



PLANNING AND ZONING COMMISSION REPORT

Meeting November 6, 2025

Date:

Agenda Item: 3R

Case Name: Resort Residences at Cibola Vista: Minor General Plan Amendment (GPA24-06)

General Application Information

Proposal:

Request to amend the General Plan Land Use designation from Traditional Residential (2-5 units per acre) to Urban Residential (12+ units per acre) on approximately 17 acres.

Location:

East of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive.

Project Acreage:

Approximately 17 acres

Applicant:

Jason Morris of Withey Morris Baugh, PLC on behalf of Cibola Vista Resort and Spa

Key Items For Consideration:

This request has been proposed in combination with the associated rezoning request Case Z00-10A.6. These cases will be presented together but will be considered in separate actions.

Please note that the associated staff report, exhibits, and findings are contained within the materials for Case Z00-10A.6 to avoid redundancy.

ATTACHMENTS:

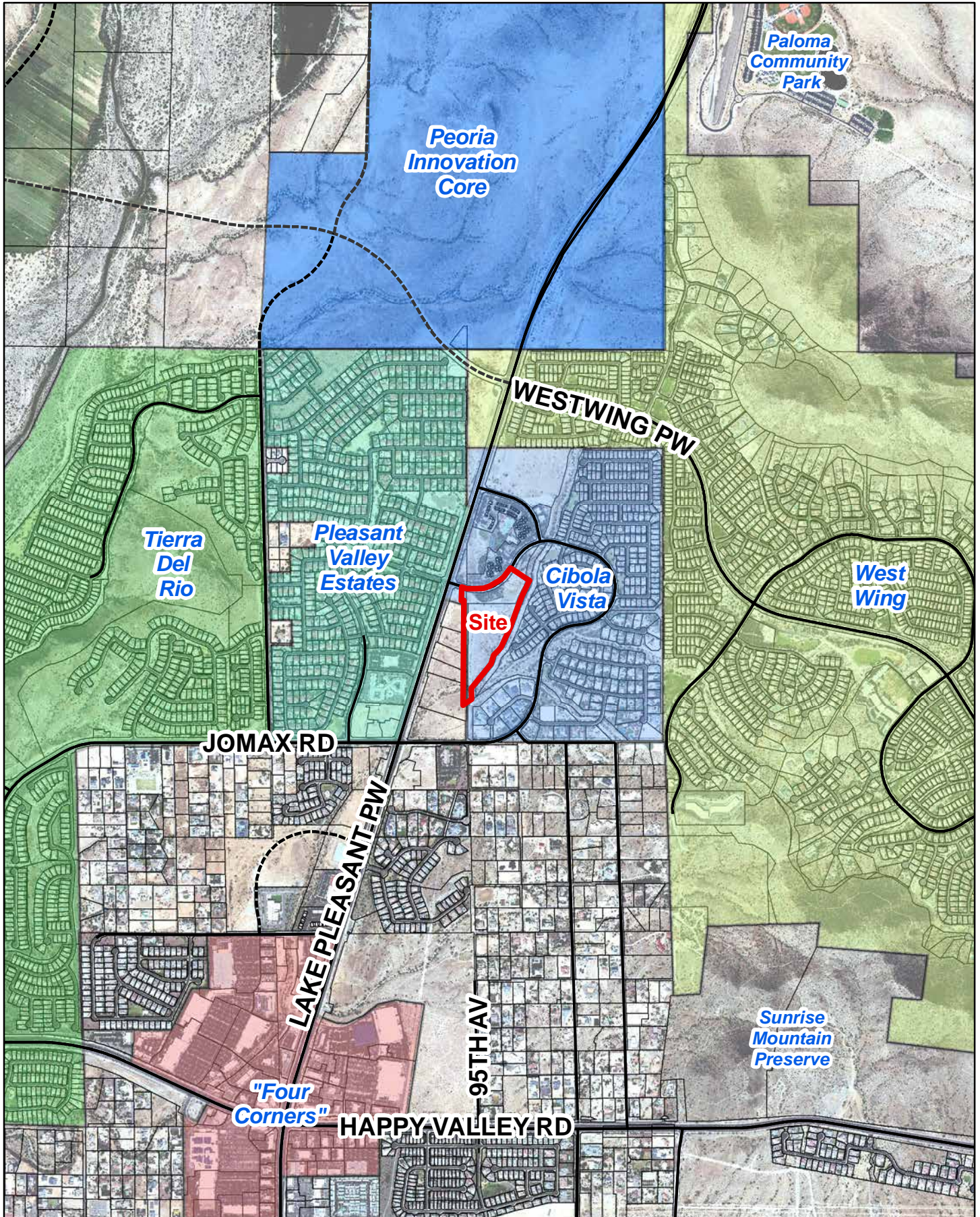
Description

Exhibit 1- Vicinity Map



Vicinity Map | Exhibit 1

RESORT RESIDENCES AT CIBOLA VISTA (GPA24-06 & Z00-10A.6)





PLANNING AND ZONING COMMISSION REPORT

Meeting November 6, 2025

Date:

Agenda Item: 4R

Case Name: Resort Residences at Cibola Vista: Major PAD Amendment
(Z00-10A.6)

General Application Information

Proposal:

Request to rezone approximately 17 acres from Cibola Vista PAD to facilitate a 302-unit multi-family complex.

Location:

East of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive

Project Acreage:

Approximately 17 acres

Applicant:

Jason Morris of Withey Morris Baugh, PLC on behalf of Cibola Vista Resort and Spa

Key Items For Consideration:

This request has been proposed in combination with the associated general plan amendment request Case GPA24-06. These cases will be presented together but will be considered in separate actions.

Please note that the associated staff report, exhibits, and findings for the general plan amendment are contained within the materials for Case Z00-10A.6 to avoid redundancy.

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - Land Use Map

Exhibit 5 - Zoning Map

Exhibit 6 - Original Cibola Vista Sub-Zoning Maps

- Exhibit 7 - Project Narrative
- Exhibit 8 - Cibola Vista Citizen Participation Report
- Exhibit 9 - Public Comment
- Exhibit 10 - Proposed PAD Standards & Guidelines
- Exhibit 11 - Conceptual Site Plan
- Exhibit 12 - Building Separation Exhibit



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 11/06/2025

Agenda Item(s): 3R & 4R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Sarah Dircks, AICP, Senior Planner
SUBJECT: Resort Residence at Cibola Vista
General Plan Amendment (GPA24-06) and Major PAD Amendment (Z00-10A.6)
East of the SEC Lake Pleasant Parkway and Pinnacle Vista Drive

PROPOSAL

The applicant is requesting a Minor General Plan Amendment and Major PAD Amendment (Rezone) to facilitate the development of a 302-unit multi-family residential development.

APPLICATION INFORMATION

Case Numbers GPA24-06 and Z00-10A.6

Applicant Withey Morris Baugh PLC on behalf of Cibola Vista Resort & Spa LLC

Request(s)

- 1) **Minor General Plan Amendment (Case GPA24-06):** Request to amend the General Plan Land Use designation from Traditional Residential (2-5 dwelling units per acre) to Urban Residential (12+ dwelling units per acre) on approximately 17 acres.
- 2) **Major PAD Amendment (Case Z00-10A.6):** Request to modify the zoning within the Cibola Vista Planned Area Development (PAD) from Resort Commercial to Multi-Family Residential on approximately 17 acres.

BACKGROUND AND CONTEXT

SUBJECT SITE:

Cibola Vista is a 242.8-acre master-planned community located in north Peoria. Anchored by the *Cibola Vista Resort & Spa*, the community is predominantly built out and includes a mix of existing uses, including resort and specialty commercial, along with low and medium density residential areas. The Cibola Vista community is generally located north and east of the intersections of Lake Pleasant Parkway, Jomax Road, and Pinnacle Vista Drive, respectively, as depicted in **Exhibit 2 Vicinity Map**.

