

From: [REDACTED]
To: [Cody Gleason](#)
Subject: North Peoria Gateway
Date: Monday, April 22, 2024 5:30:42 PM

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

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Hi Cody,

I'm a resident near the NPG rezoning request project. I'm against the rezoning request. I'd like the site to remain Suburban Ranch. I'm also against the annexation of the site area. I have significant concerns about traffic, additional traffic lights, overcrowding and future water concerns (excessive use and drainage of reservoirs). This particular area of Peoria has seen significant development and population growth the last few years. I understand the possible benefits of rezoning and selling the state trust land but there is significant benefit to conservation and wildlife by not developing the land. Habitat and travel corridors remain open to wildlife on undeveloped land. There's native coyotes, javelina, birds, reptiles, etc and wild donkeys that would be impacted by development. Thanks for your time.

Dru Sauer

From: [REDACTED]
To: [Cody Gleason](mailto:Cody.Gleason)
Subject: Re: Reasoning Request. Z24-03
Date: Wednesday, April 24, 2024 2:33:10 PM

[You don't often get email from [REDACTED]
[REDACTED]

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Mr. Gleason, are you telling me that the area / site are within Peoria ??? Or is Peoria trying to annex that land, the vicinity map that was sent out is not very clear.

Dennis Kub

Sent from my iPhone

> On Apr 24, 2024, at 12:37 PM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

>

> Mr. Kub,

> Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.

>

> I wanted to provide some clarification on a couple of items identified in your email. The subject proposal would be to provide a master plan for the area in question so that there is a cohesive development pattern within the City. The QT gas station and the multi-family that is currently under construction at approximately 115th Avenue and Happy Valley Parkway is not located within the City. These parcels received approval and are being developed outside of the City limits within Maricopa County.

>

> Thank you for your time.

>

> Cody Gleason, MBA, AICP

> Planning Manager

> 623-773-7645

> Cody.Gleason@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

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Tuesday, April 23, 2024 7:12 AM

> To: Cody Gleason <cody.gleason@peoriaaz.gov>

> Subject: Reasoning Request. Z24-03

>

> [You don't often get email fro [REDACTED]
[REDACTED]

>

>

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

links.

>
>

> As a resident of the area I am disgusted with governments land grab. We moved to the area to get away from uncontrolled developers that only care about making millions for themselves and the city. We love the area the way it is. The city already placed a gas station on the corner of 115th & Happy Valley which will turn into a drug deal location be access to the 303 freeway. Included in the area development a large apartment complex is being jammed into a small area. When will the uncontrolled development stop and the wants of the people are heard. STOP THIS DESTRUCTION OF OUR NEIGHBORHOOD.

> Dennis Kub

> Sent from my iPhone

> <Neighborhood Meeting Notice.pdf>

From: [REDACTED]
To: [Cody Gleason](#)
Subject: Reasoning Request. Z24-03
Date: Tuesday, April 23, 2024 7:12:29 AM

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

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As a resident of the area I am disgusted with governments land grab. We moved to the area to get away from uncontrolled developers that only care about making millions for themselves and the city. We love the area the way it is. The city already placed a gas station on the corner of 115th & Happy Valley which will turn into a drug deal location be access to the 303 freeway. Included in the area development a large apartment complex is being jammed into a small area. When will the uncontrolled development stop and the wants of the people are heard. STOP THIS DESTRUCTION OF OUR NEIGHBORHOOD.

Dennis Kub

Sent from my iPhone

From: [REDACTED]
To: [Cody Gleason](#)
Subject: Re: North Peoria Gateway
Date: Wednesday, April 24, 2024 10:38:39 AM

You don't often get email from [REDACTED]

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

Thanks Cody,

I'm aware of the state trust land mission. I'm aware that the state trust land can potentially be sold and developed at any moment. I'm against the rezoning. The current Suburban Ranch zoning benefits out way the new zoning proposal in my opinion (low density housing, large lot sizes, etc). This promotes conservation (the sustainable use of resources). Thanks for your time.

Dru Sauer

On Wed, Apr 24, 2024 at 9:45 AM Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

Mr. Sauer,

Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.

I wanted to provide some clarification on a couple of items identified in your email. Though approximately 450 acres of the site is not currently within the City that would not change the capability of the area that is not annexed to develop in accordance with the applicable standards. Annexation into the City merely allows development to occur within City parameters. Additionally, a common misconception regarding State Trust Land is that it is intended for preservation. The mission of state trust land is to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." Meaning the intention of all state trust land is to one day proceed to auction for sale of the property which would then develop in accordance with the land use regulations in place at that time.

If you have any other questions please let me know.

Thank you for your time.

Cody Gleason, MBA, AICP

Planning Manager

623-773-7645

Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department





[9875 N. 85th Avenue, Peoria, AZ 85345](#)

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Peoriaaz.gov/planning

From: [REDACTED]
Sent: Monday, April 22, 2024 5:30 PM
To: Cody Gleason <cody.gleason@peoriaaz.gov>
Subject: North Peoria Gateway

You don't often get email from [REDACTED]

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Hi Cody,

I'm a resident near the NPG rezoning request project. I'm against the rezoning request. I'd like the site to remain Suburban Ranch. I'm also against the annexation of the site area. I have significant concerns about traffic, additional traffic lights, overcrowding and future water concerns (excessive use and drainage of reservoirs). This particular area of Peoria has seen significant development and population growth the last few years. I understand the possible benefits of rezoning and selling the state trust land but there is significant benefit to conservation and wildlife by not developing the land. Habitat and travel corridors remain open to wildlife on undeveloped land. There's native coyotes, javelina, birds, reptiles, etc and wild

donkeys that would be impacted by development. Thanks for your time.

