

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: RE: Questions about Lone Mountain and 135th Ave PAD
Date: Saturday, May 10, 2025 3:41:00 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.

Sarah,

We had just bought into a 55+ community just 1 year ago and did not expect to have a high-density development next to us, nor a main road next to our home. When we bought our home, I researched Peoria planning and Maricopa maps to find out what the land use was next to us and found that the zoning is suburban ranch which I understand is high density 1 acre lots.

Yes, please include me in the interested party email list.

Thank you,
Victoria Suppo

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Thursday, May 8, 2025 5:02 PM
[REDACTED]
Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Victoria,

I will let the applicant, Kurt, address your concerns below related to their proposed design. I can include you in the interested party email list related to this case for the city. I will redact your contact information before saving this email to the public record related to comments received on this case. Is it appropriate to identify you are just interested general information and that you are not opposed or in support of this project.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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

[REDACTED]
Sent: Thursday, May 8, 2025 4:20 PM

To: kajones@tblaw.com

Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>; [REDACTED]

Subject: Questions about Lone Mountain and 135th Ave PAD

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 Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135th Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD.
3. Is a traffic study under way yet?
4. Will 135th be maintained by the city or is it a private road within the PAD?

Thank you,
Victoria Suppo

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Rezoning Request Case # Z25-04
Date: Wednesday, May 7, 2025 9:48:27 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.

Sarah,

This area in Vistancia and North Peoria does not need more mid to high density housing. Traffic is currently a challenge to get in and out of the area due to the lack of access to Loop 303 North and South and to Happy Valley Road. Also, the “crown jewel” of this area is the wide open mountain views and desert landscape so why eliminate the very reason people choose to live here?

We are against rezoning this parcel and area to PAD. Leave the zoning as is at SR-43 to allow for lower density, desert beauty and less impact on the inadequate infrastructure.

John and Deanna Markosian
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Zone request Z25-04
Date: Wednesday, May 7, 2025 1:30:34 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.

Good day Sarah,

This note is to let you know I oppose the project you are planning . A lot of people including myself moved to the area for the beauty of the open spaces (desert) and it seems the city is only thinking about the revenue that will be collected from the taxes that will be put into the city , county and state coffers. It use to be a beautiful drive down the 303 freeway and now all the desert is being developed . My home is on 138th Ave and I have a incredible view of the Desert and the Sunsets but at the rate you (the city) is allowing the building in the area you are ruining why we have purchased are homes here. I left California 25 years ago because of the same issue Arizona is doing now . Over development is not the answer for a great place to live . Please stop this if you can. There are other areas that can be developed that will not have such a impact on the beauty of the desert. the community I live is is wonderful its a short walk to the desert and a lot of people use the desert to walk in and enjoy its beauty and animals. This letter will most likely fall on def ears because money talks and the developer will win but it will destroy the beauty us that moved here years ago for the.... open desert

Thank you for taking the time to read my ranting I have never done this before but I feel very strongly that the City of Peoria is make a big mistake buy allowing all this building to go on . Hope we don't run out of water along with the beauty of the desert.

Address : [REDACTED]

Michael J. Simpson

[REDACTED]

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

**RE: Considerations when reviewing the re-zoning request Case No: Z25-04
Lone Mountain and 135th Ave PAD**

When it comes to evaluating the zoning request, the concept of duplicating surrounding neighborhoods and seeking low density PAD zoning makes sense and aligns with the 2040 City of Peoria Strategic Plan in general, so I have no objection to that.

However, when it moves towards the PAD development there are several areas of concern that I have that straddle zoning and PAD decision making.

Three different developers combined together to purchase the state land which, intended or not, eliminated competitive bidding on the state land and therefore the purchase price was secured at the asking price with only one bidder. This strategy definitely benefited the developers.

My concerns lie in two main areas:

1. The development of Trilogy West by Shea homes also required rezoning including an area planned for estate homes at a density of 0-2 homes per acre. That land was rolled into the overall development plan which combined several different parcels to arrive at the overall low density zoning approval. There were no estate homes built, so that section of property helped offset increased density in other areas. In the initial plan submitted by the three developers shows quite a difference in planned zoning density between the 3 builders. I believe that the low density zoning request with an average of 2.31 homes per acre should apply equally and separately to each developer and not be averaged across all the PAD. The Lennar homes plan directly behind Montansoro Lane is the highest density of homes in entire PAD, which backs directly onto arguably the most expensive homes in Mita which all paid a premium for each lot.
2. Protecting the wildlife corridor behind the North side of Mita is critical. The rapid growth and continuous development of the Vistancia area has resulted in rapid displacement of natural wildlife which is disrupting the eco-system. Currently, there are several large packs of coyotes that travel along the back fence of Mita to and from the wash where they hunt. I have seen and have on camera several packs numbering 6 or more. Donkeys, Bobcats, Javelina's, rabbits, hares, horned owls, falcons etc. also make up the fauna that rely on the corridor daily to actively hunt and move between open spaces. Protecting the corridor with an appropriate set back between the proposed neighborhoods and Trilogy West is critical to ensure the natural eco system is maintained. Cutting this off will result in the continued increases in domestic animal attacks in neighborhoods and increased accidents with wildlife on the roadways, which we have been witnessing on social media websites. We must find a way to co-exist with the wildlife and take responsible measures to do so.

Clearly, well planned, thoughtful residential growth is important to the economy of Peoria and builds the community. Protecting open space, natural washes and the surrounding beauty is something the City should be proud of. The City should also be equally supportive of protecting the investment current residents have made in their homes and the type of residential environment the City purports to desire.

We look forward to working collaboratively with the City and the Developers and hope our concerns as established residents and taxpayers will be taken seriously.

Thank you for the opportunity to share our comments. We look forward to continued dialogue.

Sincerely

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: diego.ortiz@collierseng.com
Cc: [Sarah Dircks](#); [Matt Bullock](#)
Subject: Fw: Neighborhood Rezoning Meeting
Date: Wednesday, August 13, 2025 9:44:17 AM
Attachments: [image001.png](#)

You don't often get email from marycassellius@gmail.com. [Learn why this is important](#)

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

Good Morning Diego. I believe we met at the Pre=Zoning meeting a few months back. By way of re-introduction, my name is Mary Cassellius and I live at [REDACTED] [REDACTED] [REDACTED] in Desert Vista. After the meeting, I submitted a list of my questions/comments and concerns to Josh Hansma (Associate with Kyle Moyer) and to Sarah Dircks (City Staff Member) (see e-mail string below). I continued to follow-up with Josh, but no response. (I did receive an initial response from Ms. Dircks with the City, and can provide a copy of that e-mail to you should you wish to review it.)

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions received at the meeting or any other form of communication received regarding the application, responses to comments/questions, and any mitigation issues identified as a result of the comments and concerns received."

I appreciate your timely response.

Sincerely,

Mary J. Cassellius
Larry D. Grace

From: [REDACTED]
Sent: Wednesday, August 6, 2025 7:53 PM

To: Josh Hansma <josh@kylemoyer.com>
Subject: Re: Neighborhood Rezoning Meeting

Good Evening Josh. It's been a couple months now and I have yet to hear back from you regarding my questions for your development team. I have checked my spam/trash files and don't think I have missed any communication from you.