The subject site consists of a vacant, triangularly shaped area of approximately seventeen (17) acres in size, located within the Cibola Vista master-planned community. The site is generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive as depicted in **Exhibit 3 Context Map**. More specifically, the western boundary of the property extends approximately 110 linear feet from Pinnacle Vista Drive, along the 95th Avenue alignment. The south and eastern property line abuts a 75-foot-wide wash corridor which bifurcates the Cibola Vista Community, but more specifically creates a natural barrier between the proposed development and existing residential homes to the south and east. The northern edge of the property extends along the curve approximately 730 linear feet on Pinnacle Vista Drive.

CONTEXT:

The site is approximately 160 feet east of the signalized intersection of Lake Pleasant Parkway and Pinnacle Vista Drive. Immediately north of the site is Pinnacle Vista Drive, a collector roadway, followed by the Cibola Vista Resort and Spa. To the east is the Cibola Vista Horse Corral, followed by a natural wash with open space and trail corridor that serves the Cibola Vista community. As noted above, the existing wash bifurcates the Cibola Vista Community, creating a natural barrier between the proposed development and existing residential. Beyond the wash is the existing residential portion of the community.

From a larger contextual perspective, a mixture of residential and non-residential uses surrounds the community. By way of example, the Cibola Vista Community is located one mile north of the “Four Corners” regional commercial area at the intersection of Happy Valley Road and Lake Pleasant Parkway (**Exhibit 2 Vicinity Map**). Looking north of the “Four Corners” area, there is a combination of existing and future commercial services situated at three of the four corners of the Jomax Road intersection. To the north of Cibola Vista is the City of Peoria Paloma Community Park and the emerging Peoria Innovation Core (PIC). Proximate to Cibola Vista are the residential communities of Tierra Del Rio, Pleasant Valley Estates, WestWing Mountain and Querencia.

ENTITLEMENT HISTORY:

Prior to evaluating any development proposal, a thorough review of the relevant entitlement cases is conducted. Pertinent facts are noted below:

- On November 14, 1989, an area encompassing Cibola Vista was annexed into the City of Peoria (Ordinance No. 89-34). The area was assigned General Agriculture (AG) zoning upon annexation.
- On May 1, 2001, the Peoria City Council adopted *Ordinance No. 01-14* establishing the Planned Area Development (PAD) entitlement for the 242-acre master-planned community. (**Exhibit 5 Zoning Map**) The entitlement or (PAD zoning) outlined the allowable land uses, densities, and development standards for the buildout of the community. The PAD comprised several parcels and was approved as a mixed-use master planned community with low and medium density residential, resort, and specialty commercial uses.
 - At its inception, the underlying General Plan land use designation for the entire Cibola Vista community was *Resort Development (RD)*, which allowed a residential density up to 3.5 dwelling units per acre, subject to provisions.
 - The subject site was identified as Parcel 9, which had sub zoning within the PAD of RM-1. Within the Peoria Zoning Ordinance, the RM-1 district traditionally is utilized for multi-family residential; however, the housing permutation suggested within the Cibola Vista PAD referenced a lesser intensity of Medium Density Residential with a yield of 105 cluster homes.
 - The PAD limited all commercial development to four (4) stories, or forty-eight (48) feet in height.
 - Medium Density Residential on Parcel 9 was limited to a maximum of two (2) stories in height.
 - Parcel 1A and 1B (single-family lots) directly south and east of the subject site were limited to a maximum of one-story in height.

- Minor Amendment #1: This PAD amendment was approved in December 2003 and split the subject site into two parcels, 9a and 9b. The underlying RM-1 (Medium Density Residential) was removed from Parcel 9a and replaced with C-2 Resort Use to allow resort amenities along the frontage of Pinnacle Vista Drive. Parcel 9b remained RM-1. **(Exhibit 6)**
- Major Amendment #2: As part of the Council adopted amendment in March 2005, the RM-1 sub zoning was removed on Parcel 9b and replaced with C-2 Resort Use (Ordinance No. 05-57).
 - With the allowance to expand the resort timeshares onto the subject site, no formal restriction on the number of timeshare units was codified in the PAD. In essence, because timeshare units are short-term, they were deemed analogous to lodging. As a result, timeshares were not counted as residential units and the medium density residential height restriction was removed from Parcel 9. The maximum height for the timeshares referenced the commercial standards, which is four (4) stories, or forty-eight (48) feet in height.
- The allowance for maximum 4-story commercial uses established in 2005 has remained in place for the past 20 years; however, the subject area has remained vacant. **(Exhibit 6)**

SUMMARY OF THE CURRENT ZONING ENTITLEMENT (SUBJECT SITE):

- The site is within Parcel 9a and a portion of Parcel 9b within the Cibola Vista PAD.
- The site has sub zoning within the PAD of Resort Commercial C-2
 - Allows principal/conditionally permitted uses as identified within the City’s Intermediate Commercial (C-2) zoning district. This is the most common commercial zoning district in the City and is typified by one-mile arterial intersections (e.g. retail, car wash, gas stations, restaurants, grocery etc.).
 - The sub zoning also includes resort and destination recreation uses, including accessory uses such as equestrian facilities.
- The maximum building height is 48 feet (4-stories)
- The minimum building setbacks from the property line are: 30 feet from Pinnacle Vista, 30 feet from 95th alignment and 20 feet from the wash.
- There is no cap on the number of timeshare or resort keys on the site.

APPLICANT’S PROPOSAL

The applicant seeks to develop a 302-unit multi-family development on the subject 17-acre site as shown in **Exhibit 11**. The units would be contained within 2-, 3- and 4-story buildings with the 2-story buildings along the eastern edge across from the single-family neighborhoods and the 3- and 4-story buildings pushed to the northwest portion of the site adjacent to the future business park to the west.

As originally conceived, the proposal was for 265 units on 12.43 acres; however, after a series of neighborhood meetings, the proposal was refined to remove future development uncertainty in the “expansion area”, spread the units out to achieve a lower density and stair-step the building heights to address resident concerns. A conceptual site plan layout and conceptual elevations have been provided

to illustrate how the applicant believes the proposal addresses the concerns identified by members of the public. (**Exhibit 8 Citizen Participation Report and Exhibit 11 Conceptual Site Plan**)

Key design revisions noted include:

- Precludes development of buildings within the southern portion of the site.
- Provides over 500 feet of separation from the residential to the south to the nearest building.
- Limits buildings within the expansion area to two stories to include villas; and,
- Reallocates density to the northwest portion of the site; and
- Density adjustment from 265 units (21.5 du/ac on 12.43 ac) to 302 (17.7 du/ac on 17.07 ac)

STAFF ANALYSIS

As with any request to amend the entitlement for a property, whether it be the General Plan Land Use designation or zoning, staff evaluates the appropriateness of the request by taking in a number of facets such as the physical features of the site, availability of infrastructure, the housing needs of the city, and the character of the area. These measures are evaluated for compatibility with the goals and policies within the General Plan, and City Council priorities which function as a proxy for the will of the citizens.

GENERAL PLAN AMENDMENT:

The Peoria General Plan is a long-range document that provides a vision and policies for the growth and development of the city. Should an amendment to a land use classification be proposed, such as in this case, it is incumbent on the applicant to demonstrate and justify why the changes result in the highest and best land use for the site.

Historical Perspective:

Prior to 2004, the property has the designated land use category of *Resort Development*, which denotes areas where “the exceptional scenic and environmental quality may provide a site for a destination hotel, casitas or timeshare residential housing, golf/tennis, recreational and/or shopping opportunities, and/or hiking/equestrian trails...” As noted above, this category allowed a residential density up to 3.5 dwelling units per acre, subject to meeting key provisions.