Dru Sauer

From: [REDACTED]
To: [Cody Gleason](#)
Subject: Case # z24-03
Date: Wednesday, April 24, 2024 10:04:10 AM

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

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

Cody I live in Trilogy at Vistancia. I am reaching out to you as the point of contact listed on the mail flyer on selling the above mentioned parcel of land. I am concerned on what type of businesses etc will bid on the land. As stated in the flyer any type of residential or commercial use of the land is possible. I have viewed the land and as a novice I see a low chance of housing built in that area. Low roof buildings like restaurants seem like they would fit. Also my concern is ware houses building on the land. Easy access to 303 will be attractive and this is the type of building I am not in favor of. Please pass on my concern to those involved in this transaction.

Thank you,
Gary Crump

Sent from my iPad

From: [REDACTED]
To: [Cody Gleason](#)
Subject: NPG rezoning request Z24-03
Date: Monday, April 29, 2024 10:55:54 PM

[You don't often get email from [REDACTED]
[REDACTED]

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

Mr. Gleason,

I received a notice in the mail of the state's intent to rezone the state trust land located along the 303 south of Lone mountain blvd. As a resident who's property sits adjacent to this land I would like to go on record to say I oppose the rezoning of this land.

My family as well as friends and neighbors will be negatively impacted by this change. Not only will our property values diminish, so will our quality of life. Businesses will drive in increased traffic putting my children at danger, not to mention creating longer commutes for all residents. Furthermore changing land from a suburban ranch to planned community district allows for a vast number of possible businesses or housing projects to be complete with no input from established residents.

We have beautiful desert spaces in the north Peoria area. I ask that you please consider preserving these rather than driving in more traffic.

Thank you for your time and consideration.
Adrianna Pruitt

From: [REDACTED]
To: [Cody Gleason](#); [Brad Shafer](#)
Subject: Notice of Development Application
Date: Tuesday, April 30, 2024 1:00:45 PM

Some people who received this message don't often get email from [REDACTED]

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

Cody Gleason, good day.

My Name is David Laher. My wife Marilyn and I have been Peoria residents since the fall of 2016. We moved here to Peoria AZ, Trilogy, from Ohio. We came here because of the picturesque beauty of the Arizona desert and the quiet of this area. Since we have moved here we have seen expansion in northern Peoria in the way of the Vistancia area exploding with housing development off of Ridgeline Rd., Mystic and North Point where they butchered up a mountain for home building. The traffic on Vistancia Boulevard, Happy Valley, Lone Mountain and El Mirage has gotten terrible in the last few years. The increased traffic flow, the construction vehicles that drop debris on the roads and the obnoxious noises of construction early in the morning continues to go on. SR 303 in a few years will take on the traffic flow look of the 101.

We hear "crotch rocket" motorcycles at all hours of the day and night roaring up and down Vistancia Blvd. along with the cars with the glasspacks that make a terrible amount of noise. The speed limit on Vistancia Blvd is 45 mph, but people feel that 60 or 70 mph is just fine. Never have I seen a car or motorcycle pulled over for speeding on Happy Valley Road or Vistancia. I believe that there are police offices off of Lake Pleasant Parkway as well as an office at the fire station on El Mirage. I believe that we have had 5 traffic fatalities in North Peoria in the last week. One accident in residential Mystic, a pedestrian fatality around Lone Mountain and Vistancia, and two deaths just recently near S.R. 74 and Lake Pleasant.

Now to the NPG Rezoning Request: Z24-03

As I stated in my opening, when we moved here, We came to the peaceful, quiet and beautiful Arizona desert. I believe that the original zoning in our area called for an 18 hole golf course, some retail, more housing and apartments. I also believe that there was going to be a hotel in the area. Then a year or so ago, the golf course was taken off the books and replaced with more housing and apartments. Then the latest hot topic is the Amkor coming to our neighborhood. I am guessing that the invitation of Amkor was quietly in the works long before it became public knowledge. The rezoning request has residential, commercial, **and business park / employment land use types.**

I believe that I can speak for many of my neighbors as well as myself when I say that we do not want any more business park / employment land use types put into our residential neighborhoods. Many of the homes in Vistancia, Trilogy, Blackstone and others along SR 303 between Jomax and Happy Valley do not want business park type businesses close to predominantly residential neighborhoods. These residents have invested a lot of money into

their homes and this is not going to increase property values but have the opposite effect.

There seems to be a lot of land north on Lake Pleasant Pkwy. north of Paloma Park, away from everything. Why not use that land for a business park to put businesses in.

Why does all of the growth in Peoria have to be in our backyard?

Thank you for your time.

David Laher



Virus-free www.avg.com

From: [REDACTED]
To: coberholter@bfsolaw.com; [Cody Gleason](#)
Cc: [REDACTED]
Subject: Fw: North Peoria Gateway (NPG) - Request for Information
Date: Tuesday, April 30, 2024 5:20:41 PM

You don't often get email from [REDACTED]

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

Corrected Cober Holtzer email address

----- Forwarded Message -----

From: [REDACTED]
To: coberholter@bfsolaw.com <coberholter@bfsolaw.com>; cody.gleason@peoriaaz.gov <cody.gleason@peoriaaz.gov>
Cc: [REDACTED]
Sent: Tuesday, April 30, 2024 at 05:16:12 PM MST
Subject: North Peoria Gateway (NPG) - Request for Information

Hello:

1. I am in receipt of the Notice of Development Application for the North Peoria Gateway (NPG).
2. I understand the application is for a zoning request as well as annexation.
3. May I receive a copy of the application or request via email? If not, would you please mail the information to me for review?
4. I live on Prickly Pear and 115th Ave and would like to know what impact NPC will have on our neighborhood.
5. I would like to know how the Associated Annexation Case will impact our neighborhood as well.
6. Before, I can make any decision if I support this matter or not, I need to know what is the plan, the facts and how it will impact me and my neighborhood.
7. I look forward to your response from each person addressed.
8. Thank you.