Can you please (a) confirm that you are receiving my e-mails and (b) advise me as to the anticipated timing of your response.

Thank you for your time.

Mary Cassellius
Larry Grace

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Monday, June 30, 2025 3:41 PM
To: Josh Hansma <josh@kylemoyer.com>
Subject: Re: Neighborhood Rezoning Meeting

Good Afternoon Josh. I was just following up with the questions I had presented to you. I know that some of them are "forward thinking" but didn't want my concerns to fall through the cracks.

Please advise

Thank you for your time.

[REDACTED]
[REDACTED]

From: Josh Hansma <josh@kylemoyer.com>
Sent: Thursday, June 5, 2025 3:39 PM
To: [REDACTED]
Subject: Re: Neighborhood Rezoning Meeting

Mary—once again it was very nice to meet you last night. I wanted to follow up with you and let you know that I have forwarded your questions over to our development team. Please allow a few days for each of our team members to answer your questions. Once I have the information from the team I will get back to you. I hope you have an fantastic end to your week and once

again it was lovely to meet you last night. Thanks Mary!

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company



(616) 540-5825

josh@kylemoyer.com

KyleMoyer.com

From: [REDACTED]

Date: Thursday, June 5, 2025 at 11:41 AM

To: Josh Hansma <josh@kylemoyer.com>, sarah.dircks@peoriaaz.gov
<sarah.dircks@peoriaaz.gov>

Subject: Neighborhood Rezoning Meeting

It was a pleasure to meet you during our brief discussion last evening. As a reintroduction, my name is Mary Cassellius, and I am the homeowner at [REDACTED]. When my home was constructed in 2017, I was aware that the adjacent state land would be developed at some point in the future. While I had hoped—optimistically—that such development would be far off, the time has now arrived.

After reviewing the **Follow-up Pre-Application Submittal** prepared on December 26, 2024, and the **Preliminary Application Information** from the meeting on January 15, 2025, I have a few questions, comments, and concerns that I hope can be addressed as part of this process.

1. Traffic Impacts on Lone Mountain Parkway

According to the Pre-Application Submittal:

- Page 4 states that “traffic for the area is anticipated to predominately utilize Lone Mountain Road for its direct connection to State Route 303 or Vistancia Boulevard.”

- Page 6 (Master Plat for Infrastructure) references improvements to Lone Mountain Road, which is also mentioned under **Preliminary Application Comments** (page 9, Traffic Division).

Traffic Growth and Safety Concerns:

ABC 15 Arizona reported in December 2024 that “The city says the Vistancia Boulevard and Lone Mountain Parkway intersection saw a 375% increase in crashes in 2024.” While I do not necessarily agree with the City’s decision, it was reported that the Peoria City Council unanimously approved a roundabout project to address this issue, with completion expected sometime in 2025.

Additionally, based on **Motley Fool’s 2025 Car Ownership Statistics**, Arizona households average **2.3 cars per household**, meaning the anticipated addition of **600+ new homes** in the development could introduce as many as **1,200 additional vehicles** to Vistancia’s surface streets.

With these factors in mind, I would like clarification on the anticipated improvements to Lone Mountain Parkway, including but not limited to the following:

- Planned lane restrictions or closures during construction.
- Projected timelines and phased implementation
- Increased safety for vehicles, pedestrians and cyclists
- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield?

2. Comprehensive Mass Grading – specifically on Parcel 3

Page 6 of the Pre-Application Submittal mentions that “Comprehensive Mass Grading is contemplated.” This is a broad statement, and I would appreciate further details regarding:

- The specific grading methods to be used (excavation, fill, compaction, etc.)
- Whether blasting is anticipated; if so, will pre-blast inspection surveys be offered to nearby homeowners? Concerns have previously been raised by NorthPoint residents regarding property damage reportedly caused by

blasting activities. Protecting my home's value and integrity is a top priority.

- Expected commencement and completion dates for grading.
- Dust mitigation strategies – residents along 137th Avenue all have view fences.

3. New Development's Impact on my property – specifically Parcel 3

- Construction fence details, including height, material, and placement.
- Clarification of the proposed walkway shown – lighting/gravel. Is this calculated in the setback of the properties? This walkway will need to be signed strictly prohibiting motorized vehicles.
- The anticipated height of homes, particularly those adjacent to properties on 137th Avenue, will these be two-story homes? Secondly, what is the grading plan for Final Plat Parcel 3.
- Will the homes in the new development that butt up against those existing homes on 137th have view fences. I am not excited about looking out in my backyard's view fence to a 6-8' tall block wall.

4. Sewer System Modifications

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

- What steps will be taken during decommissioning?
- What structures or systems will remain after the process is completed?
- Who will have the on-going maintenance of this decommissioned facility

5. Project Liaison

As this development progresses, I would appreciate the designation of a **liaison** who can serve as a point of contact for homeowners regarding potential **major**

concerns that arise throughout the construction process.

Please advise how the questions/comments/concerns that were raised through your initial review process will be communicated, as well as any “next steps” that you may be aware of and the timing of those “next steps”.

Thank you for your time, I look forward to hearing from you.

Mary J. Cassellius

Larry Grace

August 25, 2025

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

RE: Comments regarding the proposed PAD development P25-09

I submitted some initial comments on May 25, 2025 in response to the proposed re-zoning Case No: Z25-04 Lone Mountain and 135th Ave PAD. I requested copies of the file P25-09 which were submitted simultaneously with the zoning request by the developer. The City clerk promptly sent me the non-confidential versions which is appreciated. Ms. Dircks has also been very helpful via email and offered to meet to answer any questions. I truly appreciate the partnership between the City and its residents.

There are many aspects of the PAD that are well thought out and ensure the new development fits in well with surrounding developments. The two areas of concern I raised before still apply namely, the density of the Lennar homes and the significant impact this development will have on the ecological aspects of the area.

Lennar homes, Parcel 2 is proposed at 3.79 DU/DA, has the largest number of homes overall (n=163) the smallest lot sizes overall with no lot over 5400 sq ft, and the second to smallest % of usable open space (5%). Parcel 2 is also the third largest area of the PAD 43.01 acres and should be amended to bring the DU/DA down to a more reasonable level. I recognize that the all the developers are calculating the average across the entire PAD but they also benefited by securing a lower price at auction by having only Shea bid and split the development up amongst themselves.

Track K homes (Lennar) back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane. The Western most wash is designated 404 and travels throughout Trilogy and out to the Golf Course open space. This wash is used by countless types of wildlife including Horned owls, Hawks, Bobcats, Coyotes, Donkeys, Rabbits, Hares and many other animals in the food chain. The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy.

The impact of urbanization and limited wildlife corridor development has been well documented and is considered by many leading edge Cities such as Buckeye,AZ in their land development plans.(ref 1 and 2). I urge the City of Peoria to do so as well as the growth and development is rapid, is increasing the heat island trends (Ref 3), and affecting the natural habitat we all came here to live amongst.

