

Exhibit 9- Public Comment

11/19/2024

Peoria Planning Department

9875 N 85th Ave
Peoria, AZ 85345

Dear Members of the Peoria Planning Department,

I hope this letter finds you well. My name is Sandra, and I am a property owner at _____ which is located in close proximity to the property in question, Multi-Family Residential NEC of 87th Avenue and Northern Avenue. I am writing to formally express my opposition to the proposed rezoning request for multi-family development in this area.

As a resident and owner in the neighborhood, I have several concerns regarding how the proposed zoning change could affect the character, safety, and quality of life in our community. Specifically, I am concerned about:

1. **Increased Traffic:** The addition of multi-family units in this area could lead to a significant increase in traffic, particularly along Northern and 87th Ave. This may create more congestion and safety issues, especially given the current infrastructure and lack of capacity for additional vehicles along these streets.
2. **Impact on Property Values:** As a property owner, I am concerned that the construction of multi-family units could have a negative impact on property values in the area. The increased density and potential changes in the neighborhood's aesthetics may make our community less attractive to future buyers or renters.
3. **Increased Overlooking of Private Spaces:** Multi-family buildings, particularly if they are taller or more densely populated, will likely lead to an increased number of windows facing directly into our private yards, gardens, and living spaces. This loss of privacy could make us residents feel exposed in our own homes, which is a significant concern for me, my family and neighbors.
4. **Vandalism and Property Damage:** With a greater number of residents, particularly in areas with higher turnover rates, there is a higher likelihood of vandalism or damage to surrounding properties. This is a concern not only for my own property but also for the value and integrity of the entire neighborhood.
5. **Change in Neighborhood Character:** Our neighborhood is currently characterized by Summerset Village, a single-family homes. I believe that introducing multi-family zoning would alter the composition of our community, leading to potential conflicts between different types of housing, and may not be consistent with the desires of the majority of residents.

While I understand that there is a demand for more housing, I feel strongly that this proposed development would not be the best solution for our neighborhood. I encourage the zoning board to consider these concerns in your deliberations and explore other avenues that may better serve the needs of the community without compromising its established character.

Thank you for taking the time to consider my thoughts. I respectfully request that you take my concerns into account when making your decision on this rezoning request.

Sincerely,
Sandra Basulto

Exhibit 9 - Public Comment (Opposition)

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: NEC of 87th Ave and Norther Ave. GPA24-07 and Z24-07
Date: Thursday, August 7, 2025 11:24:09 AM

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.

Hi Sarah,

I live in the residential community of Summerset just to the West of the property in question.

I have a few concerns mainly the safety of the children in the Charter School that these apartments will be built right on top of. Apartments bring a transient group of people and being multiple stories, that would allow them to look right into the school's playgrounds and pickup locations. Children walking to school would have to walk past the apartments. This sets up the opportunity for pedophiles, and other unsavory criminals that victimize children to be right next to them.

In 20 years when these apartments will be run down then who will be living in them; near our kids and residences adding to the crime and making us all unsafe?

The traffic on 87th Ave. (which is two lane) with no traffic control lights is already difficult to get onto Northern Avenue during morning school drop offs, when school lets out or when there are events. I can't image more traffic affecting our ability to get out of our community with only two exits to the east that would be adjacent to the apartment traffic.

Also, many of us chose this community because it's all single level so we'd have the privacy of not having multilevel homes looking into our yards and windows this will put a multilevel apartment right on top of us. Removing our privacy.

I'm really not at all in favor of the riff raff that comes with apartments that could depreciate our property values, endanger our children, increased traffic, and traffic noise. We're already dealing with Northern Ave. that was changed to a "super street" making our once quiet neighborhood noisy as cars race with obnoxious exhausts between 83rd Ave and 91st all hours with no enforcement by the police and we also get to hear the trucks jake brakes at all hours.

Thank you,

Renee Hull

Exhibit 9 - Public Comment (Opposition)

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Regarding project planned on NEC of 87th/ Northern avenue
Date: Friday, August 1, 2025 5:31:39 PM

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 your postcard today regarding a public hearing for The above location. If this location is the one next to the school, I literally live right across the street from there in the Palermo gated community subdivision.

Is it going to be planned for traditional residential housing? Are they apartments or condos or single family homes?

Is circle West architects the builder?

Thank you in advance!

Kindly,

Marie B.
[REDACTED]

Exhibit 9 - Public Comment (Inquiry)