Dorenda Cisneros
[REDACTED]

From: [REDACTED]
To: [Cody Gleason](mailto:Cody.Gleason)
Subject: Re: NPG rezoning request Z24-03
Date: Thursday, May 2, 2024 11:00:09 AM

[You don't often get email from [REDACTED]
[REDACTED]

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Thank you for your response and lesson on state trust land, Mr. Gleason. I believe you misunderstood my comment. I understand the land is not a preservation. However it is currently zoned as a suburban ranch. My statement was to preserve this zoning as a suburban ranch and not a development.

Thank you,
Adrianna Pruitt

> On May 1, 2024, at 9:38 AM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

>

> Ms. Pruitt,

> Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.

>

> With respect to the request to evaluate this area as a preserve rather than developable area, a common misconception regarding State Trust Land is that it is intended for preservation. The mission of state trust land is to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." Meaning the intention of all state trust land is to one day proceed to auction for sale of the property which would then develop in accordance with the land use regulations in place at that time.

>

> Please let me know if you have any questions or if you would like to discuss this further.

>

> Thank you for your time.

>

> Cody Gleason, MBA, AICP

> Planning Manager

> 623-773-7645

> Cody.Gleason@peoriaaz.gov

>

> City of Peoria | Planning Department

> 9875 N. 85th Avenue, Peoria, AZ 85345

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>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Monday, April 29, 2024 10:56 PM

> To: Cody Gleason <cody.gleason@peoriaaz.gov>

> Subject: NPG rezoning request Z24-03

>

> [You don't often get email from [REDACTED]
[REDACTED]

>

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>

>

> Mr. Gleason,

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> My family as well as friends and neighbors will be negatively impacted by this change. Not only will our property values diminish, so will our quality of life. Businesses will drive in increased traffic putting my children at danger, not to mention creating longer commutes for all residents. Furthermore changing land from a suburban ranch to planned community district allows for a vast number of possible businesses or housing projects to be complete with no input from established residents.

>

> We have beautiful desert spaces in the north Peoria area. I ask that you please consider preserving these rather than driving in more traffic.

>

> Thank you for your time and consideration.

> Adrianna Pruitt

> <Neighborhood Meeting Notice.pdf>

From: [REDACTED]
To: [InetPlanning](#)
Subject: North Peoria Gateway Zoning
Date: Tuesday, May 7, 2024 10:06:22 AM

[Some people who received this message don't often get email from [REDACTED]
[REDACTED]

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I have received a letter on the proposed North Peoria Gateway Zoning project. How do I find out more information before the May 15th meeting? The information sent is not adequate for me to distinguish boundaries,

Thanks,
Liz Lucido

From: [REDACTED]
To: [Cody Gleason](#)
Subject: Concerns for North Peoria Gateway case Z24-03
Date: Wednesday, May 15, 2024 3:20:53 PM

You don't often get email from [REDACTED]

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

To Whom It May Concern,

I received a letter in the mail with regarding zone proposals for the “North Peoria Gateway” area. I have lived in the Dos Rios neighborhood for the last 5 years and recently finished building a new home in the rural-43 area north of Hatfield Road and east of 117th. I wanted to share some concerns with the zoning proposals in the southern parts of the proposed plan. The two areas that I have concerns with are the land between the 303 and 117th Ave listed as “Mixed use village center/employment (20 DC/AC)” and the between 117th Ave and 115th Ave listed as “Traditional/Suburban (2-12 DU/AC)”. I do not think that we need to have businesses/commercial space beside an already existing single family neighborhood. A majority of the ‘mixed use village’ space that is being proposed is further north and adjacent to blank land that does not run alongside an existing neighborhood. The Dos Rios and Crossriver are quiet, predominantly young families that do not want more traffic and noise congesting 117th Ave. I was happy to see the land between 117th Ave and 115th Ave listed as “Traditional/Suburban (2-12 DU/AC)”. My concern was that dwelling units were listed up to 20 per acre. There is currently a neighborhood of duplexes being constructed east of 117th and south of Happy Valley Road. This is a logical placement for a higher density development as all the additional traffic will be off the major mile avenue of Happy Valley Road. Placing a high-density development that is 20 dwelling units per acre will bring the extra traffic down 117th and closer to the low-density family neighborhoods. I am hoping that these concerns will encourage these areas to be zoned for a lower density, single family developments or as rural residential development and allow the business and commercial space the remain west of the 303 and further north. This would allow the existing southern neighborhoods to remain quiet and uncongested while all the traffic for the business and commercial spaces would funnel off the 303 and not next to single family homes. I would greatly appreciate if these concerns could be taken into consideration before any final decisions are made.

Thank you,

Maerin Mackey

From: [REDACTED]
To: [Cody Gleason](mailto:Cody.Gleason)
Subject: Re: Reasoning Request. Z24-03
Date: Thursday, May 16, 2024 9:12:56 PM

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Mr Gleason

First I missed the meeting last night because i was in DellWebb hospital. The land along 115th from Happy Valley north is a narrow slice of land developing that land would only bring more traffic to our small country community . We all are on well and septic and I am sure that it would be necessary to install sewers , water, lighting and fire hydrants . And I believe the 1600 acres is within Peoria boundaries, why does Peoria need that land development , what kind do we the people of has it been purchased on a shake hand .

