Peoria Zip Code 85385

Phone Number _____

Email _____

✓

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone Number _____

Email _____

L

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

Business

By signing my name below, I acknowledge that I have met with representatives of the Prestige Homes on Lake Pleasant Parkway development team; that I am a owner/manager of a business in Peoria, Arizona; and that I support Prestige Homes proposed Planned Are of Development for the approximately 19.96- net acre site located on Northeast Corner of Lake Pleasant Parkway and Jomax Road.

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Carly Corazza (corner to Corner Shipping)

Street Address 25355 N. Lake Pleasant pkwy STE 105

City Peoria Zip Code 85383

Phone Number 

Email 

✓

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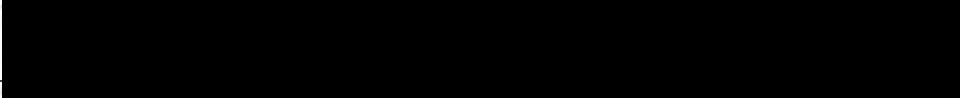
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- Encourage walkability with ground level pedestrian access.
- Enhance streetscape and pedestrian experience with lush landscaping.
- Bring needed sales taxes and jobs for the City of Phoenix.
- Provide a public multi-use trail on the Happy Valley Wash

By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Denise Hoericka

Street Address 

City Peoria Zip Code 85383

Phone Number _____

Email _____

2

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name MITCHELL D. ROBERTSON 

Street Address HAPPY VALLEY / 303 

City Peoria Zip Code 85302

Phone Number 

Email _____

✓

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Tami Lauritsen

Street Address 

City Peoria Zip Code 85383

Phone Number _____

Email _____

L

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Prestige Homes on Lake Pleasant Parkway

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature _____

Printed Name Steve Lemke

Street Address _____

City Peoria Zip Code 85393

Phone Number _____

Email _____

L

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature _____

Printed Name Yordina Martinez LETZ

Street Address _____

City Peoria Zip Code 85383

Phone Number _____

Email _____

✓

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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Terrin Mearns

Street Address 

City Peoria Zip Code 85383

Phone Number 

Email 

L

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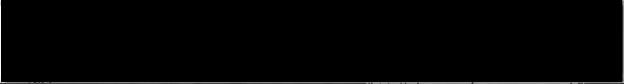
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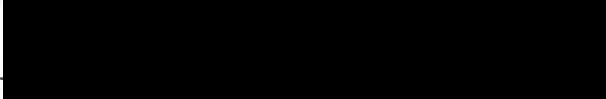
Signature 

Printed Name Michael Popow

Street Address 

City Peoria Zip Code 85083

Phone Number 

Email 

✓

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Prestige Homes on Lake Pleasant Parkway


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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Tyler Savoy

Street Address 

City Peoria Zip Code 85383

Phone Number 

Email _____

2

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

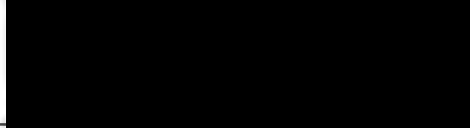
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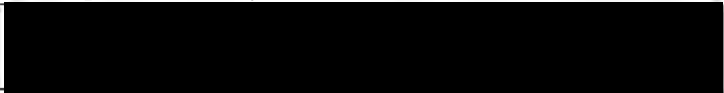
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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.


Signature 

Printed Name Wilson Russell

Street Address 

City Peoria Zip Code 85383

Phone Number 

Email 

✓

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

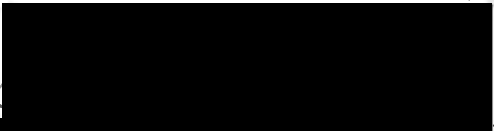
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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.


Signature 

Printed Name Julie Langrok

Street Address 

City Peoria Zip Code 85383

Phone Number 

Email 

✓

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

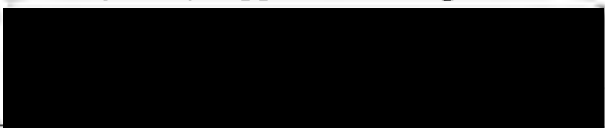
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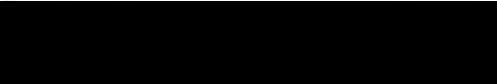
By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.


Signature 

Printed Name Josh Arika Bossladyhairstudio

Street Address 24737 N. Lake Pleasant Pkwy, #101

City Peoria Zip Code 85383

Phone Number 

Email 

✓

STATEMENT OF SUPPORT
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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone Number _____

Email _____

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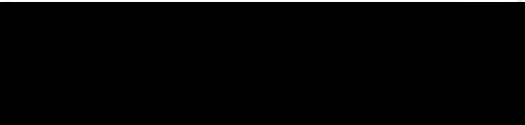
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By signing below, I give my support to Prestige Homes on Lake Pleasant PAD application.

Signature 

Printed Name Ricardo Gonzalez

Street Address 

City Peoria Zip Code 85383

Phone Number _____

Email _____

✓

STATEMENT OF SUPPORT
Prestige Homes on Lake Pleasant Parkway

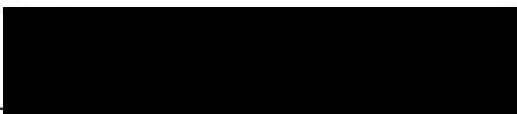
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Signature 

Printed Name Audrey Lopez " \$ SELF STORAGE "

Street Address 23550 N. Lake Pleasant Parkway

City Peoria Zip Code 86381

Phone Number 

Email _____