I would request the reviewers to carefully consider a few options:

1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100' and allowing only single family homes along the back will help ensure three things:
 1. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.

2. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia blvd in favor of using the washes.
3. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150- 133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots will improve both circumstances.

I appreciate the opportunity to comment and I hope these concerns will be given appropriate consideration during the review process.

Sincerely

A large black rectangular redaction box covering the signature area.

Attachments

1. Buckeye Wildlife Corridors. Best Practice Guide, July 26, 2021. <https://www.buckeyeaz.gov/home/showpublisheddocument/10898/637716390475800000>
2. The Impact of Urbanization on Wildlife Habitats: Challenges and Solutions. <https://uppcsmagazine.com/the-impact-of-urbanization-on-wildlife-habitats-challenges-and-solutions/>
3. Heat Island Trends. United States Environmental Protection Agency. <https://www.epa.gov/heatislands/heat-island-trends>

From: [REDACTED]
To: Matt Bullock
Cc: [Sarah Dircks](#)
Subject: Re: MESQUITE DISTRICT EXPANSION
Date: Thursday, November 13, 2025 1:16:08 PM
Attachments: [Outlook-3nz3smzi.png](#)

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

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

Lone Mountain and 135th

On Nov 13, 2025, at 1:14 PM, Matt Bullock <matt.bullock@peoriaaz.gov> wrote:

Hi Carla & Charles,

Are you asking about the new Peoria Innovation Core or the North Peoria Gateway or some other expansion (since we have many projects proposed over the next 2 years). Thanks.

<Outlook-3nz3smzi.png>

Matt Bullock
City Council Representative
Mesquite District

P: 623-773-7608 **E:** matt.bullock@peoriaaz.gov

W: [Council webpage](#)

[Signup for email alerts](#) [Facebook page](#)

From: [REDACTED]
Sent: Thursday, November 13, 2025 9:44 AM
To: Matt Bullock <matt.bullock@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov>
Subject: MESQUITE DISTRICT EXPANSION

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

Matt Bullock/Sarah Dircks,


We are writing this email to let you and the city know we are not happy with the current proposal for the Mesquite District Expansion. Following are our major issues:

- 1) Parcel 2's housing density is greater than 4.5 dwelling units per acre, which is the highest housing density in the entire new development and 60% greater than the adjacent Trilogy density.
- 2) Parcel 2's level of housing density means lot widths of only 45 feet and we worry that this will lead to 2-story home being built on these lots. The minimum width should be 60 feet with only 1 story homes allowed in this area.
- 3) It would be nice to have a Wildlife Corridor and lots adjacent to Trilogy should have a specified minimum set-back distance.

We appreciate you voicing our concerns. We bought our home in the past year knowing that there would be a development adjacent to our backyard. We paid a premium for it assuming the new development would have similar requirements to the existing Trilogy development.

We would appreciate whatever you can do to voice our concerns.

Thanks,

Carla & Charles Karpinske


From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Fw: Lone Mountain/135th development behind Trilogy
Date: Wednesday, November 12, 2025 8:53:51 PM

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

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

From: david zavos
Sent: Wednesday, November 12, 2025 8:51 PM
To: Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: Lone Mountain/135th development behind Trilogy

Hello Matt,

I just wanted to drop you an email to add to the public input on this project.

My wife Jayne and I live at [REDACTED] directly facing Parcel 1 to our north. Shea Homes sold us our lot as a "premium view lot", with a premium price of \$35,000 above base.

Our concern is that parcel sizes will be considerably smaller than ours and lead to the possibility of 2 story homes being constructed that would block our views to the north. We would request that the city limit the lot sizes of Parcel 1 to 60' minimums and prohibit the building of 2 story homes backing to Trilogy. We believe that this is a reasonable request of Shea, given that they sold our lots as "view". We are dismayed that Shea decided to finagle the bid process with State Land by forming an agreement with Lennar and Toll Brothers, thus eliminating the competition. Shea can say all they want that the other builders are out of their control but they have proven that they can influence the others and they can make clear the deals they made with the residents on the north side of Montansoro. Shea should be well informed, that if they proceed in a manner that is not consistent with our ability to enjoy our view lots as sold to us, then we will actively take to informing their future customers of this complete lack of customer service. They need to stay good neighbors.

Thank you for service to the community,

David & Jayne Zavos

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Fwd: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm
Date: Thursday, November 13, 2025 8:37:46 AM

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

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

Sarah, could you please put us on the notification list for this as we are one of the homes affected. Thank you.

Juan P. Caldentey
[REDACTED]

Begin forwarded message:

From: Andrea Caldentey [REDACTED]
Date: November 13, 2025 at 7:47:39 AM MST
To: Juan Caldentey [REDACTED]
Subject: Fwd: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm

It looks like Shae was the only bidder! How is that possible?
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 12, 2025 at 3:21:46 PM MST
To: [REDACTED]
Cc: [REDACTED]

[REDACTED]

[REDACTED]

Subject: Re: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm

Melissa,

Thanks for the information. Do you or anyone else have a template of item's we should address. If it is just the lot size we don't need one. Also, is it better to send a letter to city hall or should we send an email?

[REDACTED]

Sent from my iPhone

On Nov 12, 2025, at 3:09 PM, Melissa Porta

[REDACTED]

Linda,

Thank you for the update and providing an opportunity for Trilogy residents to meet with Council Member Bullock. We would like to provide additional information for this group.

We spoke with Sarah Dircks from the City of Peoria. She told us there was a small number of nearby residents who provided comments to the city. Without more people raising concerns, likely no action will be taken to change the plans.

It is important for everyone in Trilogy to understand that the lots directly behind Montansoro are proposed to be only 45' wide. Think about how much narrower this is than your current lot. With this lot size, 2-story homes backing up to Trilogy are very likely. This lot size will result in a housing density for Parcel 2 that is greater than 4.5 dwelling units per acre. Parcel 2 has the highest housing density for the entire new development and is nearly 60% greater than the adjacent Trilogy density.

We urge you to attend the meeting with Council Member Bullock if you are available **and** provide written comments to him and the City of Peoria. We can't stress enough how your written comments matter in this process. Thank you.

Melissa and Greg McAllister

On Wed, Nov 12, 2025 at 11:00 AM L S

wrote:

Here is the latest update from the City regarding the re-zoning application and the PAD.

A preliminary plat is an administrative review. The preliminary plat layout has not been submitted for 2nd review. The applicant is seeking to get on the agenda next month for the zoning case Z25-04, which is an entitlement case that will go before Planning and Zoning Commission and City Council.

When a meeting is scheduled, the site posting on the property will be updated, an ad will be posted in the Peoria Times, a postcard will be mailed to those within the required noticing area, and those who emailed me and were placed on the interested party list will be emailed. I just verified, your email is included in the interested party list for Z24-04. As a result, at minimum you will be notified by email once a meeting has been scheduled.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

We will have the opportunity to attend the City Council meeting to discuss the re-zoning which is the Z24-04 application. As a reminder, the land is currently zoned RU-43 which is rural designation designed to limit housing to one house per acre and open space. The request is being made in line with the long term City development plan to approve the property as planned area development (PAD) (application P25-09) which then allows a developer to submit a plan to design a neighborhood with more density and some open space which Shea has also done but it still being reviewed and changes made to it per Sarah's note above.

