

**From:** [Sarah Dircks](#)  
**To:** [REDACTED]  
**Subject:** RE: Z23-14 jomax & 73rd  
**Date:** Wednesday, February 7, 2024 2:12:00 PM

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Mr. Osweiler,

Thank you for reaching out about the pending application. Rezoning requests are applications to change the zoning designation. In this particular instance the propose of the rezoning request is to allow the 1.5 acre property to develop as (2) lots with a size no smaller than 0.4 acre properties in lieu of requiring a minimum lot size of 1 acre, which would effectively allow for one lot.

As part of the rezoning request, conceptual layout of the site is looked at. The plans submitted in August 2023 did not propose through connection proposed between 73rd Drive and Jomax Road. After speaking with the Traffic reviewer for the rezoning application, it is unclear if they have revised their plans. The applicant has not submitted revised plans to the City but anticipates doing so subsequent to gathering information from the public at neighborhood meeting. The applicant should be presenting information at their meeting which may be able to clarify your inquiry.

At the end of staffs review prior to action being taken on the request, all property owners and HOAs will also be notified again of the scheduled hearing. Did you receive a notice of application from the City or did you see the sign posted by the applicant. If you are not on the notification list, I can add you to the notice list prior to the hearing?

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Monday through Thursday, 7am to 6pm | Closed Friday  
[Peoriaaz.gov/planning](http://Peoriaaz.gov/planning)

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

**From:** [REDACTED]  
**Sent:** Wednesday, February 7, 2024 7:56 AM  
**To:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>  
**Subject:** Z23-14 jomax&73rd

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Hi Sarah my name is Tanner I own a house near the proposed rezoning between jomax and 73rd. The only question that I have in regards to this that the letter did not specify is if the proposal is to continue 73rd all the way to jomax with this rezoning or to leave existing roads as they are. I appreciate you taking the time to answer this email.

Thank you and have a great day!  
Sent from my iPhone