

# Citizen Participation Report

Case No. GP25-02

June 26, 2025

Existing General Plan Roadway Layout



Proposed Roadway Layout



PREPARED BY:

Bergin, Frakes, Smalley & Oberholtzer PLLC

## **Introduction**

Under Section 21-152 of the Peoria Zoning Ordinance, the applicant, Pulte Home Company, LLC, conducted public outreach to provide information on Minor General Plan Amendment GP25-02. The public outreach seeks to get input from the local stakeholders during the entitlement process.

GP25-02 seeks to remove the southernmost of three future collector roadways running across Rock Springs Wash between 83rd Avenue. The area that would be dedicated to this collector roadway shall be known as the “planned alignment area.”

Section 21-152 requires one neighborhood meeting. This meeting was held in person at the Sunrise Mountain Library, on Thursday, June 26, 2025. The City also requires a physical sign to be placed on the property in a highly visible location with the neighborhood meeting notification information. A sign was posted on the site in accordance with this requirement.

The applicant completed a direct mailing to provide information, address concerns, and receive input from citizens. Approximately 72 letters were mailed to property owners within 1,320 ft. of the planned alignment area, including 18 letters mailed to HOAs within 1 mile of the planned alignment area. The planned alignment area was also posted with information for both neighborhood meetings.

A summary of the neighborhood meeting, the questions asked, and their associated responses are provided in the enclosed Neighborhood Meeting Report.

### **The following documents are attached as exhibits**

- Neighborhood Meeting Report
  - Sign in sheets
- Public Notice Letter
- Neighborhood Meeting Presentation Boards
- Mailing Lists
  - Property Owners within 1,320 feet
  - HOAs within 1 mile
- Notification Radius Map
- Site Posting Affidavits

**Neighborhood Meeting Report for**

**June 26, 2025, at 6:00 p.m.**

**Case No. GP25-02**

The neighborhood meeting was held at 6:00 p.m. on June 26, 2025, at the Sunrise Mountain Library located at 21109 N 98th Ave, Peoria, AZ 85382. The development team arrived at 5:15, and the meeting officially began at 5:45. One member of the public arrived at approximately 6:15. The meeting sign-in sheet is attached as Appendix A.

Members of the development team present included:

Andrew Yancey – Bergin, Frakes, Smalley & Oberholtzer

Adam Pruett – Bergin, Frakes, Smalley & Oberholtzer

Walter Gay – Bergin, Frakes, Smalley & Oberholtzer

Clint Morris – Wood Patel

Reece Pitlik – Pulte Group

Jeffrey Luke – Pulte Group

City Officials and Staff:

Lorie Dever – Planning & Community Development Deputy Director, City of Peoria

Sarah Dircks – Senior Planner, City of Peoria

The meeting commenced at 5:45. One member of the public, a resident of the Westwing Community, arrived at approximately 6:15. Andrew Yancey walked him through the information presented on the four display boards. Andrew Yancey described the application and answered the citizen's general questions. The individual did not have concerns and was supportive of the proposal.

The meeting concluded at 6:45.



# Vicinity Map



# Peoria General Plan Roadway Map

**PLAN  
PEORIAAZ**  
General Plan 204C

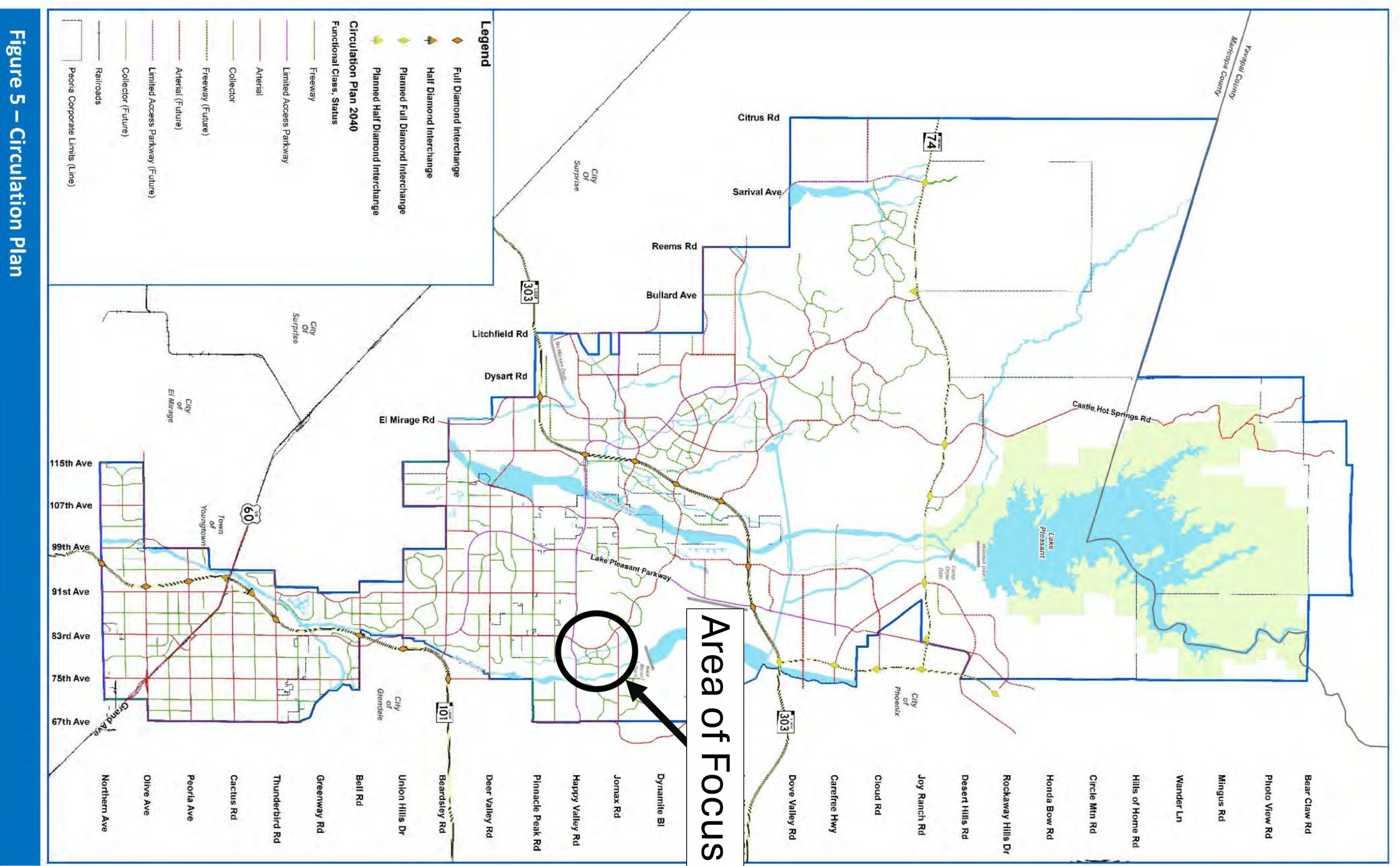
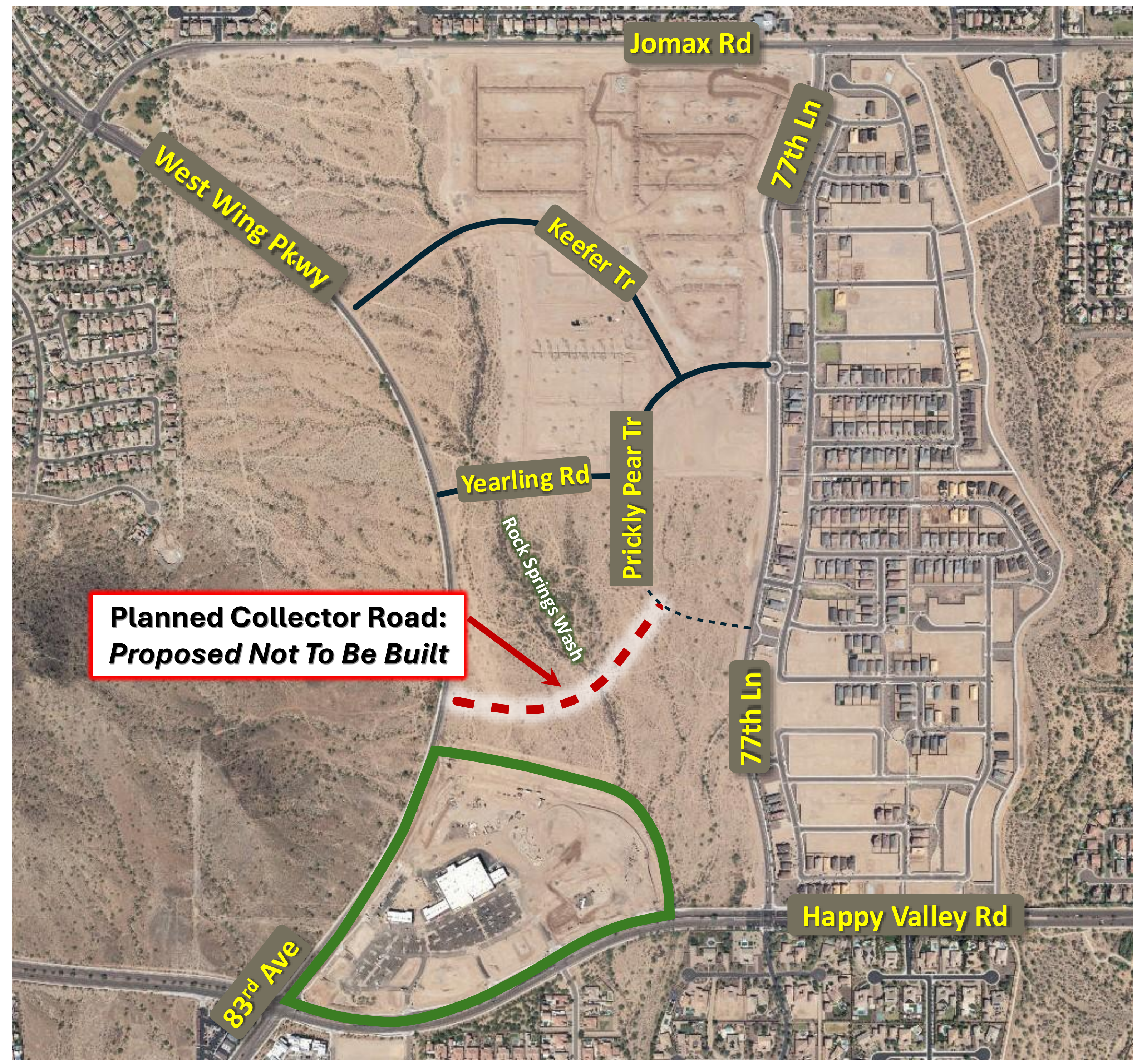