The issue I have with this process is that Shea was the only bidder on the state land so they got it for the lowest price possible. They had a Joint Venture already established with Toll Brothers and Lennar homes to co develop the land. The PAD they are submitting shows an average of 2.43 homes per acre, however different builders have different densities of homes in their respective sections. Lennar homes has the highest density of homes on the smallest lots and likely will have the most 2 story homes which back directly up to homes along Montansoro Lane. It also sounds like 135th ave will be larger than the developers originally shared at the community meeting - as a result of push back from the City.

Council Member Bullock, Mr. Moyer from the developers PR firm and hopefully the lawyer from Shea have agreed to meet with us again on Monday Nov 17th from 2-4 pm at the Mita Club in the Culinary kitchen. Here is the agenda they will cover:

Welcome and recap of the history of the project up to today

What changes have ben made from resident input and suggestions

What the city still needs to decide on before and after plan submission

What can the builder still make changes on and what is final (discussing how development is a partnership and a compromise)

Update on the 135th Ave alignment and road

improvements

I would urge you to attend and voice any concerns you have at this meeting. The developers are not obligated to make any changes the City does not request and I am hearing rumblings that they are less likely to work with us based on the City feedback for increased setbacks for 135th avenue. If they don't hear from the residents then we know what the outcome will be. If you know of people who back on to what will be 135th ave they are more than welcome to attend as well.

Sincerely

Linda Simpson

From: [REDACTED]
To: [Sarah Dircks](mailto:Sarah.Dircks@peoriaaz.gov)
Cc: [REDACTED]
Subject: Re: Case Z25-04
Date: Wednesday, November 5, 2025 10:14:59 AM

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

ok, thank you for the information.

On Wed, Nov 5, 2025 at 10:11 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Joe,

The applicant has requested to form their own planned area development. The city does not regulate HOAs. Those are typically tied to CC&Rs and private agreements.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@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: Joe Golio [REDACTED]
Sent: Wednesday, November 5, 2025 7:45 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Cc: Nancy Golio [REDACTED]

Subject: Re: Case Z25-04

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

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

Thank you Sarah. Would this development be considered part of Vistancia and part of our HOA or would it be some separate entity?

On Wed, Nov 5, 2025 at 7:41 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Joe,

Congratulations on your recent home purchase and welcome to Peoria. The applicant has requested to building single family residential. The case is currently in second review. They are hoping to get on a Planning and Zoning Commission Agenda in December or January. No meeting date has been scheduled.

A postcard will be mailed to residents within 1320 linear feet of the property about 2 weeks before the meeting to notify people of a public meeting before the request is heard. I have attached the two mailers that went out. The notice of application (NOA) was sent by the city when the application was submitted to the city. The neighborhood meeting was sent by the applicant when they hosted their neighborhood meeting to discuss the project with residents. The applicant may be able to tell you more about their long-term plans on construction if you reach out to them via the number they provided in the flyer. If you want to see what they submitted to the city, you could (1) make a records request through the clerks office to receive documents, or (2) you are welcome to come to our office and I can pull up the plans for you to look at on a computer screen at the counter.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@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: Joe Golio [REDACTED]
Sent: Tuesday, November 4, 2025 11:02 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Cc: Nancy Golio [REDACTED]
Subject: Case Z25-04

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

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

Hi Sarah,

My wife Nancy and I just purchased a home in Peoria (Vistancia) and were on a walk this AM and noticed a Public Notice sign for a request to rezone property at Lone Mountain Parkway & 135th Ave (Case Z25-04).

Your name was on the sign as the city contact. We missed the Neighborhood Meeting that took place on June 4, 2025 as we were not yet here in our new home. I also see that the Planning and Zoning Commission Hearing is still TBD.

I was wondering if you had any information about this project from the Neighborhood Meeting or any information in general that you could share with us on this proposed project. Looks like the Proposed Use is for Single Family Residential. Any idea on the timing of this project?

Thanks very much for any info that you might be able to provide us.

Joe

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [Matt Bullock](#)
Subject: Re Zoning lots near Trilogy West
Date: Thursday, June 19, 2025 10:53:13 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 just wanted to urge consideration when re zoning the 1 acre lots to higher density parcels for the property north and west of the Mita side of Trilogy. Please consider the setback to be 50ft or further so streets, walls and homes are not easily seen from Trilogy homes along the borders. Everyone who bought into this area came for the desert and mountain landscapes.

I'll also recommend the developer limiting homes on the Trilogy borders to single level lots, so there aren't any 2-story homes overlooking Trilogy backyards.

Thank you for your consideration,

Joel L. Resnick
[REDACTED]

From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Lone Mountain & 135th Lennar Parcel 2....
Date: Thursday, June 5, 2025 2:01:00 PM
Attachments: [image001.png](#)

Ron,

I am the assigned city reviewer for this rezoning application. I will document opposition from Ron Stewart (residing at [REDACTED]) A compilation of public comment that will be shared with the applicant team, Planning and Zoning Commission, and Council. I will also add you to the interested party email list so you can receive future updates related to meetings.

It sounds like your email was already provided to the applicant's public outreach group. I can also provide you the applicant's contact information if you want to talk someone else from their team related to their proposed design. At this time, a formal submittal has not been made for the layout of the development. The conceptual exhibits on posters at the meeting provided more information than that was previously provided to the city. Please let me know if you have any further questions related to the review process.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@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: Matt Bullock <matt.bullock@peoriaaz.gov>
Sent: Thursday, June 5, 2025 11:35 AM
To: Ron Stewart [REDACTED] Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Re: Lone Mountain & 135th Lennar Parcel 2....

Hi Ron,

I'll pass your email on to Kyle Moyer whose company is the developer representative tasked with the event last night and future community events to gather resident input and see what changes can possibly be implemented.

Matt Bullock
[Council Representative](#)



Mesquite District

P: 623-773-7328 **E:** matt.bullock@peoriaaz.gov

W: [Council webpage](#)

[Signup for email alerts](#) [Facebook page](#)

From: Ron Stewart [REDACTED]
Sent: Thursday, June 5, 2025 11:31 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: Lone Mountain & 135th Lennar Parcel 2....