In 2004, a major amendment to the Peoria General Plan was approved by Council. As part of those adopted revisions, the *Resort Development* classification was removed from the list of recognized land use categories. From a broader perspective, the purpose behind removing *Resort Development* as a land-use classification was a result of the shared general opinion that *Resort Development* was too prescriptive and did not allow for fluctuations in the market needs. Consequently, the elimination of the land category prompted areas previously designated *Resort Development* being reclassified into another broader range of land use classifications. Specifically in the case of the Cibola Vista, portions of the property were designed as *Neighborhood Commercial*, *Medium-High Residential*, and *Low-Density Residential* land use classification.

For the subject area, the land use classification was reassigned to *Low-Density Residential*. This designation was largely reflective of the larger Cibola Vista residential development falling between 2-5

dwelling units per acre, in alignment with the *Low-Density Residential* land use classification. More specifically, 2.3 dwelling units per acre (including multi-family and single-family residential units) were proposed across approximately 241 acres.

Given the extended history of the site, it is also important to note that previous provisions within the Peoria General Plan allowed for some commercial use on limited acreage without the need to amend the land use classification for the property. Because of the limited acreage of the change, no general plan amendment was necessary when the 2005 Major PAD amendment was approved converting the property from RM-1 multi-family to commercial / resort on the subject site.

With the comprehensive update to the General Plan in 2019, the *Low Density Residential* classification was translated to the equivalent *Traditional Residential* land use designation, which remains the current land use designation at this time. **(Exhibit 4 General Plan Land Use)** While this classification is appropriate for the larger Cibola Vista project, the existing designation does not accurately reflect the existing approved zoning, which allows for multi-story resort timeshare buildings without a maximum density.

Contextual Findings:

The undeveloped land located between Lake Pleasant Parkway and the subject site maintains an Urban Residential (12+ dwelling units per acre) land use designation, along with Office / Local Commercial land use designation. After the comprehensive General Plan update was approved by voters in 2020, the priority of City Council along the Lake Pleasant corridor has been to maximize commercial, retail and employment opportunities where appropriate. However, in evaluating the specifics of this site, it is noted as irregularly shaped due to the wash along the southeastern boundary and the existing curvilinear nature of Pinnacle Vista Drive. Additionally, it is situated away from the Lake Pleasant Parkway and Pinnacle Vista Drive intersection, thus the site has limited visibility from Lake Pleasant to support a non-residential disposition. For a land use classification change to be deemed appropriate for this location, it should be able to work within the physical constraints of the site and provide a balanced transition between existing and potential uses within the area.

The Proposal:

The applicant is proposing *Urban Residential* (12+ dwelling units per acre) land use designation, which is similar to and found on existing properties within the area. As noted in the Peoria General Plan, the Urban Residential classification is “intended to provide for multi-story apartments, condominiums, and townhouses which are close to employment and service areas.” This category is traditionally located along transportation corridors and serves to buffer suburban residential areas from non-residential areas or mixed-use areas.

Going further, the conceptual layout and elevations provide an appropriate blend of two, three and four story buildings that provide for a better contextual transition compared to the existing four-story buildings allowed today. In particular, the architectural style and scale of the proposed buildings are in keeping with the resort area and the larger Cibola Vista community. From a density perspective, the site itself has no maximum density, while the larger Cibola Vista community was approved with a maximum 3.5 dwelling units per acre. At 17.7 du/ac, the proposed density exceeds previously contemplated multi-family

residential units envisioned at 6.0 du/ac at its original conception. However, the resulting overall density for Cibola Vista would then be 3.3 du/ac, which remains in compliance with the overall density allowance.

Within the applicant's project narrative, they have identified where the proposal is consistent with the General Plan goals and policies, in particular regarding housing (**Exhibit 7**). The applicant states they are seeking to "meet the housing demand with highly amenitized luxury apartments" given the site's proximity to existing commercial, retail and employment areas within surrounding area. Staff agree there are number of goals and policies aimed at promoting a diversity of housing types to meet the needs of residents of all income levels, ages, and lifestyles within the Peoria General. In specifically looking at the proposal, staff find sufficient justification within several of these goals and policies. With that said, there is one critical distinction with the staff analysis. While diversification of housing product can be considered, it is important to note that the General Plan does not and cannot distinguish between "for-sale" versus "for-rent" product. As such, the status of home ownership cannot be used in determining the merits of the application. Setting aside this factor, staff believes the proposed land use coupled with the conceptual layout and differing heights provides a more context appropriate transition for the area. As such, staff find that the requested land use in compliance with the goals and policies of the General Plan.

ZONING AND DEVELOPMENT STANDARDS

As noted within the entitlement history, the site was initially intended for lesser-intense multi-family when the Cibola Vista PCD was established. In 2005, the Cibola Vista Resort and Spa sought to expand their resort uses to allow for a timeshare product on Parcel 9. At the time, the argument was made that development standards for a resort commercial use such as a timeshare was analogous to the typical development standards for multi-family residential. Since the 2005 rezoning of Parcel 9a from multi-family to resort commercial, the site has remained vacant.

Given recent changes in market demand, the property owner is seeking to revert the zoning to allow multi-story multi-family and forfeit their 20-year-old goal of expanding the resort use to construct timeshares on the property. As previously noted in 2005, when the sub zoning classification was modified to resort uses, the site no longer had a unit count restriction and the maximum building height was four stories, or 48 feet in height.

In staff's analysis of the proposed land use and development standard appropriateness, the Zoning Ordinance review and decision criteria is similar to the General Plan criteria in that ownership status, and the specific housing product type cannot factor into the determination. As such, it is the application of the proposed regulations and their impact on the surrounding area that have the most weight. In this regard, when comparing the existing *Commercial / Resort C-2* sub zoning on the property and the proposed new *Multi-Family Residential* sub zoning development standards, both have the same maximum building height, lot coverage, and setback requirements (**Exhibit 10**). As such, there is no distinguishable difference in development standards. Yet, additional changes in application to building height and building placement have occurred since the project's inception that results in less direct impact to adjacent parcels compared to what have been allowed for over twenty years. These alterations are discussed more in-depth below.

CONCEPTUAL LAYOUT AND ARCHITECTURAL CHARACTER

As originally conceived, the proposal was for 265 units on 12.43 acres; however, after a series of neighborhood meetings, the design has evolved over time to provide a lower density across a larger area and stair-step in building heights to address resident concerns. As proposed now, the conceptual site plan identifies 302 units, with a mix of two-, three- and four-story buildings. (**Exhibit 11 Conceptual Site Plan**)

Summary of design modifications address neighborhood concerns related to proximity to existing residential and visual impact of the development:

- The layout continues to respect the natural wash corridor and includes a 25 ft wildlife corridor along the west bank of the wash, outside of the erosion area.
- Provides over 500 feet of separation from residences to the south to the nearest project building; Between 200 – 360 feet of separation from the nearest project buildings to residences to the east.
- Limits buildings within the “expansion” area to two stories to include villas; and,
- Reallocates density to the northwest portion of the site.

The community is proposed to be gated, with approximately 1.6 acres of active open space located in nodes throughout the project. No such open space requirement or amenity package is required should the project develop as time share units. Additionally, the proposed development standards require 25% of the site to have landscaping, whereas the existing commercial resort sub zoning district only required 20%. Lastly, the architectural style, and color and material palette is in keeping with the existing Cibola Vista style. Given the design modifications, the proposal is expected to have less direct impact than what is currently allowed on the site. As a result, staff find the proposed height, character and development standards to be compatible with existing standards and surrounding area.