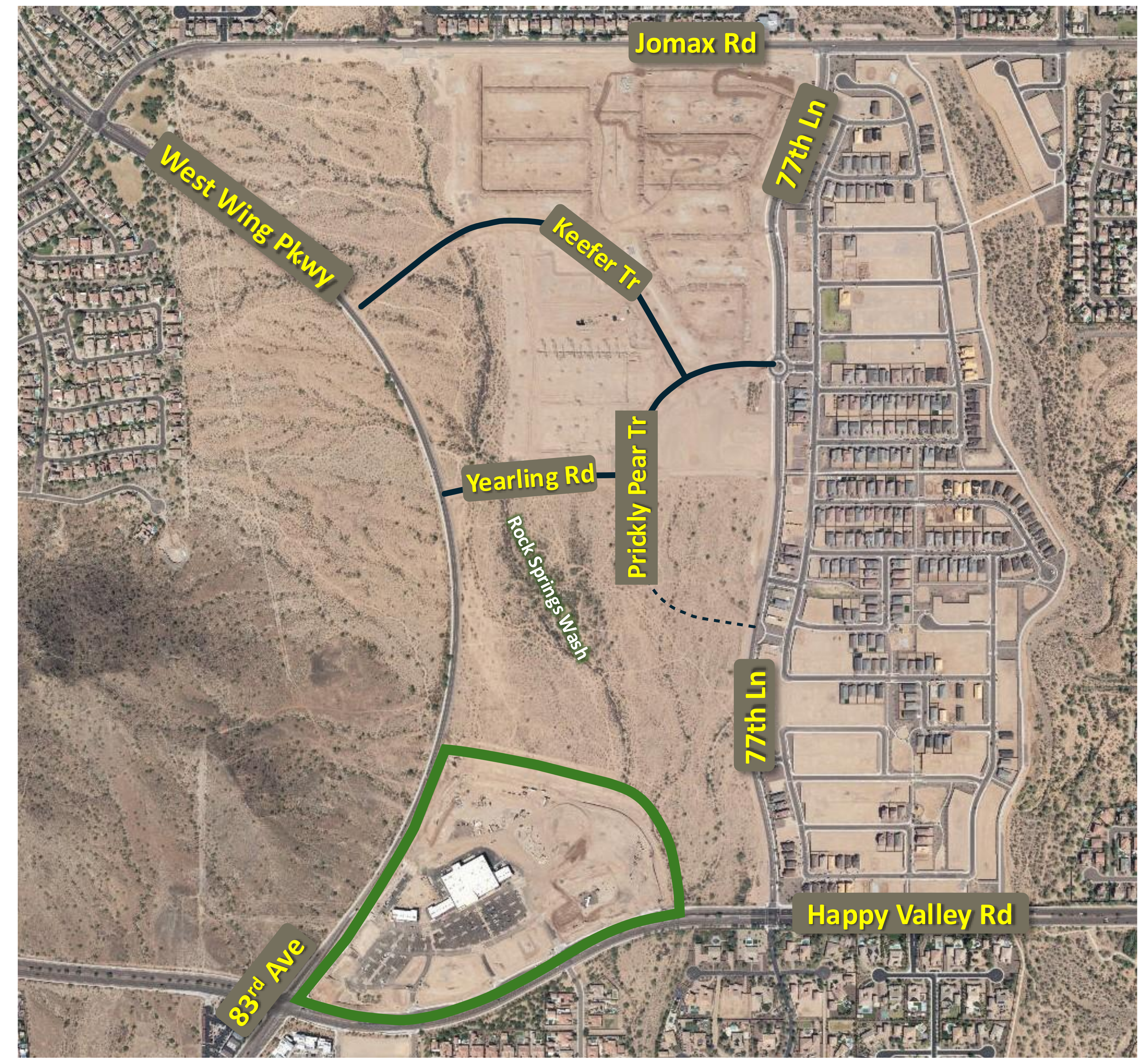
Figure 5 – Circulation Plan

# Proposed Changes to General Plan Roadway Layout

Existing General Plan Roadway Layout



Proposed Roadway Layout

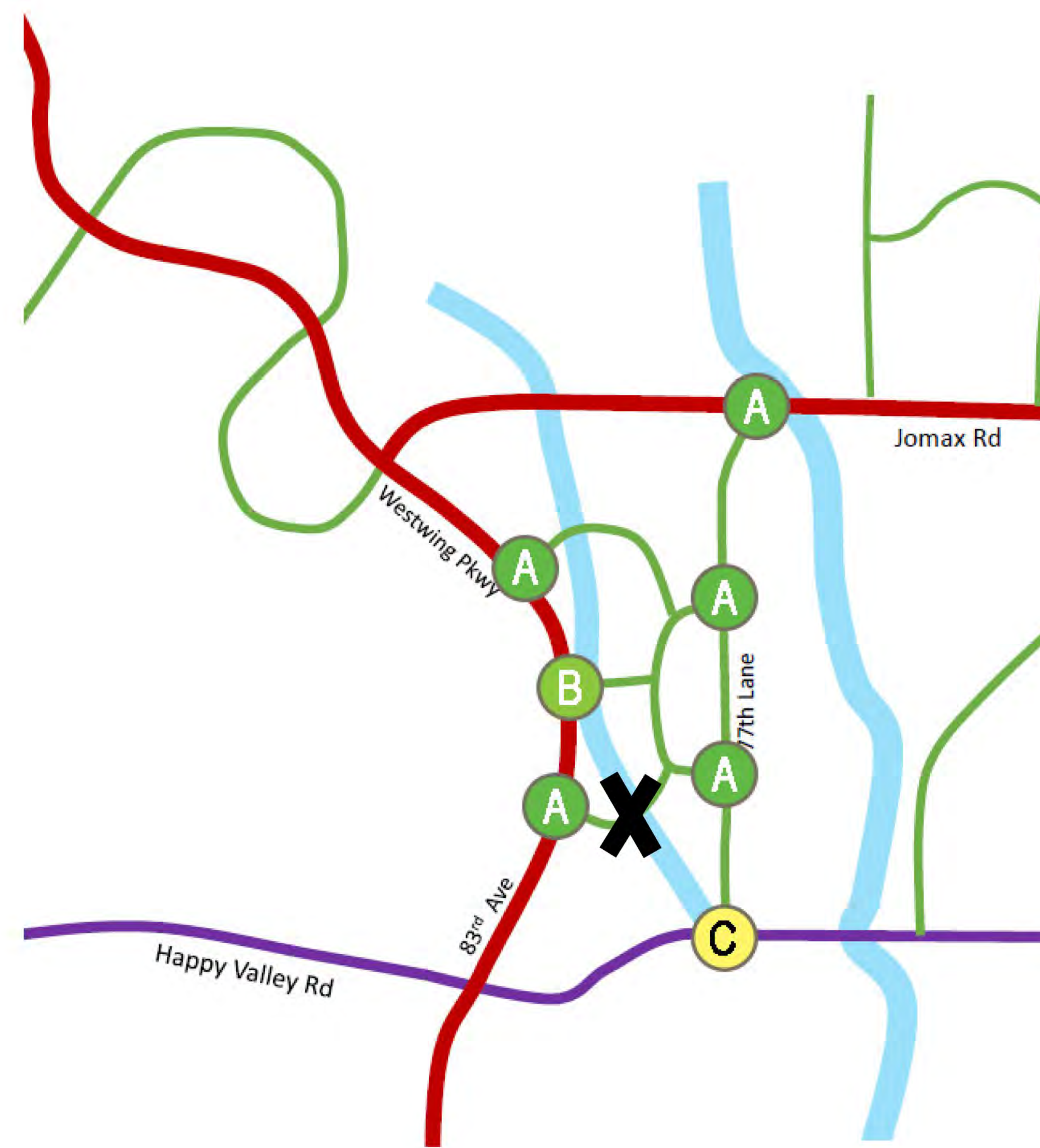


# Impact of Proposed Change

## Traffic Impact Analysis Findings (CivTech)

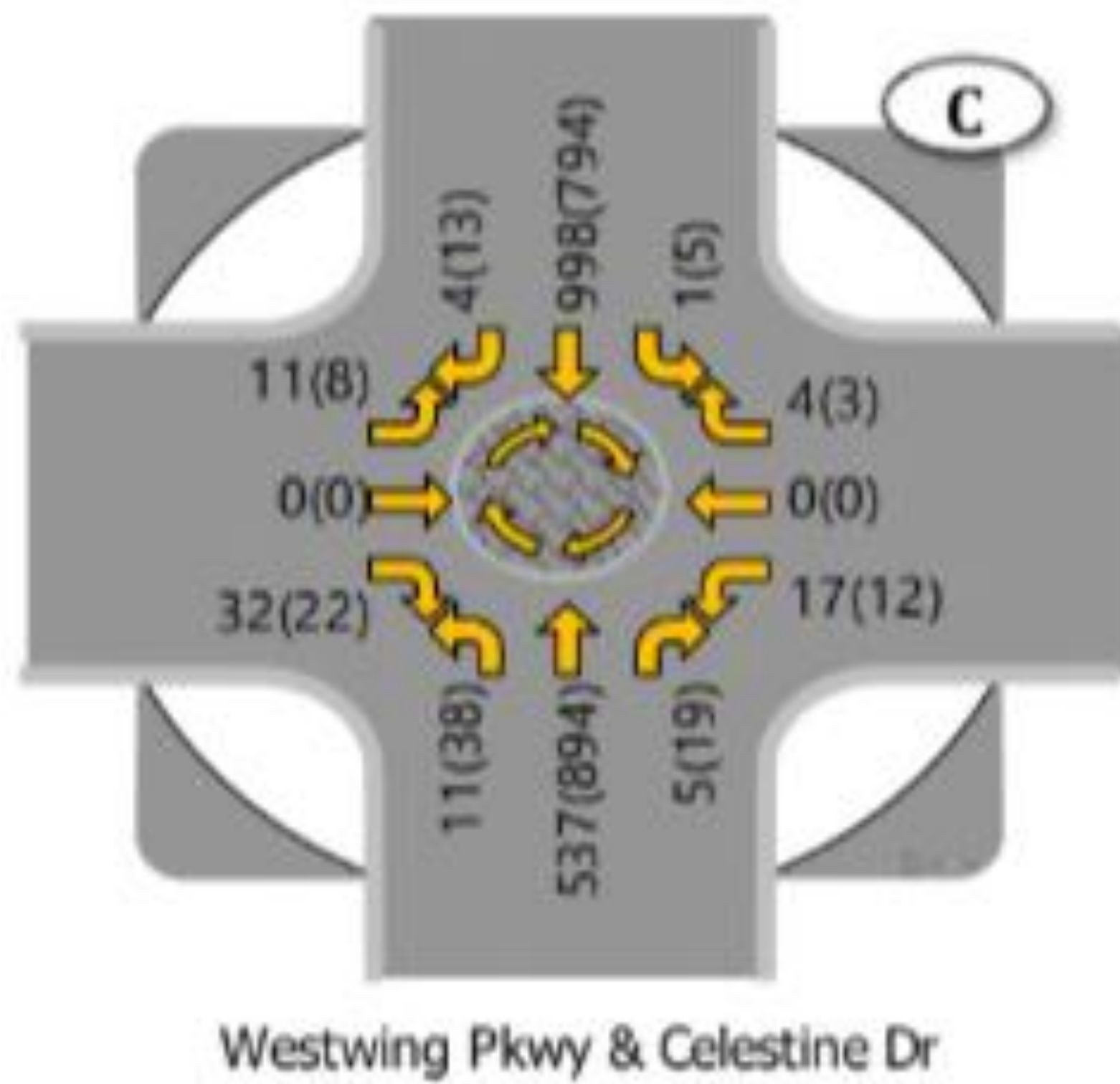
- Removal of the third collector road is justified and appropriate
- The third collector no longer serves a functional connectivity purpose
- Traffic on the two other collectors will remain well within acceptable thresholds
- Removal is consistent with City of Peoria standards which promote logical connectivity and discourage unnecessary redundancy