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

Good morning Sarah and Matt,

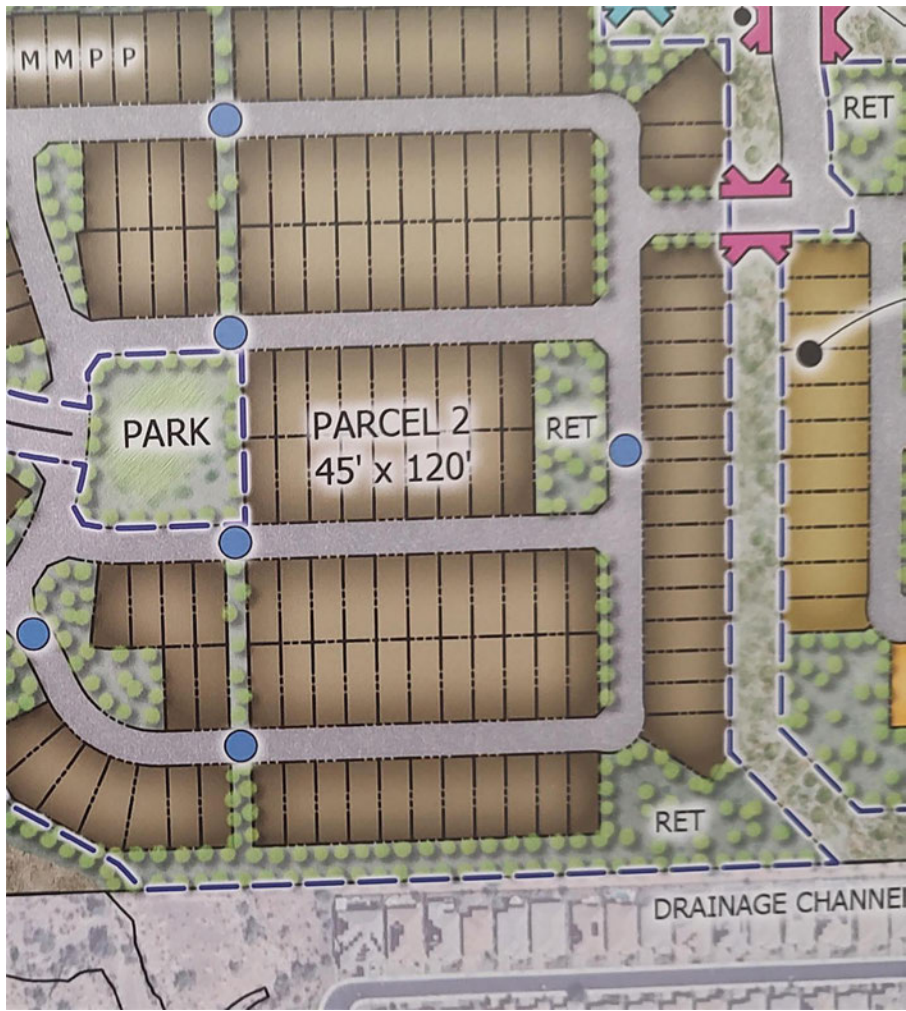
I live at [REDACTED]

[REDACTED] and was able to attend the new development meeting last night at Vistancia Elementary. I have to say that when I came upon the proposed layout behind my house, I thought I was looking at a condensed military housing proposal with very little buffer area. I sure hope you will consider the long term positive effect that Trilogy and its residents have brought to Vistancia and do whatever you can to make the new development not be as intrusive as it looks, making current residents not be able to enjoy living here.

Thank you,

Ron Stewart

[REDACTED]



From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Rezoning request for new Shea development
Date: Tuesday, June 3, 2025 3:04:00 PM
Attachments: [image001.png](#)

Cathy,

I am the assigned city reviewer for this rezoning application. I will document opposition from Cathy Stano ([REDACTED]). A compilation of public comment that will be shared with the applicant team, Planning and Zoning Commission, and Council. I will also add you to the interested party email list so you can receive future updates related to meetings.

As noted in the email below, there is an applicant hosted meeting tomorrow. This might be an opportunity for you to have additional dialog with the applicant design team. Please let me know if you have any further questions related to the review process.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@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: Matt Bullock <matt.bullock@peoriaaz.gov>
Sent: Tuesday, June 3, 2025 2:54 PM
To: Cathy Stano ([REDACTED]) Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Re: Rezoning request for new Shea development

Hello Cathy and Rob.

Are you able to make it to the first community meeting tomorrow night, June 4th at Vistancia Elementary School (starting at 6pm)? That would be a great time to meet the developer and their land-use attorney and discuss what they are anticipating for the plat map and overall design. If you can't make it, I would be happy to connect you with the developer's community outreach team.

Let me know.



Matt Bullock

Council Representative

Mesquite District

P: 623-773-7328 E: matt.bullock@peoriaaz.gov

W: [Council webpage](#)

[Signup for email alerts](#) [Facebook page](#)

From: Cathy Stand [REDACTED]
Sent: Tuesday, June 3, 2025 2:48 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: RE: Rezoning request for new Shea development

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

Dear Sarah Dircks and Matt Bullock,

We are sending you this letter regarding the rezoning request made by Shea, Toll Brothers and Lennar for the land bordering the north and west boundaries of Trilogy at Vistancia.

We have been living on Montansoro Lane for over 2 years with the understanding that somewhere down the road the land bordering (North) of our home would be developed.

Our main concerns would be that the developers will take into consideration putting in larger lot sizes that border us directly to maintain the density to be in more in alignment with Trilogy.

Additionally, keeping as much open space as possible as to not impact the beauty of the open desert and mountain views, and to maintain our existing property values as we paid an additional lot premium when we purchased in March 2023.

In addition, there is a very active wildlife corridor (which we encourage) that will be taken away along the boundary of our homes.

We would appreciate all parties to consider larger set backs from our Trilogy property lines, taller walls to be installed, and landscaping to blend in with the desert flora, and ideally one story homes.

Thank you for your consideration,

Kindly,

Cathy Stano & Bob Shafer

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [REDACTED]
Subject: Re: Rezoning Application Z25-04
Date: Tuesday, June 3, 2025 6:47:13 PM

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

Hi Sarah,

This is Sally Pyles. Please note that as residents of [REDACTED] I also object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We understood that the beauty of our views and natural environment would be protected because of what was put in place. I do not want higher-density housing than was originally planned/agreed to.

Thank you,
Sally Pyles

Sent from my iPhone

> On Jun 3, 2025, at 3:17 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

>

> As residents of [REDACTED] we object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We do not want higher-density housing than was originally planned/agreed to.

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Rezoning Application Z25-04
Date: Thursday, May 29, 2025 9:22:22 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.

Hi Sarah,

We're unable to attend the neighborhood meeting on June 4, 2025 pertaining to Rezoning Application Z25-04 (south of Lone Mountain Rd at the 135th Alignment; brought forth by Shea Homes and Kurt Jones from Tiffany & Bosco, P.A.). In absentia of that meeting, here is our statement:

As residents of [REDACTED] we object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We do not want higher-density housing than was originally planned/agreed to.

Thank you,
Roger & Sally Pyles
Pyles Family Revocable Trust
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [Sandra Zarcone](#)
Subject: Shea Homes Development Project
Date: Sunday, June 1, 2025 9:44:32 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.

This is the 646 homes proposed on the south side of Lone Mountain and 135th Ave. We live in Desert Vista, and our view lot, for which we paid a premium, is adjacent to Plat Parcel 3 of this proposal.

We are extremely concerned regarding the multiple dynamite blasting's damage to our property, the added congestion of approximately 1200 vehicles on the nearby roads, our home value if we lose our view lot, the strain on our sewer system which already emits an odor, and the home density in this area.

Thank you for your consideration.