INFRASTRUCTURE

Traffic:

The subject site has street frontage along Pinnacle Vista Drive. As a result of the proposed number of units within the development, secondary access is required to be provided. The applicant is currently establishing a private agreement to construct a secondary public and fire access through the properties to the west to connect to Lake Pleasant Parkway. Additionally, a secondary access on Pinnacle Vista Drive can be added to the project to further improve ingress/egress for the project. As proposed, the associated site improvements would meet the City of Peoria Traffic Impact Analysis (TIA) and Access Management Guidelines. Any modification to access will be reviewed in accordance with city standards through a Site Plan application.

Water/Sewer:

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the property as a multi-family use.

SCHOOL DISTRICT INFORMATION

This property is within the Deer Valley Unified District (DVUSD) boundary. Students residing within Cibola Vista would attend West Wing Elementary School and Mountain Ridge High School respectively. DVUSD was provided with the opportunity to participate in the review of this case. No comments have been received to date.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times prior to the Public Hearing.

Neighborhood Meeting:

A General Plan amendment and Major PCD amendment submitted to the city is required to have a minimum of one (1) applicant hosted neighborhood meeting. The applicant opted to host a total of three (3) neighborhood meetings inviting all property owners within 600 feet of the site and registered HOAs within one (1) mile over the span of seven (7) months. Each meeting was held at Sunset Heights Elementary School as discussed more in depth within **Exhibit 8 Citizen Participation Report**. In addition to hosting the neighborhood meetings, the applicant team also conducted smaller meetings with interested neighbors and residential groups. Lastly, the applicant team hired a public outreach team to go around the surrounding neighborhood to discuss the project with residents.

As a result of various opportunities for residents to speak to or hear from the applicant team, attendance at the neighborhood declined from the initial outpour of residents to the number of residents who attended in April 2025. More specifically, in September 2024, the meeting was held in the school library and was attended by approximately eighty-two (82) members of the public, in addition to the applicant team, and city staff. The last two meetings were held in the school gymnasium. By the time the last meeting was held in April 2025, ten (10) members of the public attended the meeting.

The applicant hosted neighborhood meetings aimed to provide visuals of the project as well as answer questions neighbors have related to the project. Topics of concern included income level of future residents, increased student generation, impact on crime, noise, and impact to water supply. Additionally, residents also identified concerns with the proposed layout related to the four (4) story heights in apartment buildings and the location of residents' balcony in proximity to existing residential home back yards. Additionally, residents also brought up concerns related to price of rent, loss of property values, and oversaturation of multi-family residential homes coming to north Peoria. The specific questions and applicant responses are identified in more depth within the Citizen Participation Report (**Exhibit 8**). At the conclusion of the meeting, the applicant team agreed to further discussion with neighbors.

After 7 months of public engagement, the applicant team reduced building heights of apartment buildings adjacent to residents from 4-story apartment buildings to a 3-story or 2-story multi-family building, with one 4-story building located along the commercial property line along Pinnacle Vista Drive. The developer also added 4 additional acres, to decrease the density proposed from 17 dwelling units per acre to 12.4 dwelling units per acre and remove uncertain regarding the future development of this area. The proposed site plan layout would provide approximately 200 feet of separation between the closest apartment building and neighboring house as identified in **Exhibit 12**.

It is important to note that except for concerns related to building height, layout and design, the majority of the topics identified in public comments cannot be considered in the recommendation as they are personal perceptions rather than objective or adopted city criteria, or they are matters not within the city's legal purview to consider.

Support / Opposition:

At the time of this writing, ninety-two (92) members of the public reached out to the Staff with letter of written opposition, two (2) reached out with letters of support, and one (1) reached out with a letter of inquiry as shown in. In response to door-to-door outreach, the applicant provided one-hundred and fifty-two (152) letters of support from neighbors as identified in **Exhibit 9**.

A petition was submitted to the city and contained approximately 1,213 signatures in opposition to the request. This petition was housed on an online platform with unrestricted access for signature. While 69% of the signatures self-identified as individuals located within zip codes 85383, 85345, and 85308, this information cannot be validated.

KEY FINDINGS

1. The proposed General Plan Land Use change from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) restores a residential disposition to the site as first envisioned, while providing for a designation that is in closer alignment with the current entitlement, providing for an appropriate transition between lower-density residential areas east of the wash and the Cibola Vista Resort and intensity along Lake Pleasant Parkway; and
2. The proposed land use and zoning changes advance Smart Growth and Sustainable Development goals and policies in the Peoria General Plan through diversification of the City's housing stock and lifestyle options, and bringing housing options closer to employment growth areas; and
3. The PAD development standards executed in concert with the *Conditions of Approval* provide for a context-sensitive design solution that results in a lesser intensity from the current entitlement; and
4. Since the zoning designation change in 2005 to Resort Commercial C-2, the site has remained vacant and has not instigated new or further buildout of the timeshare footprint. The project will introduce a reduction to the current entitlement, while proving the opportunity to augment the long-term sustainability of the resort; and
5. The applicant has furnished a signed and notarized Proposition 207 waiver.

RECOMMENDATION

Staff recommend that the Planning and Zoning Commission take the following action:

- Recommend **APPROVAL** of Minor General Plan Amendment Case **GPA24-06** to the City Council.
- Recommend **APPROVAL** of Zoning Case **Z00-10A.6** to the City Council, subject to attached **Exhibit 1** Conditions of Approval.

STAFF CONTACT

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



Conditions of Approval | Exhibit 1

RESORT RESIDENCES AT CIBOLA VISTA (Z00-10A.6)

The rezoning of the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, of the City of Peoria:

1. All prior conditions of approval associated with the Cibola Vista Planned Area Development Zoning District shall remain in force and effect unless otherwise specifically modified herein.
2. The Developer shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at the time of development and final engineering submittal. All required improvements must be documented on the requisite plans prior to Site Plan approval.
3. The Developer shall revise any drainage elements in accordance with City requirements as necessary including on adjacent parcels due to proposed modifications to the areas on the Resort Residences at Cibola Vista site that impact drainage for adjacent parcels.
4. The Developer must submit a revised Traffic Impact Analysis (TIA) with the first construction document submittal including the approved Resort Residences at Cibola Vista Site Plan.
5. Based on the number of units proposed for the Resort Residences at Cibola Vista, secondary fire and public accesses are required.
6. Prior to Final Plat approval for the Resort Residences at Cibola Vista, the developer shall provide either:
 - a. Documentation of a recorded agreement and associated public access and maintenance easements executed between the property owners for Evergreen (Assessor's Parcel #201-36-737), Prestige (Assessor's Parcel #201-40-385), and the Resort Residences at Cibola Vista (Assessor's Parcel #201-36-604 and #201-36-646C).
 - i. The agreement and associated recorded easements shall allow the developer of any of the above referenced parcels to construct and maintain a shared access drive from the western boundary of Assessor's Parcel #201-36-604 and #201-36-646C to Lake Pleasant Parkway.
 - ii. Access to Lake Pleasant Parkway and any necessary improvements to the right-of-way shall be completed by the developer in accordance with the approved TIA unless otherwise approved by the City Engineer or designee.