## Projected Level of Service Map

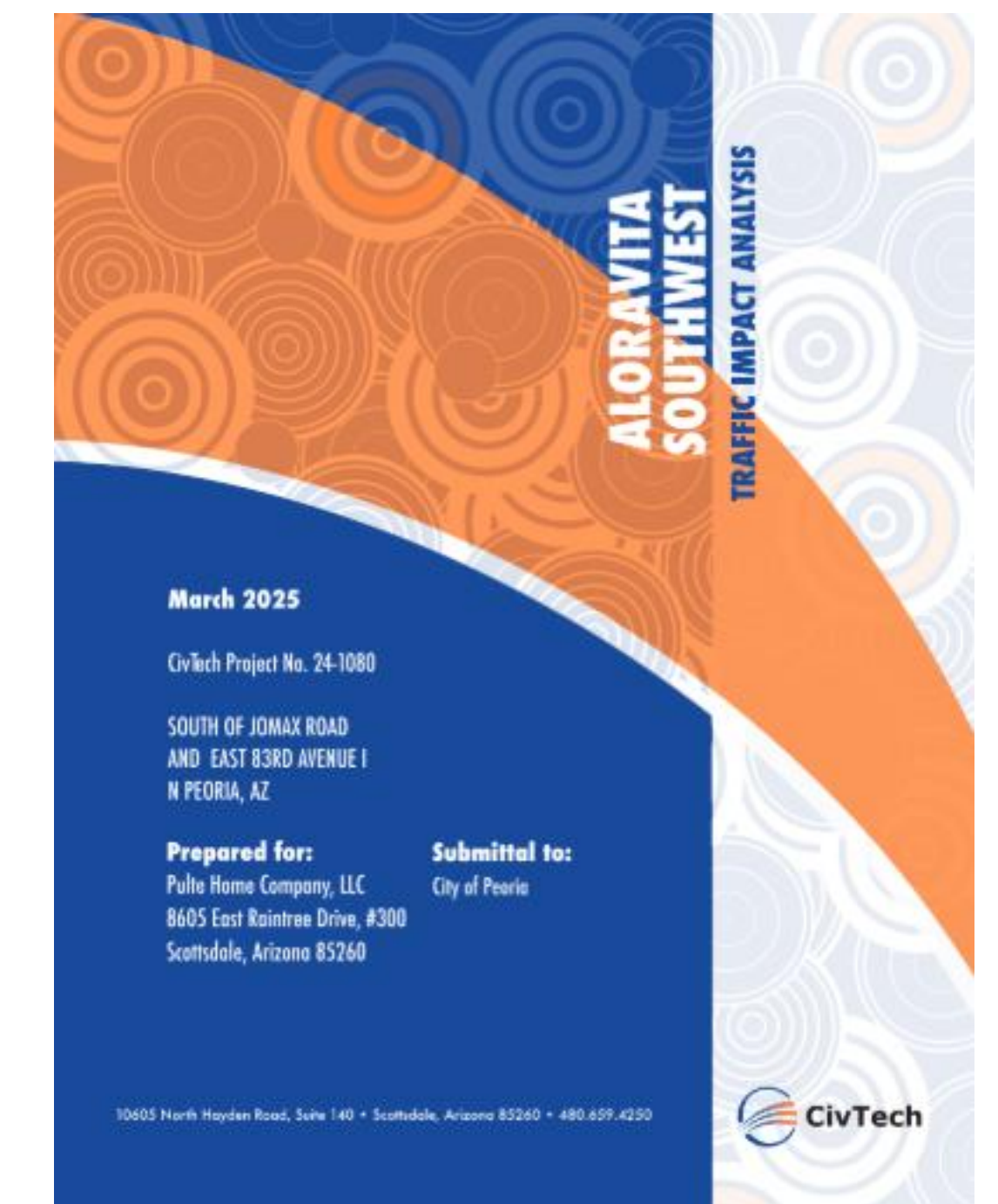