John McClure and Sandra Zarcone

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Neighborhood Meeting - Application Z25-04
Date: Sunday, May 25, 2025 11:51:23 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,

As identified in the homeowner notification letter, your the contact assigned for homeowners impacted to gain additional information before this scheduled meeting.

As a homeowner directly impacted by this proposed rezoning, I formally request all available public information in related to the applicants "site plan review application", including the citizen participation plan for proposed rezoning and construction of the proposed 641 single family residential homes.

Please kindly provide all available public information prior to the neighborhood meeting on June 4th, 2025, but not limited to; all submitted information by applicant, any construction plans, plat maps, traffic revisions plans, off-site improvements, building heights, open space plans, road alterations and/or Improvements, set backs, landscaped areas, traffic congestion reports, construction timelines for full development, any blasting plans, impact to wildlife reports, parks & recreations plans, rural environment impact information, and any other information related to the construction of the site and impact on the neighboring homes and environment.

Thank you,

Vistancia Entrada Homeowner,

Jeff Derryberry
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Shea Homes Rezoning
Date: Thursday, May 22, 2025 2:53:03 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.

Thank you Sarah for your prompt and clear response.

Get [Outlook for iOS](#)

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Thursday, May 22, 2025 2:41:15 PM
To: [REDACTED]
Subject: RE: Shea Homes Rezoning

Jake,

The neighborhood meeting for Z24-04, on June 4th is an applicant hosted meeting. I believe they are hosting it as an open house and should have exhibits and maps to share. You should not need to make reservations.

I am the assigned City staff reviewer. They have not submitted a preliminary plat application for the ultimate layout of the development. There are some plans that are available in our office that can be brought up on a computer screen to share. Their attorney's contact is, Kurt Jones, from Tiffany & Bosco, P.A. is (602) 452-2729 or kajones@tblaw.com. Their public outreach person is Josh Hansma and they can be contact at Josh@kylemoyer.com or (480) 372-1976. They might have additional information to share beyond what we have available at this time.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@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]

Sent: Thursday, May 22, 2025 11:00 AM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Shea Homes Rezoning

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. ⚠ ⚠

Good morning, Sarah,

I am contacting you because I received a notice from Shea Homes concerning a rezoning meeting at Vistancia Elementary School on June 4, 2025. The notice had a general map of the proposed development. Two things with which I need your help.

- Map of Proposed Development- this there a map or rendering of the proposed development?
- June 4 Meeting- it this an open forum or are reserved attendance required?

Thanks for your help in advance. If you cannot answer the questions I have, can you point me in the right direction?

All the best

Jake Timmins
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [Josh Hansma](#)
Subject: Re: Request for Rezoning Application Details and Community Investment Consideration
Date: Wednesday, May 21, 2025 3:35:29 PM
Attachments: [image001.png](#)

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.

Dear Mr. Hansma,

Thank you for your response to my inquiry regarding the development proposal. As a homeowner, I wanted to confirm there were no plans for multifamily or apartment units or stores proposed for this site, and a significant allocation of open space and community amenities. I along with many of our neighbors walk, ride our bike on Lone Mountain and would like to see that area conserved for nature.

I will send you suggestions regarding community investment and youth development programs in a separate email in the coming week. I welcome the opportunity to discuss what is possible for ensuring our youth grow intellectually through skills and knowledge building and well-being as our community grows. I am confident there are creative ways to integrate some of these concepts into our broader vision for the area.

Sarah ~

Thank you for your email and the clarification regarding the applicant portal. I saw applicant credentials were required. I will follow-up to share my home address to be included on the interested list.

Thank you again for your time and thorough response.

Warm regards,
~*dr*Cloretta

On Wed, May 21, 2025 at 3:07 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Loretta,

I have added you to the City's interested party list for this case and will save your email as an information inquiry related to the project to include with the public record for this case. If you would like to email me separately with your address I can add it to the record. We redact contact information before emails are shared externally, however it is often of general interest where inquiries are received from.

Josh & Loretta,

Based on the email response below I wanted to clarify the Development Service portal referenced below is an applicant portal for applicants to submit documents and receive comments from the city. Only those associated to an application can access documents from the portal for a case. Unfortunately Loretta will not be able to access her requested information from the portal.

Members of the public are welcome to the Planning office Monday -Thursday 7am -6pm and we can always pull plans up at the counter (we are closed Memorial Day). We cannot print or email documents without an official records request. Records request are process through the City Clerk's office: <https://www.peoriaaz.gov/government/departments/city-clerk-office/records-request>. There are some limitations to what engineering documents can be sent out by the city. In some cases, depending on the type of documents requested, the public would have to reach out directly to the applicant's design team / engineer if they sealed the plans. The plans are currently out to applicant for revision. Ideally the most up-to-date information, exhibits, and/or handouts would be available at the applicants meeting next month.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@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: Josh Hansma <josh@kylemoyer.com>

Sent: Wednesday, May 21, 2025 2:32 PM

To: Loretta Cheeks, Ph.D. [REDACTED]

Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>

Subject: Re: Request for Rezoning Application Details and Community Investment Consideration

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

Dear Dr. Cheeks,

Thank you for your message and for your interest in the proposed rezoning of the Shea, Toll Brothers and Lennar property at 138th Ave and Lone Mountain. At this time, the rezoning application is still in the initial stages of the public review process; however, the application can be reviewed in the city's website within the planning department.

<https://devservices.peoriaaz.gov/devservices/Default.aspx>

Additionally, I would like to personally invite you to attend our neighborhood open house on June 4th from 6PM-7:30PM at Vistancia Elementary to speak with and have your questions answered by our team and project experts.

The proposal includes a variety of single-family residential lot sizes and a significant allocation of open space and community amenities; there are no multifamily or apartments proposed for this site. Any future changes to land use beyond what is proposed in the PAD would require a formal amendment and subsequent public review process. The development team is mindful of community input and looks WE LOOK forward to ongoing engagement as the process moves forward.

We also appreciate your suggestions regarding community investment and youth development programs. While those types of items are not typically addressed through zoning applications, we understand the importance of such initiatives and are happy to discuss your ideas further with the development team.

Should you have additional questions or would prefer to speak in more detail, I'd be happy to schedule a phone call at your convenience. Please let me know if this would be of interest to you.

Thank you again for your engagement and thoughtful inquiry.

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company



(616) 540-5825

Josh@kylemoyer.com

KyleMoyer.com

From: Loretta Cheeks, Ph.D. [REDACTED]
Date: Tuesday, May 20, 2025 at 6:06 PM
To: Josh Hansma <josh@kylemoyer.com>
Cc: sarah.dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>
Subject: Request for Rezoning Application Details and Community Investment Consideration

Hello Mr. Hansma,

I trust this message finds you well. My name is Dr. Loretta H. Cheeks, a resident of Entrada; home built/purchased by Shea Homes in 2010.

I am writing to request a copy of the proposed application for the rezoning of the 280-acre property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD). I would appreciate it if you could include the specific terms and details associated with the application.

Additionally, I have a few questions to help me better understand the scope and intent of the proposed development:

Land Use Mix:

Will the PAD application include only single-family homes, or are multifamily units (such as apartments or townhomes) and commercial uses (such as stores or offices)

also being proposed?