Dennis Kub

Sent from my iPhone

> On May 16, 2024, at 6:57 PM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

>

> Mr. Kub,

> I was going through the case file and could not find the response to your email below. I apologize if that never went through.

>

> In case the response did not get sent I wanted to address your question and apologize for any delay.

>

> There is a portion of the project that is not currently in the City (approximately 460 acres), and a portion of the project that is already within the City limits. Please see the attached map for reference to where the boundary is within the project for the area that is currently located in the City is versus the area of the project that is located within Maricopa County currently. The companion annexation case would modify the jurisdictional boundary so that the entire area would then be located within Peoria. Please let me know if you have any other questions, and I again apologize if you did not get a response previously as I thought I had responded.

>

> Thank you for your time.

>

> Cody Gleason, MBA, AICP

> Planning Manager

> 623-773-7645

> Cody.Gleason@peoriaaz.gov

>

> City of Peoria | Planning Department

> 9875 N. 85th Avenue, Peoria, AZ 85345

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>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Wednesday, April 24, 2024 2:33 PM

> To: Cody Gleason <cody.gleason@peoriaaz.gov>

> Subject: Re: Reasoning Request. Z24-03

>

> [You don't often get email fro [REDACTED]

>

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> Sent from my iPhone

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>> On Apr 24, 2024, at 12:37 PM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

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>> Mr. Kub,

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>> I wanted to provide some clarification on a couple of items identified in your email. The subject proposal would be to provide a master plan for the area in question so that there is a cohesive development pattern within the City. The QT gas station and the multi-family that is currently under construction at approximately 115th Avenue and Happy Valley Parkway is not located within the City. These parcels received approval and are being developed outside of the City limits within Maricopa County.

>>

>> Thank you for your time.

>>

>> Cody Gleason, MBA, AICP

>> Planning Manager

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>> -----Original Message-----

>> From: Dennis Kub [REDACTED]

>> Sent: Tuesday, April 23, 2024 7:12 AM

>> To: Cody Gleason <cody.gleason@peoriaaz.gov>

>> Subject: Reasoning Request. Z24-03

>>

>> [You don't often get email from [REDACTED]]

>>

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>>

>> As a resident of the area I am disgusted with governments land grab. We moved to the area to get away from uncontrolled developers that only care about making millions for themselves and the city. We love the area the way it is. The city already placed a gas station on the corner of 115th & Happy Valley which will turn into a drug deal location be access to the 303 freeway. Included in the area development a large apartment complex is being jammed into a small area. When will the uncontrolled development stop and the wants of the people are heard. STOP THIS DESTRUCTION OF OUR NEIGHBORHOOD.

>> Dennis Kub

>> Sent from my iPhone

>> <Neighborhood Meeting Notice.pdf>

>

> <Pages from PCD-STANDARDS AND GUIDELINES REPORT-2024-03-20 (3).pdf>

From: [REDACTED]
To: [Cody Gleason](#)
Subject: RE: Concerns for North Peoria Gateway case Z24-03
Date: Thursday, May 16, 2024 11:53:31 AM

You don't often get email from [REDACTED]

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I was able to attend the neighborhood meeting and I honestly found it frustrating. Ms. Oberholtzer, who ran the meeting stated that the southern zones including DU4 and DU3 were where their firm is focusing the business and commercial development and even went as far to state that they were going to “stack up” businesses in the southern zones as opposed to the northern zones. When concerns were brought forward about the DU4 and DU3 zones already being surrounded by predominantly low-density residential homes, Ms. Oberholtzer stated that “the 303 is an economic corridor”, inferring that we should expect more business and commercial. I understand that the 303 is a major road designed to accommodate for high traffic, but every freeway has sections that are largely residential spaced between areas for commercial use. As I already stated, the DU3 area is already filled with predominantly low-density residential homes and are bordering areas zoned as RU-43. These rural areas are filled with individuals that value their space and do not want to have businesses pushing into their backyards. These rural homeowners also have concerns regarding their wells. If the area becomes over developed these privately owned and funded wells may run low and require expensive redrilling. There are also concerns about the additional traffic that along 117th with commercial development. Residents do not want to be forced to combat the additional commercial traffic. The zones further north (DU2 and DU5) have nothing bordering them but additional blank land. This area is better suited for business and commercial development away from the rural homes and subdivisions. It still borders the 303 to create an ‘economic corridor’ without infringing upon existing homes and families. Pushing the commercial development further north would allow the land in zone DU3 to fill in with more low-density homes and allow the current homeowners to continue to enjoy their peaceful, low traffic neighborhoods.

I would greatly appreciate if these concerns could be passed on to the zoning department and City Council. I am happy to email the city council myself, if needed. I hope that the City Council is willing to listen and accommodate to the current resident’s opinions and wishes before blindly ‘stacking up’ businesses where they are not needed.

Thank you,
Maerin Mackey

From: Cody Gleason <cody.gleason@peoriaaz.gov>
Sent: Wednesday, May 15, 2024 5:15 PM
To: [REDACTED]
Subject: RE: Concerns for North Peoria Gateway case Z24-03

Ms. Mackey,

Thank you for reaching out regarding this proposal. It sounds like you received the notification letters, but just in case you did not already, I have attached the neighborhood meeting notification for tonight's meeting at 6pm at the Westwing HOA Community Center. I will provide your comments to the applicant and include it as a part of my report to the Planning and Zoning Commission and City Council so that they are aware when this goes to hearing. I will also add you to the interested parties list so that you are notified of any events occurring for this case. Please let me know if you have any questions.

Thank you for your time.