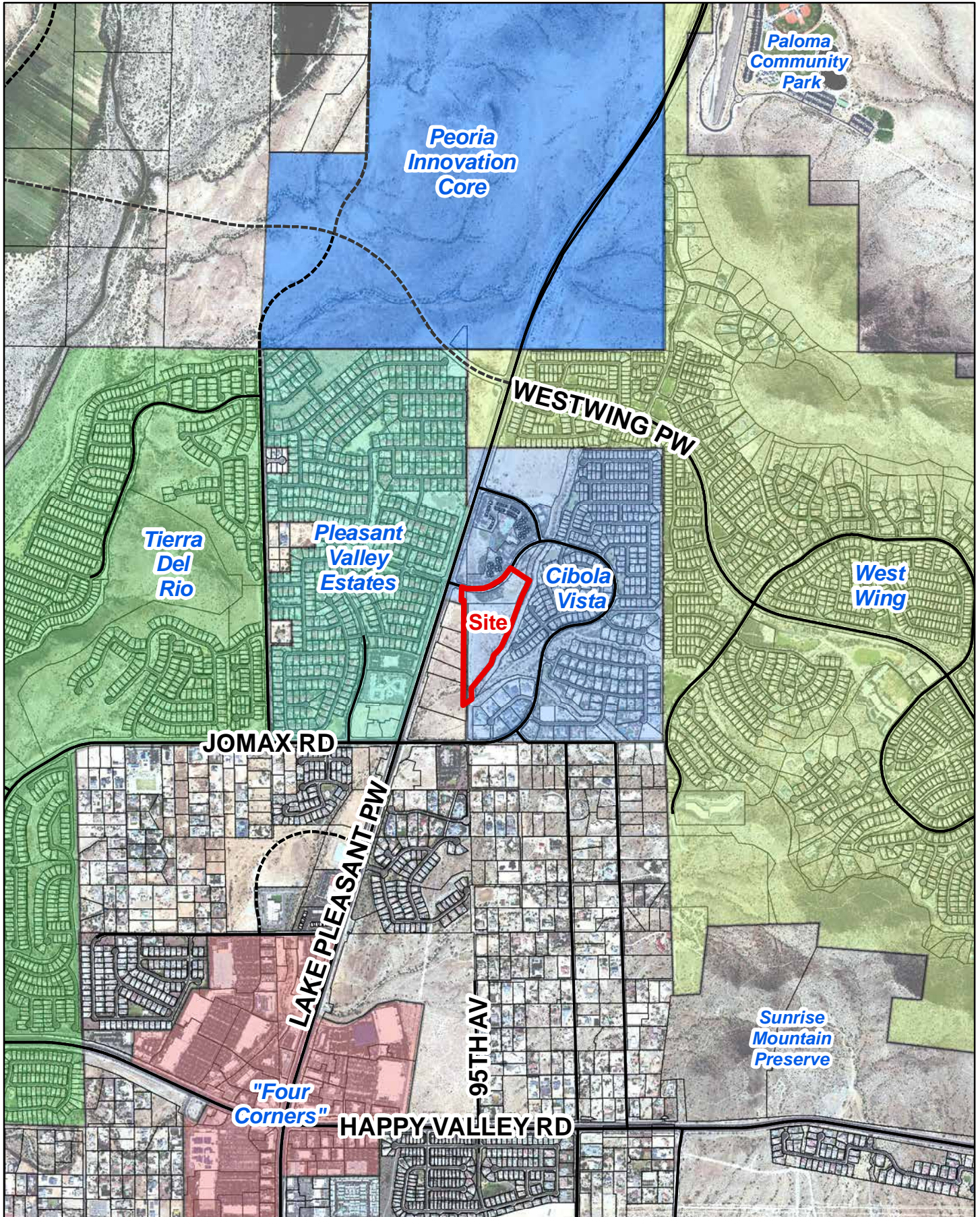
RESORT RESIDENCES AT CIBOLA VISTA (Z00-10A.6)

- iii. Prior to Certificate of Occupancy of any building for the Resort Residences at Cibola Vista the secondary public access shall be constructed in accordance with applicable City of Peoria requirements at the time of development.
 - b. A revised Site Plan layout for the Resort Residences at Cibola Vista and associated plans indicating a secondary public and fire access approved by the City in accordance with applicable City requirements at the time of development.
 7. The developer shall be responsible for the construction of right turn lanes at each site driveway for the Resort Residences at Cibola Vista unless otherwise specified within the approved TIA.
 8. Prior to Final Plat approval for the Resort Residences at Cibola Vista, the developer shall provide a legal cross-access easement for the parcel at the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (Assessor's Parcel #201-06-987). The location of the cross access easement shall be as approved on the Site Plan for the Resort Residences at Cibola Vista.
 9. A revised Planned Area Development Standards and Guidelines Report shall be provided within 30 days of the adoption of the subject ordinance addressing changes to development standards in accordance with staff comments.
 10. The maximum building height for the Resort Residences at Cibola Vista shall be limited to 48 feet in height; except as modified below:
 - a. Within 75 feet of the south or east property line the maximum building height shall be 28 feet.
 - b. Within 125 feet of the south or east property line the maximum building height shall be 40 feet.
 - c. Within 275 feet of the south or east property line the maximum building height shall be 48 feet.
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Vicinity Map | Exhibit 2

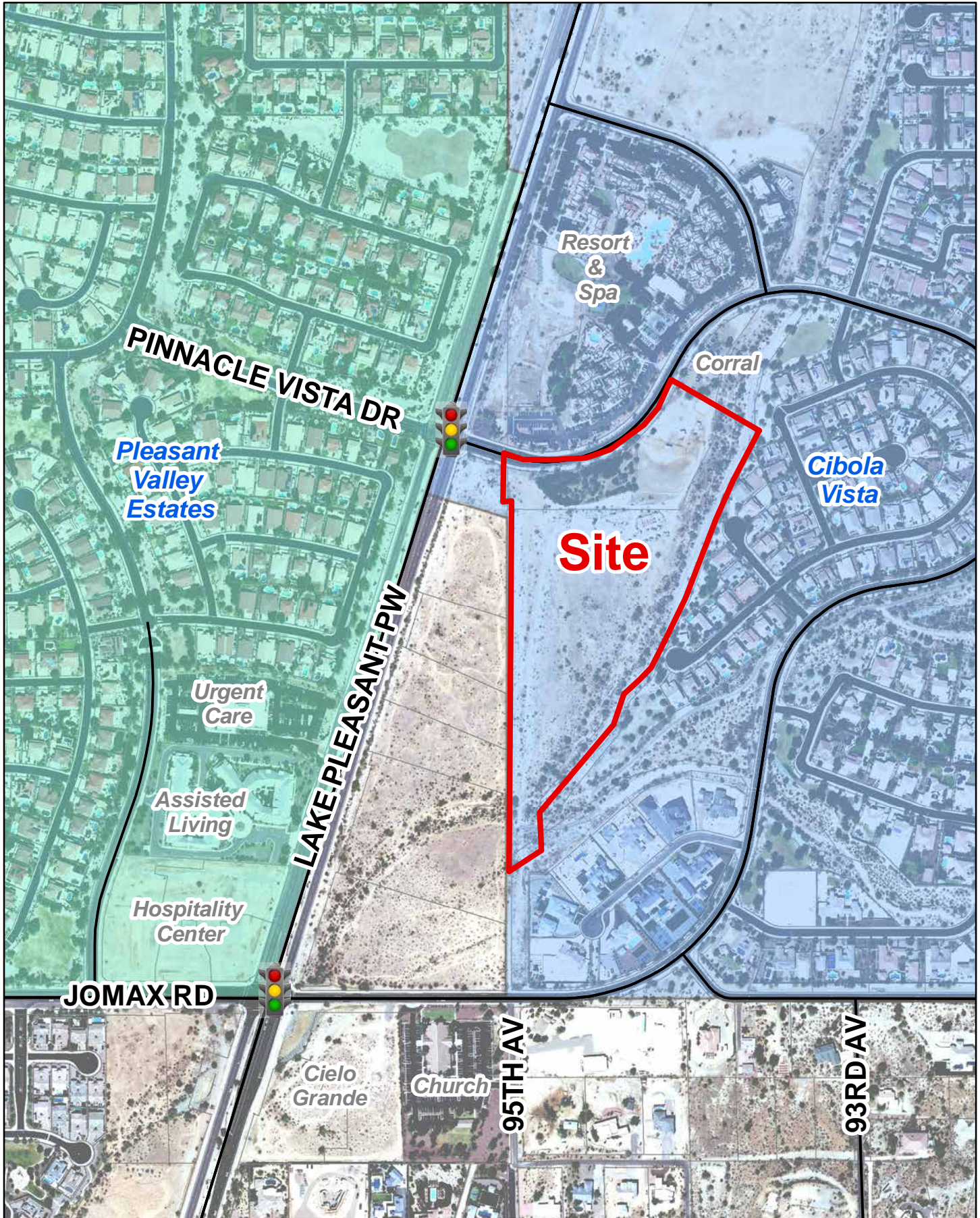
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Context Map | Exhibit 3