Lot Sizes and Density:

The information I have indicates 641 single-family residential lots, ranging from approximately 5,400 to 10,800 square feet. Can you confirm these figures and provide a breakdown of the lot size distribution?

Open Space and Shared Infrastructure:

What percentage of the total acreage is planned for parks, trails, community amenities, and other shared open spaces? Could you provide a conceptual layout or description of these areas?

Future Amendments:

If the PAD is approved as proposed, would any changes—such as adding apartments or commercial uses—require a formal amendment and additional public review?

Community Amenities:

Are there any plans for amenities such as playgrounds, sports fields, clubhouses, or community gardens within the development?

In addition to the above, I would like to request that a percentage of funds from the project be specifically designated for investing in community and youth development programs. These funds could support initiatives such as after-school activities, youth sports, STEAM/STEM programs related to workforce development, educational workshops, and other opportunities that benefit local families and help foster a vibrant, inclusive community. Could you let me know if this is something that can be incorporated into the development agreement? If so, I would appreciate information on how the percentage might be determined, how the funds would be allocated, and what types of programs might be eligible for support.

Please let me know if you need any clarification regarding my questions. I look forward to reviewing the proposed application and learning more about the vision for this project, as well as how it can positively impact the broader community.

Thank you for your time and assistance.

--



| Loretta Cheeks, Ph.D.



Artificial Intelligence | Machine Learning | Data Science | STEAM

[Redacted]

[Redacted]

Strong TIES and DS Innovation, Founder & CEO

[Redacted]



Strong TIES



"Great minds discuss ideas, medium minds discuss events, and little minds discuss people."

From: [Kurt A. Jones](#)
To: [REDACTED]
Cc: [Sarah Dircks](#); [REDACTED]
Subject: RE: Questions about Lone Mountain and 135th Ave PAD
Date: Friday, May 16, 2025 10:20:04 AM

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

Victoria, please see our responses in red below to your initial four (4) questions email.

As for your open house questions, we have legally advertised for the June 4 open house and notices went out to all your neighbors within 1,350 feet of our property. We intend to hold an open house that evening and allow attendees to visit with our development team and ask questions and have dialogue with them. There will not be an official presentation. Our outreach team will be happy to reach out to you and meet with you individually if you'd like. They could meet you at your home, a nearby coffee shop or your clubhouse. Let me know if you want them to reach out to you to set up a time. Please let me know if you have any other questions. Kurt

Kurt A. Jones | Senior Planner | 602.452.2729



From: [REDACTED]
Sent: Wednesday, May 14, 2025 4:17 PM
To: Kurt A. Jones <kajones@tblaw.com>
Cc: sarah.dircks@peoriaaz.gov; 'Paul Suppo' <BigKupuna@outlook.com>
Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Kurt,

Thank you for your response and I look forward to finding out the details. Unfortunately, we will not be able to attend the meeting on June 4th. Is there any possibility to postpone it to the following week? Will there be video of the presentation available to view afterwards?

Victoria

From: Kurt A. Jones <kajones@tblaw.com>
Sent: Wednesday, May 14, 2025 3:56 PM
To: [REDACTED]
Cc: sarah.dircks@peoriaaz.gov; [REDACTED]

Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Victoria, thank you for reaching out with your questions/concerns regarding the proposed PAD change zoning amendment at Lone Mountain and 135th Avenue in Peoria, AZ. We appreciate your interest and understand the importance of clear, open, communication during this process. I apologize for the timing of my response. Our engineering team has been working with the City engineers on the design of 135th Avenue and I should know more in a few days. Our submittal is being reviewed by the City staff and their first review comments to us will be back hopefully sometime next week. Once I receive this information, I will forward answers to your questions below.

We would also like to extend an invitation to you to attend our upcoming neighborhood meeting. We are hosting a project open house on Tuesday June 4th at 6PM at Vistancia Elementary 30009 N Sunrise Point, Peoria, AZ 85383. We will have several development team representatives present to share images and exhibits regarding the development as well as answer any questions you may have. The meeting is open to the public and all residents and neighbors are welcome to attend.

Again, I will follow up with answers to your specific questions in the next few days. Kurt

Kurt Jones, Senior Planner
D: 602.452.2729 | M: 480.225.8937
TIFFANY & BOSCO, P.A.

Sent: Thursday, May 8, 2025 4:20 PM
To: kajones@tblaw.com
Cc: sarah.dircks@peoriaaz.gov; [REDACTED]
Subject: Questions about Lone Mountain and 135th Ave PAD

Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135th Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
We are working with City staff through our TIA to determine final design of 135th Ave. We won't know for a few months exactly what will be required to be built.
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD. *There is an existing 10' landscape tract that is between the existing dedicated right-of-way and the existing Trilogy West wall. The 10' tract is currently part of the Trilogy at Vistancia Community Association. The east half of the 135th right-of-way dedication and*

landscape tract was part of the Trilogy West plat when the community was constructed. Trilogy West did an in-lieu payment to defer the roadway construction since the roadway was not needed at that time. The proposed development will now construct that portion of the existing right-of-way.

3. Is a traffic study under way yet? A TIA was submitted with the PAD.
4. Will 135th be maintained by the city or is it a private road within the PAD? It is a public roadway and the City will maintain the roadway, but the HOA's that abut the roadway will maintain the landscaping.

Thank you,
Victoria Suppo

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: RE: Questions about Lone Mountain and 135th Ave PAD
Date: Saturday, May 10, 2025 3:41:00 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.

Sarah,

We had just bought into a 55+ community just 1 year ago and did not expect to have a high-density development next to us, nor a main road next to our home. When we bought our home, I researched Peoria planning and Maricopa maps to find out what the land use was next to us and found that the zoning is suburban ranch which I understand is high density 1 acre lots.

Yes, please include me in the interested party email list.

Thank you,
Victoria Suppo

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Thursday, May 8, 2025 5:02 PM
To: [REDACTED]
Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Victoria,

I will let the applicant, Kurt, address your concerns below related to their proposed design. I can include you in the interested party email list related to this case for the city. I will redact your contact information before saving this email to the public record related to comments received on this case. Is it appropriate to identify you are just interested general information and that you are not opposed or in support of this project.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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

From: [REDACTED]
Sent: Thursday, May 8, 2025 4:20 PM
To: kajones@tblaw.com
Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>; [REDACTED]
Subject: Questions about Lone Mountain and 135th Ave PAD

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 Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135th Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD.
3. Is a traffic study under way yet?
4. Will 135th be maintained by the city or is it a private road within the PAD?

Thank you,
Victoria Suppo

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Rezoning Request Case # Z25-04
Date: Wednesday, May 7, 2025 9:48:27 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.

Sarah,

This area in Vistancia and North Peoria does not need more mid to high density housing. Traffic is currently a challenge to get in and out of the area due to the lack of access to Loop 303 North and South and to Happy Valley Road. Also, the “crown jewel” of this area is the wide open mountain views and desert landscape so why eliminate the very reason people choose to live here?

We are against rezoning this parcel and area to PAD. Leave the zoning as is at SR-43 to allow for lower density, desert beauty and less impact on the inadequate infrastructure.