Cody Gleason, MBA, AICP

Planning Manager

623-773-7645

Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department





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Peoriaaz.gov/planning

From: [REDACTED]
Sent: Wednesday, May 15, 2024 3:21 PM
To: Cody Gleason <cody.gleason@peoriaaz.gov>
Subject: Concerns for North Peoria Gateway case Z24-03

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To Whom It May Concern,

I received a letter in the mail with regarding zone proposals for the “North Peoria Gateway” area. I have lived in the Dos Rios neighborhood for the last 5 years and recently finished building a new home in the rural-43 area north of Hatfield Road and east of 117th. I wanted to share some concerns with the zoning proposals in the southern parts of the proposed plan. The two areas that I have concerns with are the land between the 303 and 117th Ave listed as “Mixed use village center/employment (20 DC/AC)” and the between 117th Ave and 115th Ave listed as “Traditional/Suburban (2-12 DU/AC)”. I do not think that we need to have businesses/commercial space beside an already existing single family neighborhood. A

majority of the 'mixed use village' space that is being proposed is further north and adjacent to blank land that does not run alongside an existing neighborhood. The Dos Rios and Crossriver are quiet, predominantly young families that do not want more traffic and noise congesting 117th Ave. I was happy to see the land between 117th Ave and 115th Ave listed as "Traditional/Suburban (2-12 DU/AC)". My concern was that dwelling units were listed up to 20 per acre. There is currently a neighborhood of duplexes being constructed east of 117th and south of Happy Valley Road. This is a logical placement for a higher density development as all the additional traffic will be off the major mile avenue of Happy Valley Road. Placing a high-density development that is 20 dwelling units per acre will bring the extra traffic down 117th and closer to the low-density family neighborhoods. I am hoping that these concerns will encourage these areas to be zoned for a lower density, single family developments or as rural residential development and allow the business and commercial space the remain west of the 303 and further north. This would allow the existing southern neighborhoods to remain quiet and uncongested while all the traffic for the business and commercial spaces would funnel off the 303 and not next to single family homes. I would greatly appreciate if these concerns could be taken into consideration before any final decisions are made.

Thank you,

Maerin Mackey

From: [Daniel Murillo](#)
To: [Cody Gleason](#)
Subject: Fwd: North Peoria Gateway rezoning
Date: Monday, May 20, 2024 6:47:18 AM

Hi Cody,

Cm Shafer asked me to forward this resident comment as an fyi only.

Thank you,

Daniel Murillo
Council Assistant
623-773-7608

From: Brad Shafer <brad.shafer@peoriaaz.gov>
Sent: Saturday, May 18, 2024 12:28 PM
To: Paula Coombs [REDACTED]
Cc: Daniel Murillo <daniel.murillo@peoriaaz.gov>
Subject: Re: North Peoria Gateway rezoning

Paula,

Thank you for the email.

Daniel, can you please make sure Mrs. Coombs feedback makes in the Planning Commission and Council packets.

Thanks.

Councilmember Brad Shafer
Mesquite District

From: Paula Coombs [REDACTED]
Sent: Saturday, May 18, 2024 11:29:09 AM
To: Brad Shafer <brad.shafer@peoriaaz.gov>
Subject: North Peoria Gateway rezoning

You don't often get email from [REDACTED]

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

Hi Mr Shafer,
Thank you for all that you do four our community.

Please pass along the displeasure citizens in the adjacent communities have with the proposed zoning changes related to Z24-03.

<https://www.facebook.com/share/p/HQPDe5V4Uwv2k5ox/?>

I chose to send my notification to you, instead of Cody Gleason, so that the information goes directly to the decision makers. Cody is a wonderful man and great employee, but he can only do what the people above him allow him to do.

City of Peoria is proposing a large rezoning for this area. The 'North Peoria Gateway' project is case number Z24-03. The zone near the Dos Rios neighborhood is proposed to be zoned commercial up to 20 dwelling units per acre and residential up to 12 dwelling units per acre. I personally don't want all that all that congestion near low-density homes. There is plenty of space further north for commercial development away from subdivisions. If you have concerns you can email Cody Gleason in the zoning department at Cody.Gleason@peoriaaz.gov. They are required to submit all written concerns to the City Council before approval.

PS, we oppose the airport also. Thank you for your work to prevent Mr Beck from steamrolling that project through.

Thank you,

Paula Coombs



From: webmaster@peoriaaz.gov
To: [InetPlanning](#)
Subject: NEW Public Comment on Development
Date: Monday, June 10, 2024 10:07:01 PM

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

Form Name: Planning - Public Comment Form
Date & Time: 06/10/2024 10:06 PM
Response #: 39
Submitter ID: 82780
IP address: 98.165.247.244
Time to complete: 38 min. , 42 sec.

Survey Details

Page 1

1. Name

Lorie Bowlin Friedmann

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Not answered

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

Good Evening,
I would like to comment to discuss my concerns about the General Plan Amendments to purchase land from AZ Land Trust to also include a proposed Airport and Industrial Park, etc

I oppose this proposal and plan and listed are some of my concerns.
Firstly, an Airport is not needed when Deer Valley Airport is so close, as well as, further east is the Scottsdale Airport.

Secondly, I am very concerned about the airspace traffic and noise as its flight path could be over or near my home in Westwing. Luke AFB has priority of this airspace and I fully understand their maneuvers.

Thirdly, how this development will impact our desert, and all inhabitants, depletion of natural resources, especially water and the effects on Lake Pleasant Recreational Park , etc.

Fourthly, I am a tax payer and do not want an increase in my taxes to fund a project of this endeavor and multitude. I do not see it generating the revenue that we're being told. If anything, my property will be devalued and taxes increased. Also, The Feasibility Study that took place did not get any public input or survey its investigation.