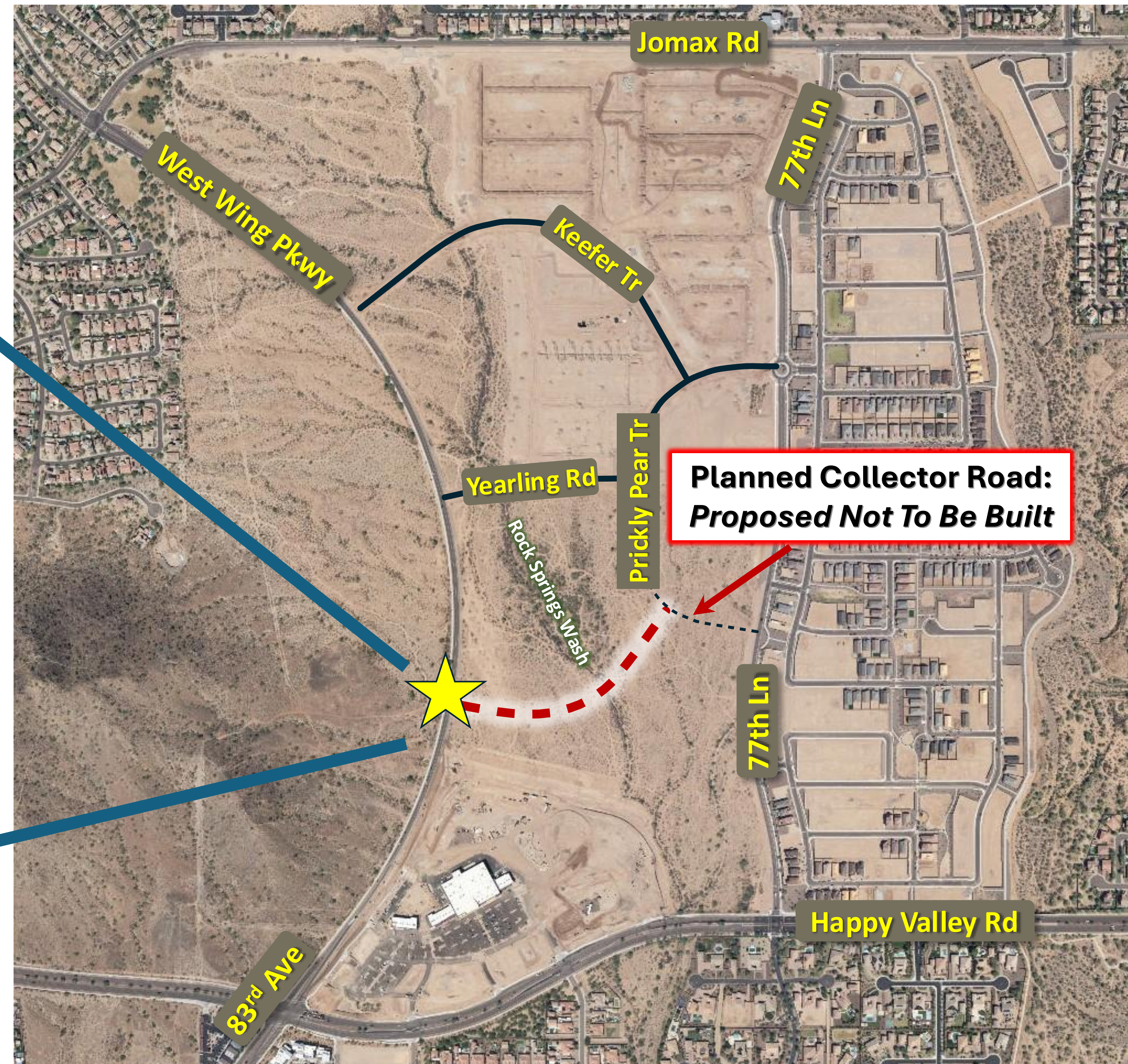
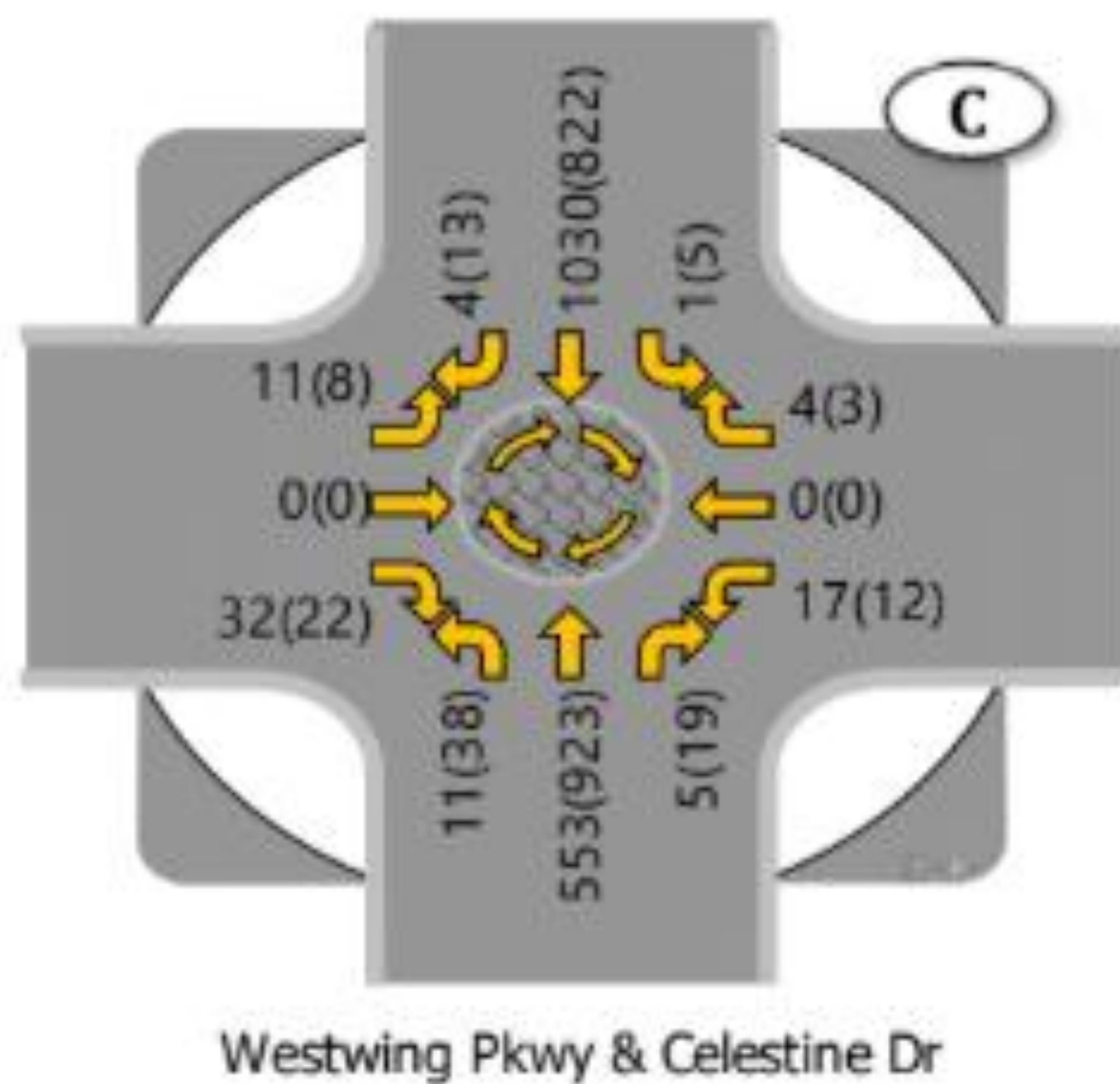