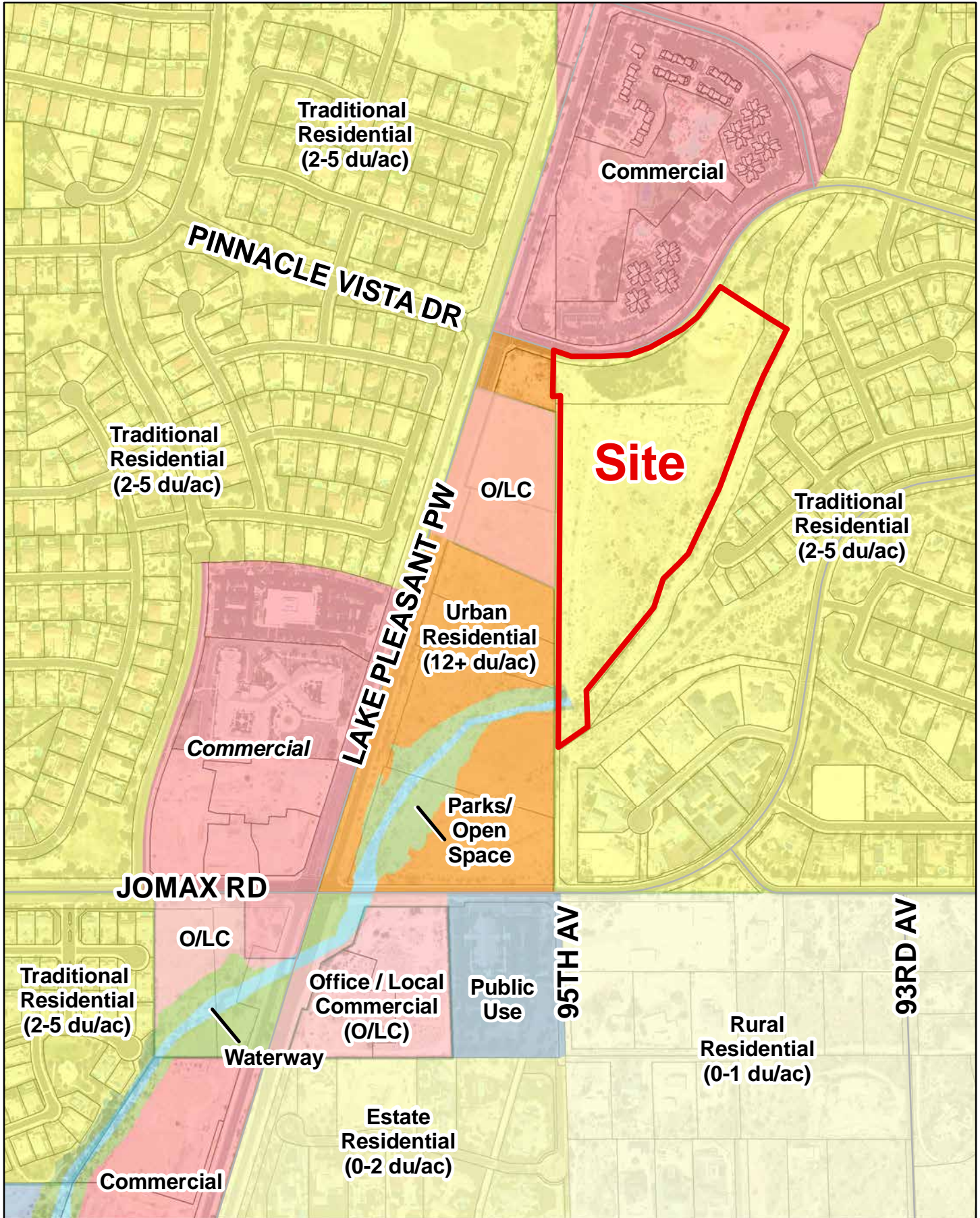
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General Plan Land Use Map | Exhibit 4

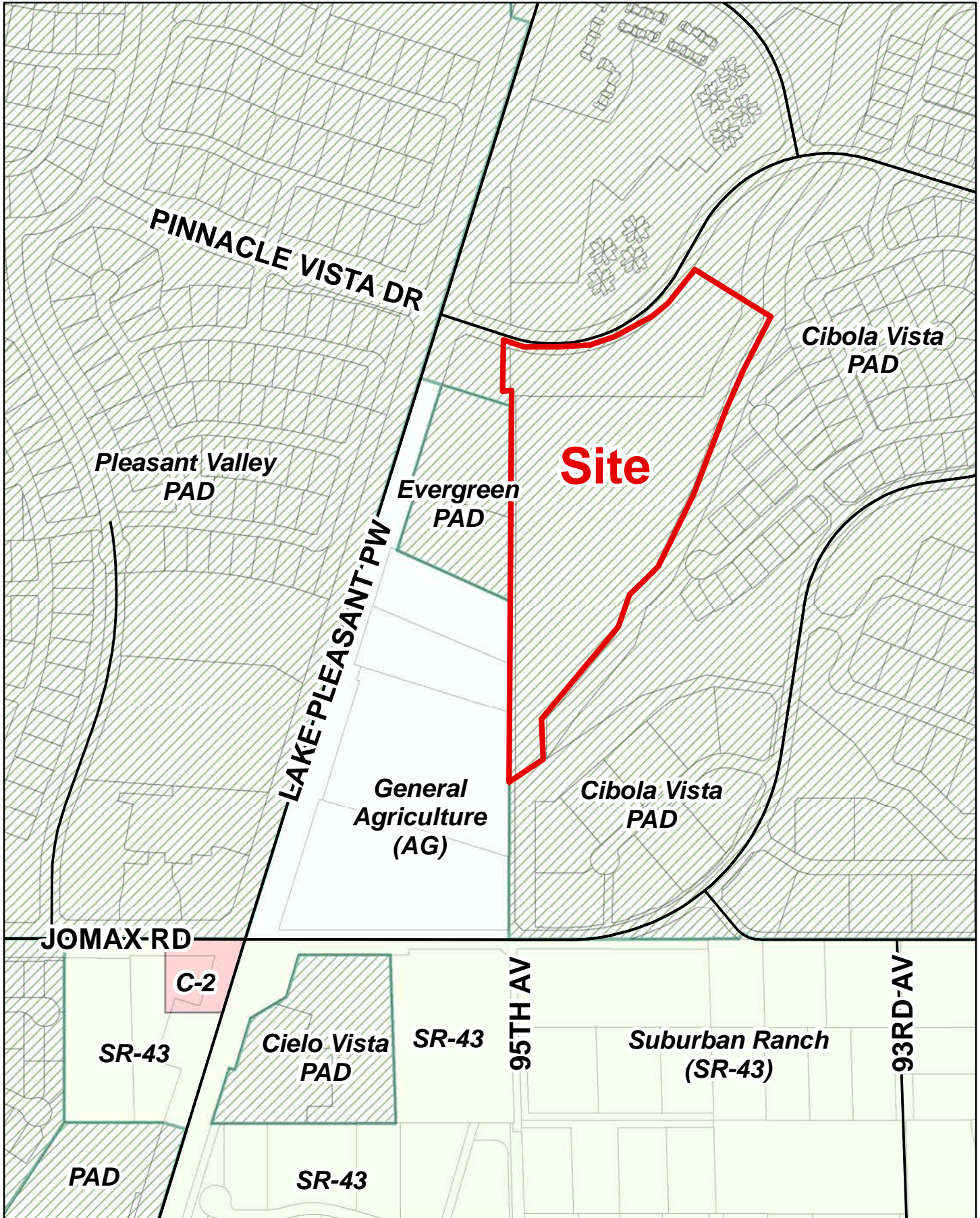
RESORT RESIDENCES AT CIBOLA VISTA (GPA24-06 & Z00-10A.6)