In conclusion, I vehemently oppose the North Peoria Gateway, Peoria Innovation Core, AZ Land Trust Purchase all within the General Plan Amendments. There are other far more community projects that will provide fantastic reasons for living the our best lives in Peoria, such as, continuation of downtown renovations, public park improvements, and a possible trauma hospital.

Thank you for allowing me to voice my opinion.

Sincerely, Lorie A Bowlin Friedman

Thank you,
City of Peoria

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

From: [REDACTED]
To: [Cody Gleason](#)
Subject: North Peoria Gateway
Date: Saturday, August 31, 2024 2:50:05 PM

You don't often get email from [REDACTED]

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

My husband and I live Northlands. We are totally against this rezoning.
Nancy and Nick Thurnes

[Yahoo Mail: Search, Organize, Conquer](#)

From: [REDACTED]
To: [Cody Gleason](mailto:Cody.Gleason); coberholtzer@bfsolaw.com; [Brad Shafer](mailto:Brad.Shafer)
Subject: Rezoning
Date: Tuesday, September 3, 2024 11:08:15 AM

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Cody and Carolyn, Brad

My email that I started to you got sent before I had finished simply by a wrong keystroke.

This is the front end of the email as I started the last week of August.

Ironically, I received an email from Cody this morning. Thank you

I have previously emailed you with my concerns of the upcoming zoning changes to seek a "Master Plan" to guide the development of the property upon auction.

When my wife and I purchased our property in Trilogy in 2016, we fell in love with the area of the desert, small retail development, and the roadway access of SR 303. Since that time period, North Pointe, Vistancia, Mystic, Ridgeway Road, and ElMirage Road areas have exploded with housing growth. The roads are carrying more and more residential traffic along with the construction traffic. REASONABLE sustainable, planned growth can and should be looked at carefully.

The plans to rezone the areas of approximately 1,620 acres of land along SR 303, parts west Vistancia Blvd. north of Jomax Road. The PCD contemplates a mix of residential, commercial, **AND BUSINESS PARK / EMPLOYMENT LAND USE TYPES**. This is the part of the rezoning that I have an issue with. I have looked at the Arizona zoning and the definition of the Business Park / Employment land use types. The definition that I found is as follows; Types of Uses: Common uses include corporate offices, research and development facilities, light industrial operations, warehouses, and distribution centers. Retail and service businesses that support the primary employment uses may also be included. Once this is approved it will be very difficult to take back. Offices, R&D facilities, are fine, but warehouses and distribution centers? One look along SR 303 from Bell road south tells me what distribution centers can look like. And then there are warehouses. We have all seen the good, the not so good, and the bad, and the ugly. It is so easy on the front end to say that it will never happen, but once it starts it is so hard to stop it.

Before moving to Peoria, we had visited friends who lived in North Scottsdale. I found it interesting that they had some serious zoning going on especially with signage. How much of that is overkill? But as you drive up North Scottsdale Road you can see what a beautiful community it is and how well things have been planned out.

This area here at one point was to have an additional 18 hole golf course which would have been a huge asset for green spaces but that has been nixed for

development of more homes and apartments. Realestate land values are more profitable when built on than when turned into a golf course.

Kroger Corporation is building a large complex at El Mirage and Lone Mountain Pkwy and the new American Leadership Academy being built across the street from the Vistancia neighborhood. Everyone just loves **DRIVING** their children too and from school. What a traffic snarl that is going to cause at least twice daily.

Recently it was announced that Amkor was building a facility in and around the Lone Mountain Parkway area. This facility has been touted that it will eventually employ 2,000 people. That amount of employee traffic plus supply and distribution truck traffic will only cause more traffic headaches for local residences.

Why is this zoning request to place these types of businesses so close to established homes being done? There is so much land available on Lake Pleasant Pkwy, south of SR 303 towards Paloma Park? There is all of this open land with no residential homes in that area that could be used for business development. After that area was established as a business park anyone wanting to build living units and in that area would know who their neighbors are or would be.

The roads of Happy Valley / Vistancia,Blvd., not so much Jomax currently but Lone Mountain parkway are the only roads into the communities that I had listed above. The busy Vistancia Blvd currently carries a huge amount of traffic that people tend to use as a speedway. Additional development will only add to this issue.

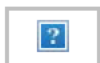
It seems that this process of rezoning goes through the process and the motions and then the next thing it is a done deal.

I will attempt to attend both sessions for the Public hearing on this zoning request.

Thanks to all of you for taking the time to view my concerns.

Dave Laher

[REDACTED]



Virus-free www.avg.com

From: [REDACTED]
To: [Cody Gleason; coberholtzer@bfsolaw.com](mailto:Cody.Gleason;coberholtzer@bfsolaw.com)
Subject: Public Hearing Information
Date: Tuesday, September 3, 2024 10:11:08 AM

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

Cody, Carolyn

I have previously emailed you with my concerns of the upcoming zoning changes to seek a "Master Plan" to guide the development of the property upon auction.

When my wife and I purchased our property in Trilogy in 2016, we fell in love with the area of the desert, small retail development, and the roadway access of SR 303. Since that time period, North Pointe, Vistancia, Mystic, Ridgeway Road, and ElMirage Road areas have exploded with housing growth. The roads are carrying more and more residential traffic along with the construction traffic. REASONABLE sustainable, planned growth can and should be looked at carefully.