# Traffic Impact Analysis Peak Intersection Usage AM(PM)

2033



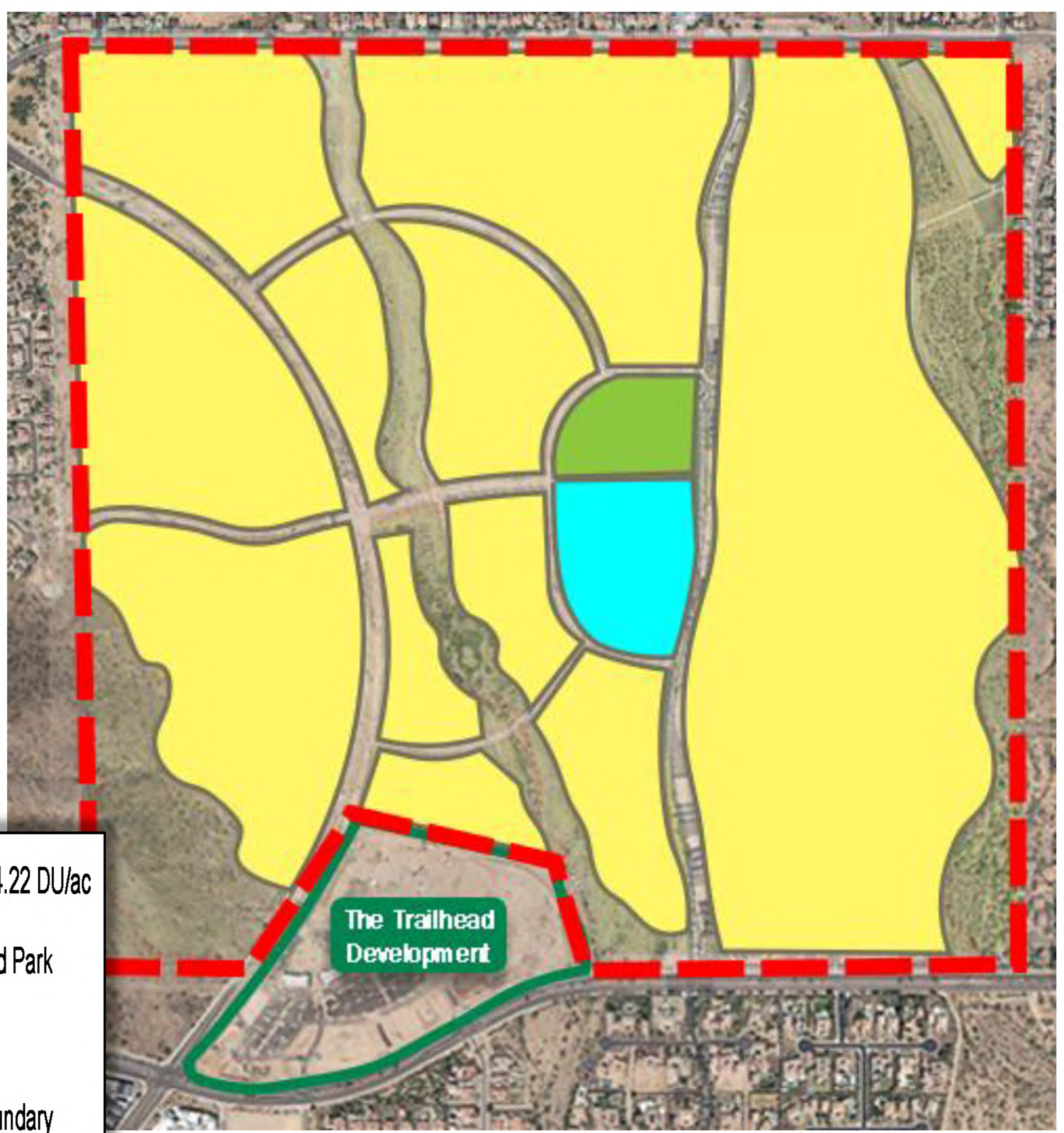
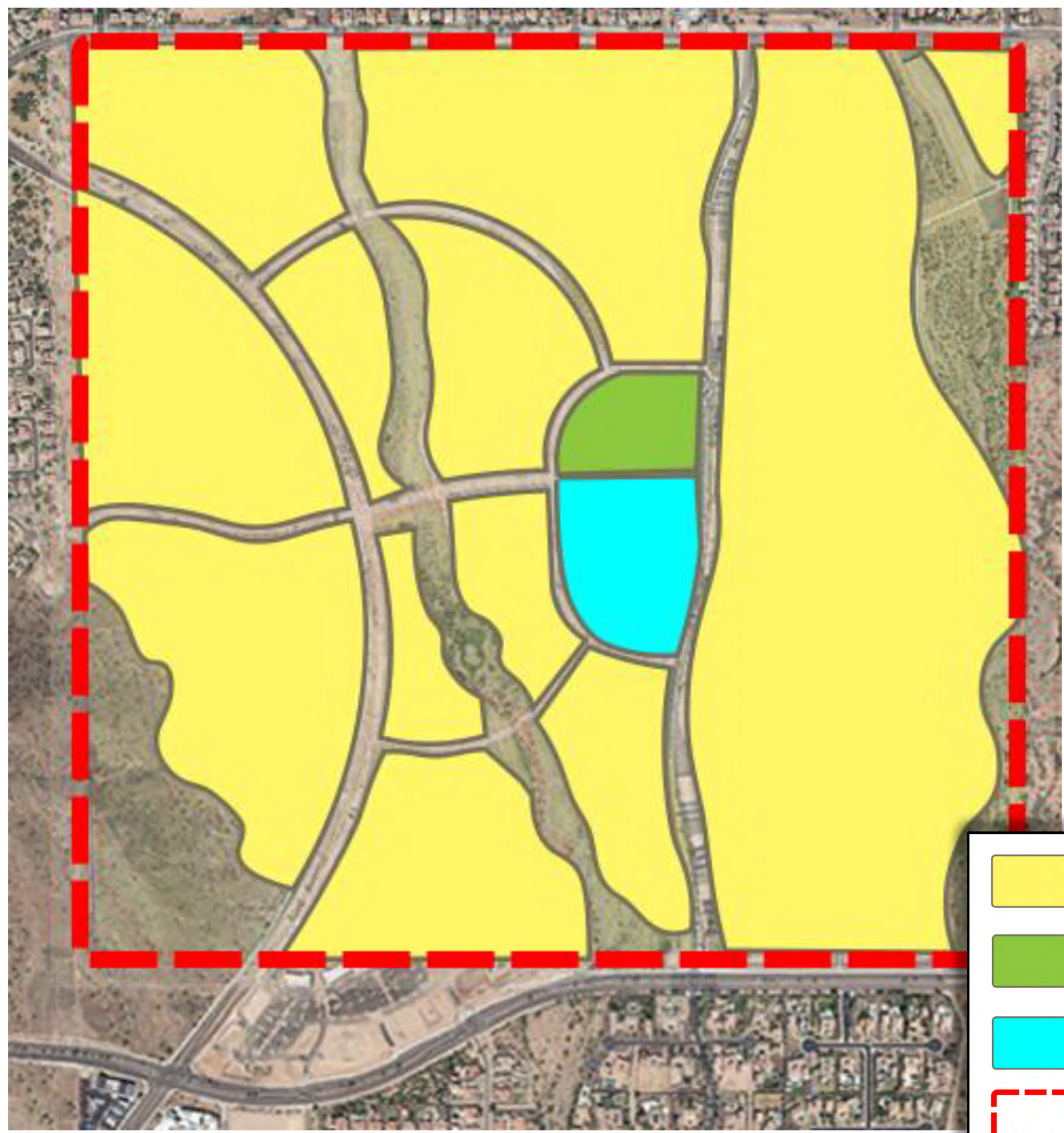
2038







# Pre/Post Trailhead Density Maps

Aloravita Density Map Pre-Trailhead Development (2021)

Aloravita Density Map Post-Trailhead Development (2025)



	Residential: 4.22 DU/ac
	Neighborhood Park
	School
	Aloravita Boundary

June 6, 2025

**Re: Notice of Neighborhood Meeting for a Requested Minor General Plan Amendment (Case No. GPA25-02) to Remove an Unnamed ‘Future Collector Road’ North of the Northeast Corner of Happy Valley Road and West Wing Parkway**

Dear Property Owner or Association Representative,

You are invited to attend a neighborhood meeting regarding a proposed Minor General Plan Amendment (Case No. GPA25-02) that has been submitted to the City of Peoria. This amendment would remove from the Future Land Use Plan and the Circulation Plan a ‘future collector road’ located north of the northeast corner of Happy Valley Road and West Wing Parkway (“Request”). A map of the proposed change is on the reverse side of this letter.

Collector roads typically feed traffic from lower volume local roads to higher-volume arterial roads and parkways. Here, the planned ‘future collector road’ would be less than half a mile in length and would be the southernmost of three collector roads planned to connect to West Wing Parkway approximately ¼-mile apart from each other. Traffic analysis has found that this unbuilt roadway is not needed for functional connectivity due to the redundant collector roadways nearby and changes in the land use pattern limiting trips at this location. This Request is necessary to formally remove the road from the General Plan. The Request does not alter the permitted land use or density at this location.

If you are unable to attend the meeting, but would like more information about the application, please call me at 602-899-0318 or email me at [apruett@bfsolaw.com](mailto:apruett@bfsolaw.com). You may also contact the City staff reviewer, Sarah Dircks, AICP at 623-773-7514 or [Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov). Thank you.