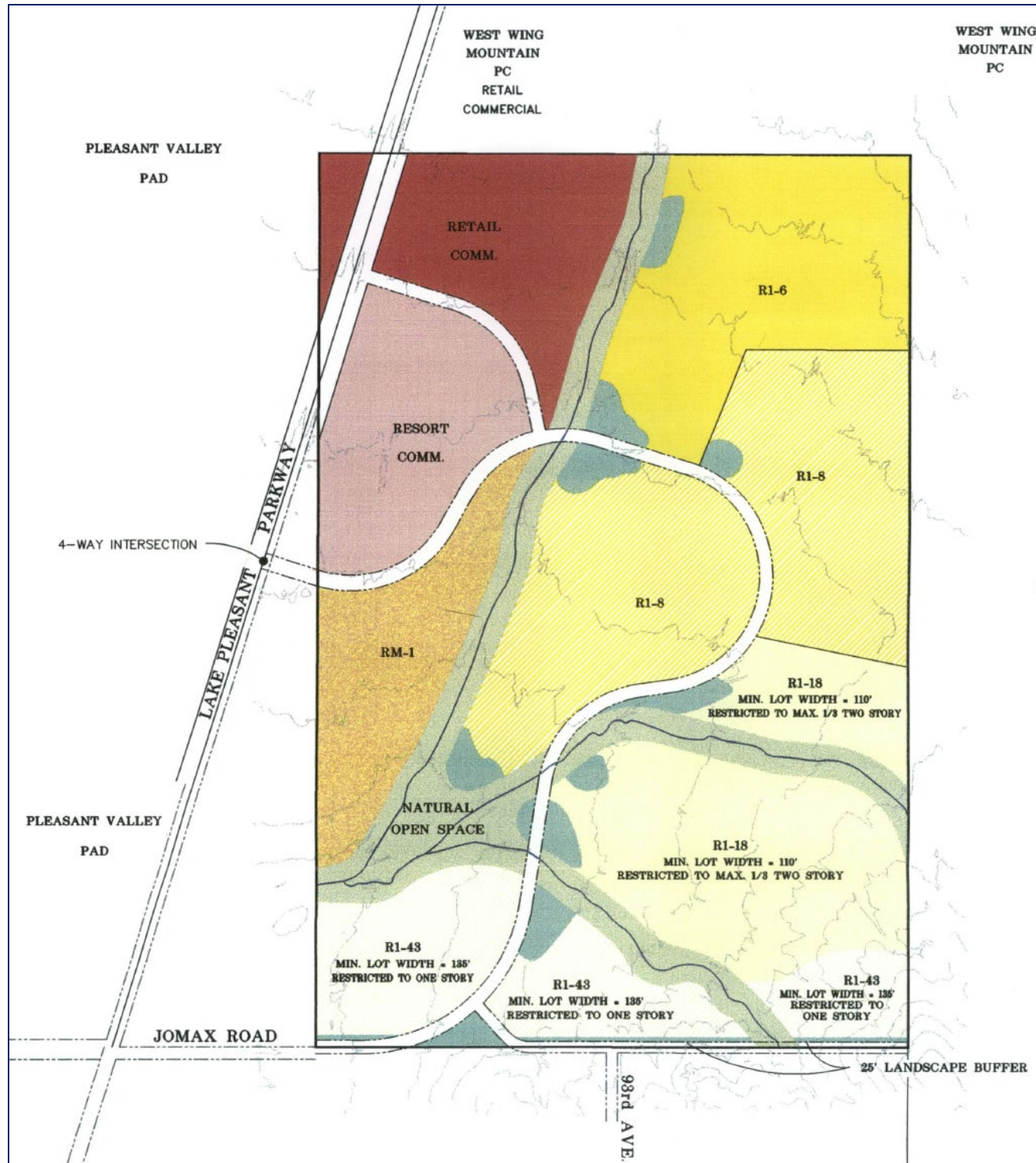




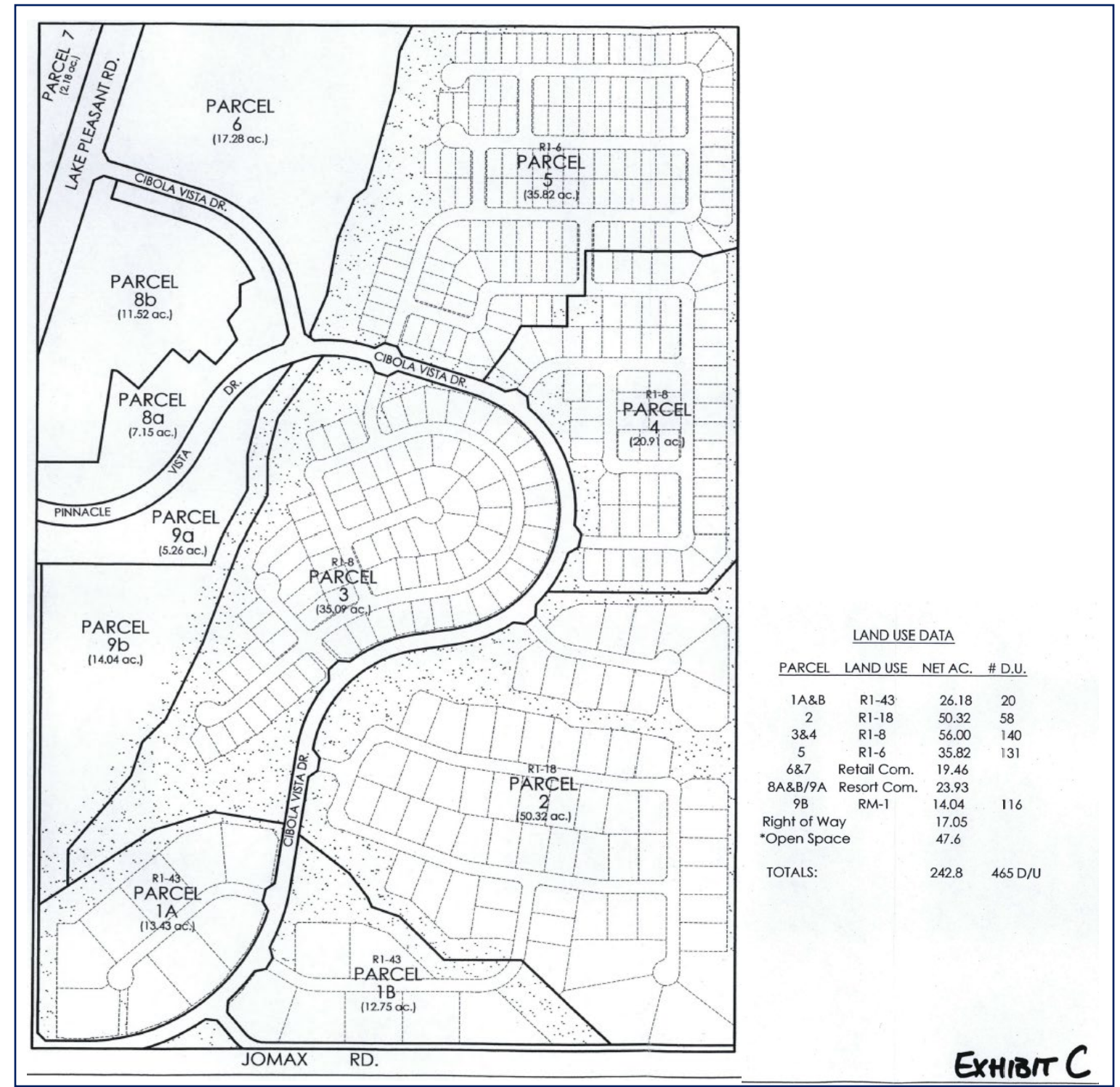
Zoning Map | Exhibit 5

RESORT RESIDENCES AT CIBOLA VISTA (GPA24-06 & Z00-10A.6)