The plans to rezone the areas of approximately 1,620 acres of land along SR 303, parts west Vistancia Blvd. north of Jomax Road. The PCD contemplates a mix of residential, commercial, **AND BUSINESS PARK / EMPLOYMENT LAND USE TYPES**. This is the part of the rezoning that I have an issue with. I have looked at the Arizona zoning and the definition of the Business Park / Employment land use types. The definition that I found is as follows; Types of Uses: Common uses include corporate offices, research and development facilities, light industrial operations, warehouses, and distribution centers. Retail and service businesses that support the primary employment uses may also be included. Once this is approved it will be very difficult to take back. Offices, R&D facilities, are fine, but warehouses and distribution centers? One look along SR 303 from Bell road south tells me what distribution centers can look like.



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From: [REDACTED]
To: [Cody Gleason](#)
Subject: Re: North Peoria Gateway NPG Rezoning Case Z24-03
Date: Tuesday, September 3, 2024 7:35:03 AM

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Mr. Gleason because of my health issues I cannot attend the meeting but I would like to say that I believe the state and the city of Peoria have been working on this together and the people have no say in the outcome. Thanks for keeping me updated, the way things are going I am glad I am 80.

Dennis

Sent from my iPhone

On Sep 2, 2024, at 8:47 PM, Cody Gleason <Cody.Gleason@peoriaaz.gov> wrote:

All,

You are receiving this email because you provided comments or questions regarding the above referenced case for North Peoria Gateway rezoning case Z24-03, and as a result you were placed on the Interested Parties list. The latest version (3rd submittal) of the application materials can be found on the City's website through this [link](#).

Please note that the case is scheduled to go to the Planning and Zoning Commission for a public hearing on **September 19, 2024 at 6:00pm**, followed by a City Council hearing to be held on **October 15, 2024 at 6:00pm**. Both meetings will be held in the City of Peoria City Council Chambers at 8401 W. Monroe St. Peoria, AZ 85345.

The subject site is owned by the Arizona State Land Department (ASLD). The proposed zoning application for the subject site seeks to zone (position) the property for a future state land auction. There is no state land auction planned at this time. The Arizona State Land Department is the single largest landowner in the State of Arizona. Their mission is to "manage the State's Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries". As such ASLD is seeking to rezone the property prior to any future contemplated auction in order to establish the land use parameters of any future development.

The rezoning request would change the zoning district for the subject site from

City of Peoria Suburban Ranch SR-43 to Planned Community District (PCD) Zoning District. The proposed zoning would seek to align with many of the standard zoning districts within the City of Peoria, with the goal of accommodating a future master planned development. For more information on the proposed rezoning please review the link provided above of the North Peoria Gateway Standards and Guidelines Report.

There is a companion annexation case (ANX24-01) which is for the annexation of approximately 460 acres of the subject site that is not currently located within the City limits. The annexation must precede the proposed zoning effort. This annexation does not seek to annex any areas outside of property that is owned Arizona State Trust Land.

Please let me know if you have any questions regarding the case or the upcoming proceedings.

Thank you for your time.

Cody Gleason, MBA, AICP

Planning Manager

623-773-7645

Cody.Gleason@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: [REDACTED]
To: [Cody Gleason](#)
Cc: [Jennifer Crawford](#); [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); jon.edwards@peoriaaz.gov; [Brad Shafer](#); [Peoria Mayor](#); [Lorie Dever](#)
Subject: North Peoria Gateway
Date: Wednesday, September 4, 2024 3:12:45 PM

Some people who received this message don't often get email from [REDACTED]

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Good Afternoon Mr. Gleason,

I am writing in against North Peoria Gateway becoming a heavy/large industrial area, similar to the proposed AMKOR development. I live in Vistancia and have lived my entire life in North Peoria (I can remember when JD Campbel was in the middle of nowhere, and we still had a few minutes to drive to get to my parent's land), and part of the reason my husband and I chose to raise our family in North Peoria; specifically Vistancia was the desert landscape and the slower pace of life. Most residents of Vistancia/Trilogy/Blackstone specifically chose this area due to the different pace of life. We understood that we would be driving a few more minutes to have a desert landscape and trails and to not be surrounded by an industrial setting. If we wanted this, we would have lived closer to the 101 or downtown. It was important for us to raise our children in an area similar to what we both grew up in (as my husband is a Peoria native as well), where we are comfortable with them playing in the parks and streets. If more heavy industry is added, our comfort for our family will be in jeopardy and cause us to evaluate if living in Peoria is something we want to continue to do.

Vistancia needs the infrastructure to handle this type of development. Every day I commute to work and my children's school, and I am stuck at the intersection where Vistancia meets Happy Valley, where all the traffic from Surprise and further west takes 163rd to Happy Valley, causing extreme delays starting at 0630 and does not calm down until around 0900 every morning, and similar is experienced during drive home times. We cannot add heavy industrial traffic to this area that is already at an influx due to our neighbors further west using Vistancia Blvd and Happy Valley as a significant route for their commutes.

While I understand that development needs to happen, heavy industry, AMKOR-like developments are unnecessary for a master-planned residential area. There are other areas that are not developed closer to the 303 and Lake Pleasant, where this development can be added without affecting existing homeowners like myself and my family.

While I understand that the decision is not up to you but up to the council members who are included in this email, I hope that consideration is given to what the residents of this area truly want. From the conversations that I have had with neighbors, we understand that change will happen, but we want to have a seat at the drawing board and our voices heard about these proposed changes, as they will affect our quality of life the most.

Thank you for your consideration,

Dr. Stephanie Herrick Kays

From: [Lorie Dever](#)
To: [Cody Gleason](#)
Subject: FW: Rezoning Case Z21-08, NPG, 5 North, Airport
Date: Monday, September 9, 2024 8:56:50 AM

FYI... This was received in addition to the email sent to P&Z via inetplanning email.