<b>Neighborhood Meeting:</b>	
<b>Date:</b>	<b>June 26, 2025</b>
<b>Time:</b>	<b>5:45 p.m.</b>
<b>Location:</b>	<b>Sunrise Mountain Library 21109 N. 98<sup>th</sup> Ave Peoria, AZ 85382</b>
<b>Case No.:</b>	<b>GPA25-02, Minor General Plan Amendment</b>
<b>Hosted by:</b>	<b>Bergin, Frakes, Smalley &amp; Oberholtzer, PLLC</b>

Sincerely,

Adam Pruett

cc: Sarah Dircks, City of Peoria Planning and Development Department  
Reverse – Proposed Minor General Plan Amendment

### Proposed Minor General Plan Amendment



**Current** General Plan Road Network



**Proposed** General Plan Road Network

PENDING  
PENDING  
PENDING,

EMPIRE WEST TITLE AGENCY LLC TR  
TRUST NO 9999TRTAZ/LT ALORAVITA LLC

PULTE HOME COMPANY LLC CP # 53-  
122449

LT ALORAVITA LLC/ARROYO CAP III-2 LLC

SLATE NON-NC NON-WA PROPERTY  
OWNER LLC

SIDDAVATAM GOVARDHAN  
REDDY/KADITHAM RADHA

GURRALA RAJA SEKHAR  
REDDY/VEMIREDDY NAVITHA REDDY

TAYLOR KENNETH

KUO SHENG CHIA/HUA CHENG I

CHEN CHE-PEI/LEE PEI-CHENG

GARAI SUKANTA/MANJUSREE

MOLLER LAURA MARIE/SCHROEDER  
SANDRA LEE

ADCOCK LOGAN JAMES/ALEXIS NICOLE  
PATTERSON

JOHANSON AARON/CASSANDRA  
7696 W HONEYSUCKLE DR

CHALUVAJI PRAVEEN/AKIREDDY VASAVI

GAO MARGARET

WEITZEL CARMEN RAE

SUDINI RAJA SRINIVASA REDDY

CHAKKA SRIRAMULU/UMADEVI  
E DR  
PEORIA, AZ 85383

LEON LUNA FAMILY TRUST  
PEORIA, AZ 85383

MOTIU JANICE

VO ANTHONY/HA JENNIFER

HUINICE LLC

CHENG KUN YE/LIN HSIAO WEI

KTJS HOLDINGS LLC

PEICOV MIHAELA/MAXIM

RAAVI KULDEEP C/BORRA PUJITHA

SUBRAMANI BALAJI/PANDIAN  
TAMIZHPAVAI

GUBBALA MADAN/SRIVALLI

SAKHAMURI BHAVITH KRISHNA

LAI YUN TZU

[REDACTED]

POTTER COURTNEY RAE/DUSTIN  
MICHAEL

[REDACTED]

SITU YANMING/SELAMAT LISA

[REDACTED]

MONTGOMERY RILEY JR/ANNA

[REDACTED]

ZHANG HUAN CHENG/LUO YI RU

[REDACTED]

MATHEWS CHELSEY/MICHAEL

[REDACTED]

HADDAD AMJAD YOUSIF/FATIN JAMIL

[REDACTED]

POTURAJU SANTHOSH KUMAR/MARTHI  
SWETHA

[REDACTED]

CECIL ERICA NICOLE

[REDACTED]

SARAIYA JIGAR/RINA

[REDACTED]

MCINTOSH KAREN M/WINSTON SCOTT

[REDACTED]

PULIYAKKOT VINEETH/DIVYA V

[REDACTED]

BANDA SANDHYA/SATHISH

[REDACTED]  
PEORIA, AZ 85383

BLOCK E CHANDLER/ANDREA LEE

[REDACTED] REY  
PEORIA, AZ 85383

ARNOLD FAMILY REVOCABLE TRUST

[REDACTED]

TSENG SHIH HAN

[REDACTED]

PRABAKARAN DHANUSH/RAJASEKARAN  
PREMAA

[REDACTED]

ASHTON WOODS ARIZONA L L C

[REDACTED]

ASHTON WOODS ARIZONA LLC

[REDACTED]

ASHTON WOODS ARIZONA L L C

[REDACTED]

ASHTON WOODS ARIZONA LLC  
8655 E VIA DE VENTURA STE F250

[REDACTED]

MCFADDEN SEAN DANIEL

[REDACTED]

GHUMAN PRAVIIT/SANDEEP  
KAUR/SINGH ZABITA

[REDACTED]

JEFFREY MAYRA

[REDACTED]

DRUIN DONALD N/EASTRIDGE HALLE R

[REDACTED]

AVEBECK LLC

[REDACTED]

CHEN JOHN WEI ZHENG

[REDACTED]

MEADE ALYSSA GABRIELLE/WRIGHT  
JUSTIN DAVID

[REDACTED]

RAMAJAYAM MAHALAKSHMI

[REDACTED]

HONG CHI-PAO/LIN TING-WEI

[REDACTED]

ZHENG YING/ZHANG HUI

[REDACTED]

ASHTON WOODS ARIZONA LLC

[REDACTED]

TAYLOR MORRISON/ARIZONA INC

[REDACTED]

TAYLOR MORRISON ARIZONA INC

[REDACTED]

ALORAVITA SOUTH HOMEOWNERS  
ASSOCIATION

[REDACTED]

LENNAR ARIZONA LLC

[REDACTED]

BALD JASON DAVID/KATRINA LEE

[REDACTED]

GRAU JOSE/TERESA

[REDACTED]

AYUB SHOAIB/SHORES KELSEY

[REDACTED]

[REDACTED]

ALORAVITA SOUTH HOMEOWNERS  
ASSOCIATION

[REDACTED]

Aloravita

[REDACTED]

Calle Lejos Estates HOA

[REDACTED]

Colina del Sur

[REDACTED]

Copper Creek Estates

[REDACTED]

Eagle Canyon HOA

[REDACTED]

Eagle Ridge Estates HOA

[REDACTED]

Happy Valley Estates HOA  
(Estates at Happy Valley)

[REDACTED]

La Caille Community Association

[REDACTED]

Rock Springs Community  
Association

[REDACTED]

Silver Canyon Ranch (Vista  
Montana II)

[REDACTED]

Silver Crest at Treasure Canyon  
HOA

[REDACTED]

Summit at Sunrise Mountain  
Community Assoc.

[REDACTED]

Sunrise Vista

[REDACTED]

Terra Vista Estates HOA

[REDACTED]

Terramar HOA

[REDACTED]

Vista Montana Community Assn.  
(Ventana Picachos)