John and Deanna Markosian

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Zone request Z25-04
Date: Wednesday, May 7, 2025 1:30:34 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.

Good day Sarah,

This note is to let you know I oppose the project you are planning . A lot of people including myself moved to the area for the beauty of the open spaces (desert) and it seems the city is only thinking about the revenue that will be collected from the taxes that will be put into the city , county and state coffers. It use to be a beautiful drive down the 303 freeway and now all the desert is being developed . My home is on 138th Ave and I have a incredible view of the Desert and the Sunsets but at the rate you (the city) is allowing the building in the area you are ruining why we have purchased are homes here. I left California 25 years ago because of the same issue Arizona is doing now . Over development is not the answer for a great place to live . Please stop this if you can. There are other areas that can be developed that will not have such a impact on the beauty of the desert. the community I live is is wonderful its a short walk to the desert and a lot of people use the desert to walk in and enjoy its beauty and animals. This letter will most likely fall on def ears because money talks and the developer will win but it will destroy the beauty us that moved here years ago for the.... open desert

Thank you for taking the time to read my ranting I have never done this before but I feel very strongly that the City of Peoria is make a big mistake buy allowing all this building to go on . Hope we don't run out of water along with the beauty of the desert.

Address : [REDACTED]

Michael J. Simpson

Hells Gate Hot Dog CO.
[REDACTED]

From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)
Date: Wednesday, November 19, 2025 5:50:00 PM

Good Afternoon,

Preliminary plats are an administrative process and are approved at the staff level. The meetings will be to focus on the proposed development standards in the PAD.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@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]
Sent: Wednesday, November 19, 2025 4:53 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)

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

Sarah,

Are these 2 meetings addressing just the rezoning or is it also for the Plat?

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Wednesday, November 19, 2025 3:13 PM
Cc: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Lone Mountain & 135th Avenue: Rezone (Z25-04)

Good Morning,

You are being contacted because you reached out to City identifying you were interested in the Lone Mountain & 135th Avenue: Rezone (Z25-04). Your public comment has already been documented for the case and will be shared with Planning

and Zoning Commission and City Council in advance of the meeting. I am reaching out to you to let you know that the rezoning application has been scheduled for public hearing. Upcoming meeting dates are as follows:

- **Planning and Zoning Commission**
 - The applicant is seeking a recommendation to City Council
 - Thursday, December 11, 2025, at 6:00 p.m.
 - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
- **City Council Hearing**
 - The applicant is seeking City Council's vote and approval
 - Tuesday, January 27, 2025, beginning at 6:00 p.m.
 - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
 - Should this meeting date be cancelled, this item will be forwarded to the next scheduled meeting.

A notice of hearing was also sent to neighboring property owners within the noticing area and register HOAs within a mile.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@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: [Matt Bullock](#)
Cc: [Sarah Dircks](#)
Subject: Re: MESQUITE DISTRICT EXPANSION
Date: Thursday, November 13, 2025 1:16:08 PM
Attachments: [Outlook-3nz3smzi.png](#)

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

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

Lone Mountain and 135th

On Nov 13, 2025, at 1:14 PM, Matt Bullock <matt.bullock@peoriaaz.gov> wrote:

Hi Carla & Charles,

Are you asking about the new Peoria Innovation Core or the North Peoria Gateway or some other expansion (since we have many projects proposed over the next 2 years). Thanks.

<Outlook-3nz3smzi.png>

Matt Bullock
City Council Representative
Mesquite District

P: 623-773-7608 **E:** matt.bullock@peoriaaz.gov
W: [Council webpage](#)

[Signup for email alerts](#) [Facebook page](#)

From: Chuck Karpinske [REDACTED]
Sent: Thursday, November 13, 2025 9:44 AM
To: Matt Bullock <matt.bullock@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov>
Subject: MESQUITE DISTRICT EXPANSION

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

Matt Bullock/Sarah Dircks,

We are writing this email to let you and the city know we are not happy with the current proposal for the Mesquite District Expansion. Following are our major issues:

- 1) Parcel 2's housing density is greater than 4.5 dwelling units per acre, which is the highest housing density in the entire new development and 60% greater than the adjacent Trilogy density.
- 2) Parcel 2's level of housing density means lot widths of only 45 feet and we worry that this will lead to 2-story home being built on these lots. The minimum width should be 60 feet with only 1 story homes allowed in this area.
- 3) It would be nice to have a Wildlife Corridor and lots adjacent to Trilogy should have a specified minimum set-back distance.

We appreciate you voicing our concerns. We bought our home in the past year knowing that there would be a development adjacent to our backyard. We paid a premium for it assuming the new development would have similar requirements to the existing Trilogy development.

We would appreciate whatever you can do to voice our concerns.

Thanks,

Carla & Charles Karpinske



[REDACTED]
To: Sarah Dircks

Subject: Re: Rezoning concerns re: File P25-09

Date: Thursday, November 20, 2025 2:34:11 PM

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

Thank you Sarah.

Cathy Stano

> On Nov 20, 2025, at 2:31 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

>

> Cathy,

> Your opposition has been recorded for Z25-04 Lone Mountain and 135th Avenue PAD. Your comments will be shared with Planning and Zoning Commission in advance of the 12/11 meeting.

>

> Sarah Dircks, MCP, AICP

> Senior Planner

> 623-773-7514

> Sarah.Dircks@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: Cathy Stano [REDACTED]

> Sent: Thursday, November 20, 2025 10:05 AM

> To: Matt Bullock <matt.bullock@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@peoriaaz.gov>

> Cc: [REDACTED] >

> Subject: Rezoning concerns re: File P25-09

>>

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

>>

> [You don't often get email from [REDACTED] Learn why this is important at <https://gcc02.safelinks.protection.outlook.com/?>

[url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTlxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlnDA3ZTA1NWUxMjg2MjY1N2FkNTU2OTg5NWNlYWVlYmU1N2Y0ZDQ0NDZhNDE6cDpUOKY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aeb69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTlxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlnDA3ZTA1NWUxMjg2MjY1N2FkNTU2OTg5NWNlYWVlYmU1N2Y0ZDQ0NDZhNDE6cDpUOKY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aeb69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0)

]

>

> To all of us this may concern-

>

> Dear Congressman Bullock and the City of Peoria Planning Dept.,

>

> We purchased our lot and home on [REDACTED] in February 2023, with a significant lot premium fee attached to it. We were made aware that the land North of us was State owned and future development was possible.

>

> Our major issue is Shea partnered with Lennar and Toll Brothers and now they are proposing significantly smaller lot sizes, higher density homes and most likely 2 story Lennar homes behind us. (North border of Mita).

>

> We can appreciate the growth and development the City is planning, but, we feel very strongly about having a say in what abuts our property and the setback distance and home design.

> We are asking that you consider single level ranch homes and less density per acre on all Trilogy property borders.

> This is a very active, year round wildlife corridor as well. We are requesting a larger setback, at least 100 feet from the North fence line on Montansoro Lane.

>

> With kind regards,

>

> Cathy Stano and Bob Shafer

[REDACTED]