From: [REDACTED]
Sent: Saturday, September 7, 2024 11:52 AM
To: Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; City Clerk <Cityclerk@peoriaaz.gov>; Peoria Mayor <Mayor@peoriaaz.gov>; Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Rezoning Case Z21-08, NPG, 5 North, Airport

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

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Council members,

I watched the 9/5/24 Zoning meeting and was pleasantly surprised the commission denied the high-density rental apartments (Rezoning (Case Z21-08) being proposed off of Lake Pleasant Parkway and Jomax next to custom homes, churches and schools. The commission cited the concerns of many residents who wrote in, attended meetings and spoke out who do not believe that location is the best FIT and had legitimate concerns regarding density, traffic, congestion, over-population in schools, and decrease in home values.

I ask that the council respects other communities such as Vistancia who have similar concerns with semiconductor or other industrial/manufacturing type facilities so close to residential communities such as what is planned for 5 North, NPG and the airport all within or just a few miles from Vistancia.

Peoria can create a diversity of housing and economic development without jeopardizing existing neighborhoods and the reasons we chose Peoria as our home.

Respectfully,
Doreen Power
Peoria Resident

From: [Lorie Dever](#)
To: [Cody Gleason](#)
Cc: [Chris Jacques](#)
Subject: FW: Opposition to Industrialization of Vistancia
Date: Monday, September 9, 2024 3:53:44 PM

FYI...

Lorie Dever
Deputy Director
623-773-5168
lorie.dever@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | Closed Friday
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-----Original Message-----

From: [REDACTED]
Sent: Monday, September 9, 2024 3:47 PM
To: Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; City Clerk <Cityclerk@peoriaaz.gov>; Peoria Mayor <Mayor@peoriaaz.gov>; Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Opposition to Industrialization of Vistancia

[Some people who received this message don't often get email from [REDACTED]
[REDACTED]

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Peoria City Council,

I am in opposition of the industrialization of the Vistancia area, the Five North project, and the North Peoria Gateway (NPG). In addition, I am opposed to putting an airport/airpark in North Peoria.

I feel misled and deceived by the developer of Five North and those in city government who are planning on bringing this industrialization to our area. Originally claiming that Five North will be retail, restaurants, and office space with the look and feel of Scottsdale's Kierland Commons, it now has been turned into an advanced packaging and manufacturing area. I'm learning that in addition to Amkor, Hyperion will be constructing a large facility. I feel it is not the best fit for the Vistancia area. It would be much better suited on the 303, closer to the TSMC campus, within Peoria city limits. I support the semiconductor industry as it relates to national security. I think the city should spend the time to work with state and federal entities to build the infrastructure on alternative sites that do not impact existing residential communities.

Vistancia residents care deeply about our community and enjoy our desert vista. I know change is inevitable, however, industrializing and making Vistancia a semi-conductor fabrication and manufacturing hub is not what we want for our area. My concerns are about traffic congestion, environmental, water resources, decrease in home values, and the esthetics of the area.

Sincerely,
Cindy Kaminski

From: [Lorie Dever](#)
To: [Cody Gleason](#)
Subject: FW: Concerns
Date: Wednesday, September 11, 2024 5:49:43 PM

FYI...

Lorie Dever
Deputy Director
623-773-5168
lorie.dever@peoriaaz.gov

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

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

From: [REDACTED]
Sent: Wednesday, September 11, 2024 5:22 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Re: Concerns

[You don't often get email from [REDACTED]]

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

Thank you for your reply.

I am concerned and opposed to the rezoning efforts related to the NPG project to include more industry there.

> On Sep 9, 2024, at 2:27 PM, Lorie Dever <Lorie.Dever@peoriaaz.gov> wrote:

>

> Dr. Paciorek,

>

> Communication received from residents are placed in the applicable case file and forwarded to Planning Commission and/or City Council for their consideration once the case moves forward to the public hearing stage. Please know that the land use authority, or "decision body", for rezoning cases in Peoria is ultimately the City Council.

>

> So that I may forward this email to the correct planning project manager for this case, do you happen to know the project name, location or additional details which may assist me in this regard?

>

> Regards,

> Lorie

>

> Lorie Dever

> Deputy Director

> 623-773-5168

> lorie.dever@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

>
>
>

> -----Original Message-----

> From: [REDACTED]
> Sent: Monday, September 9, 2024 12:27 PM
> To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
> Subject: Concerns

>
>

> Dear Lorie Dever,

>

> I am a resident of Vistancia and it has come to my attention that rezoning for further industrial building is possibly in the works for our community.

>

> As a representative of my area, I'd like you to know I am opposed to not only the current project (Amcor) which was snuck in, but any future industrial business moving into our community.

>

> New development is welcome just not industrial or an airport. We were promised more shops and restaurants and this is what we need, not industry. I'd rather keep our beautiful open space than pollute our environment with industry. Not to mention possible environmental issues, negative property value impact (and likely subsequent property tax revenue decrease to the city) and increased traffic with large trucks hauling industrial materials. This will tax our roads and clog our streets which are not designed for this. Industry can go many other places so why put it right in our beautiful residential neighborhood?

>

> I never would have chosen to purchase our retirement home here if I'd known this would be happening.

>

> Please use your voice and influence to stop this unwanted

> Rezoning to allow industry and unwanted airport. I'd like to see more lifestyle options and amenities for entertainment, recreation, medical, shopping and dining. This is what our community wants and needs, not industry.

>

> Please use your voice to represent the many residents who are opposed. Also needed is more transparency so we are not continuously blindsided by unilateral mayoral decisions.

>

> Respectfully submitted,

> Dr. Staci Paciorek