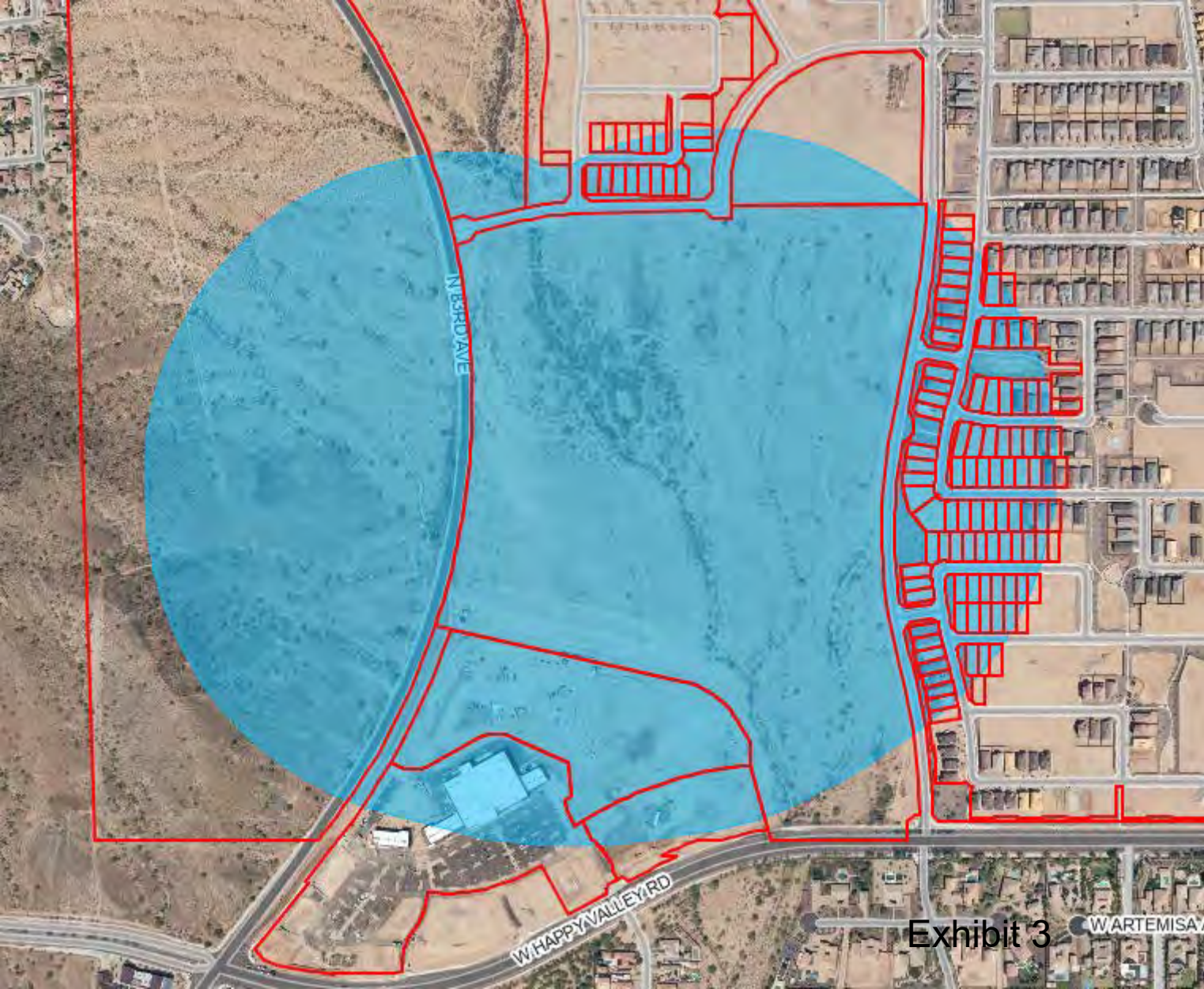
[REDACTED]

Vista Montana III

[REDACTED]

Westwing Mountain HOA

[REDACTED]



N BIRDYAVE

W HAPPY VALLEY RD

Exhibit 3

W ARTEMISA



# AFFIDAVIT OF POSTING

GENERAL PLAN AMENDMENTS, REZONINGS, CONDITIONAL USE PERMITS, AND VARIANCE APPLICATIONS

In order to assist in providing adequate notice and meet applicable requirements, the Applicant shall post sign(s) as prescribed by the City of Peoria "Site Posting Requirements". It shall be the responsibility of the Applicant to erect and maintain the sign on the subject property, and to update the information on the sign until the final disposition of the case.

Case Number: GPA25-02  
Project Name: Minor GPA to remove unnamed "future collector road"  
Location: North of the northeast corner of Happy Valley Rd., and Westwing Pkwy

I certify that the site has been posted as detailed by the City of Peoria Site Posting Requirements for the case above, and confirm that the site was posted at least fifteen (15) calendar days before any neighborhood meeting and public hearing date, where calendar days excludes the day of posting, day of the meeting, and any day(s) necessary to update the sign(s). In addition, I confirm that the sign(s) will be removed within fourteen (14) days after the final disposition of the case.

Sign Company Name: Dynamite Signs  
Phone Number: 480-585-3031 Email: ruben@dynamitesigns.com

Date of Sign Posting: June 9, 2025

Applicant/  
Representative Name: BFSO Law / Caleb Weeks

Signature: \_\_\_\_\_

STATE OF ARIZONA )  
 )  
County of Maricopa ) SS



The foregoing instrument was acknowledged before me this 9th day of June 2025

June 1, 2026  
My Commission Expires

Notary Public

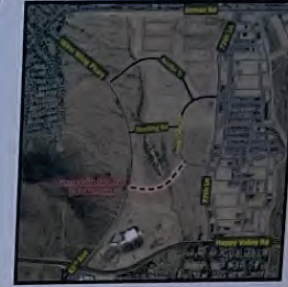
Return completed notarized affidavit AND photographic evidence to the Planner assigned to the case.

# City of Peoria Public Notice

**Request 1:** A Minor General Plan Amendment to remove a 'Future Collector Road' from the Future Land Use Plan and the Circulation Plan.

**Project Location:** North of the northeast corner of Happy Valley Road & Westwing Parkway

**Project Size:** Approximately 0.3 miles of unbuilt 'future collector road'



**Applicant Contact:**

Name: Adam Pruett  
Phone: 602-899-0318  
Email: [apruett@bfsolaw.com](mailto:apruett@bfsolaw.com)

**City Contact:**

Planning and Community Development  
623-773-7514  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)

**Neighborhood Meeting(s):**

When: June 26, 2025 at 5:45 P.M.  
Where: Sunrise Mountain Library  
21109 N. 98th Ave, Peoria, AZ 85382

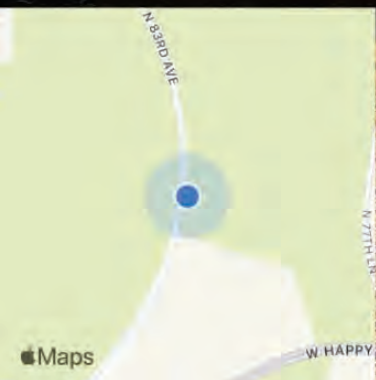
**Planning and Zoning Commission Hearing:**

When: TBD at 6:00 P.M.  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**City Council Hearing:**

When: TBD at 6:00 P.M.  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Case No(s):** GPA25-02



June 9, 2025 at 7:41 AM  
+33.714849, -112.232456  
N 83rd Ave  
Peoria AZ 85383  
United States

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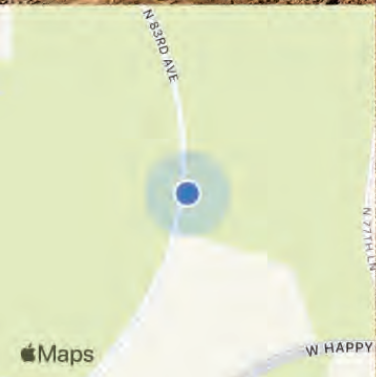
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8401 W. Monroe St., Peoria, AZ 85345

**Case No(s):** GPA25-02



June 9, 2025 at 7:40 AM  
+33.714849,-112.232456  
N 83rd Ave  
Peoria AZ 85383  
Exhibit 3  
United States