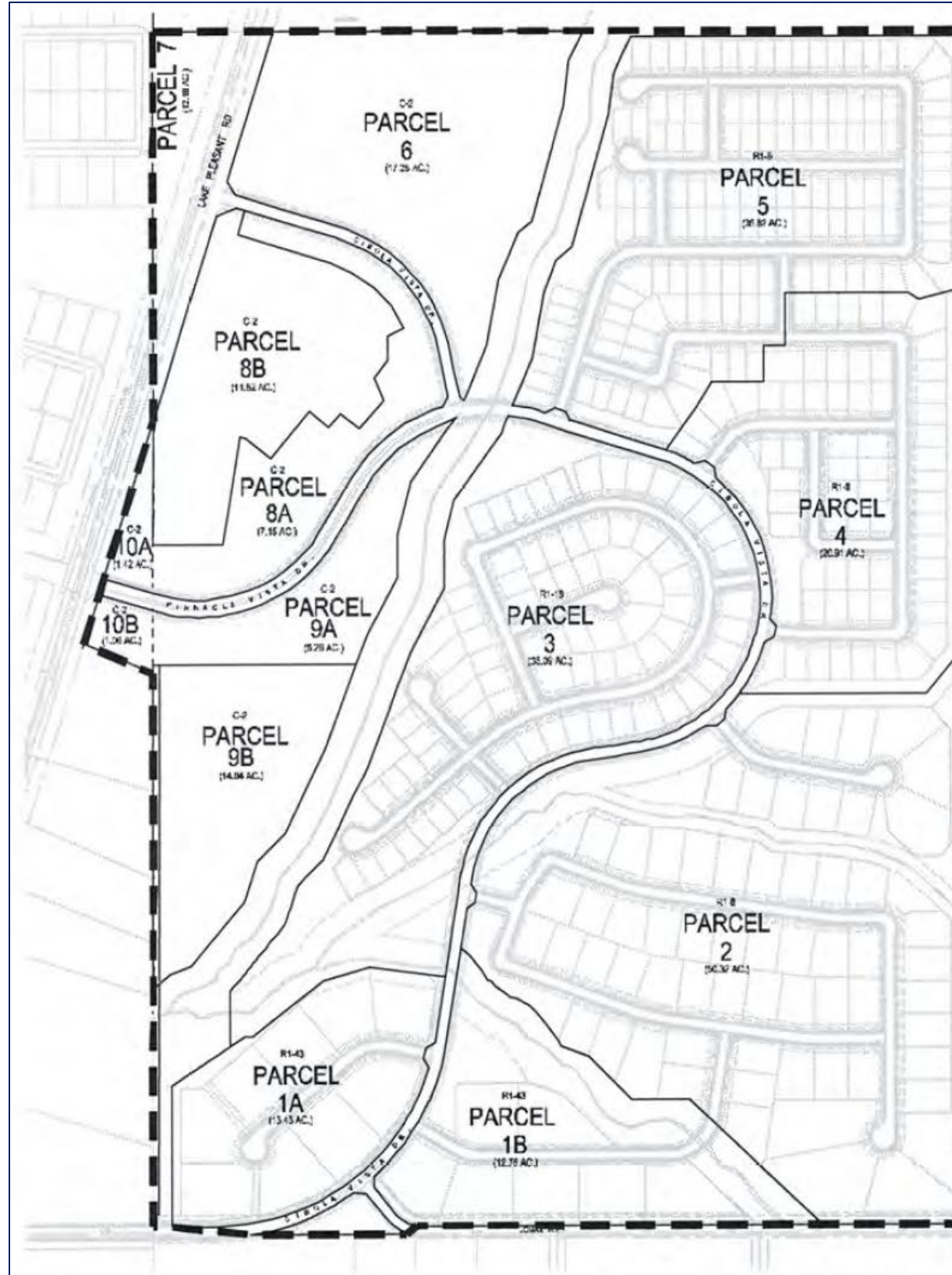


2000 ORIGINAL SUB-ZONE MAP



2003 SUB-ZONE MAP

EXHIBIT C



LAND USE DATA

PARCEL	LAND USE	NET AC.	#D.U.
1A & B	R1-43	26.18	20
2	R1-18	50.32	58
3 & 4	R1-8	56.00	140
5	R1-6	35.82	131
6 & 7	RETAIL COM. C2	19.46	
8A & B/9A	RESORT COM. C2	23.93	
9B	RESORT COM. C2	14.04	120
10A	RESORT COM. C2	1.42	
10B	RESORT COM. C2	1.06	
LAKE PLEASANT PKWY ROW		17.55	
TOTALS:		245.78	469 D/U

--- PROPOSED NEW BOUNDARY LINE

Resort Residences at Cibola Vista

General Plan Amendment

Case No. GPA24-06

2nd Submittal: August 2025

1st Submittal: March 2024



WITHEY
MORRIS
BAUGH

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Proposed Land Use Map	C

Development Team

Property Owner:	Cibola Vista Resort & Spa LLC 15150 N Hayden Road, Suite 210 Scottsdale, Arizona 85260
Architect:	ESG Architecture & Design 350 N 5 th Street Minneapolis, Minnesota 55401
Engineering:	Colliers Engineering & Design 4742 N. 24 th Street, Suite 270 Phoenix, Arizona 85016
Applicant / Legal Representative:	Withey Morris Baugh PLC Attorney: Jason Morris Planner: Stephanie Watney, AICP 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Email. stephanie@wmbattorneys.com

I. Introduction

This narrative has been prepared to support a general plan amendment for the approximately 17.07 acre property located 162 feet east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, Peoria, which is otherwise commonly known as a portion of Maricopa County Assessor's Parcel Numbers (APNs) 201-36-646C and 201-36-604 (the "Property"). This request is to amend the Land Use Map for the Property from a Traditional Residential (2.0 to 5.0 dwelling units per acre) designation to Urban Residential (12+ dwelling units per acre) in order to provide a framework for development of the Property as a high-quality multi-family community with ample open space (the "Project"). This request will run concurrently with a Major PAD Amendment request, submitted under separate cover.

As background, the Property is currently entitled under a PAD with an underlying Resort Commercial (C-2) designation, which permits a range of commercial uses—including resort timeshares—with building heights of up to four (4) stories and 48 feet. The Property functions as a transition site, positioned between a planned business park to the west (adjacent to Lake Pleasant Parkway), existing four-story resort commercial development to the north (across Pinnacle Vista Drive), and an established single-family community to the east.

The proposed site plan embraces this transitional role by providing a variety of housing product types and incorporating a step-down in building heights—from four (4) stories near the business park to two (2) stories along the eastern boundary adjoining single-family residential. In doing so, the project provides a compatible edge condition, with housing products and scale more closely aligned with a Suburban Residential designation (5.0 to 12.0 dwelling units per acre), even though the request is for an Urban Residential designation (12+ dwelling units per acre).

This approach allows the site to deliver multi-story, multi-family housing adjacent to the business park—where higher intensity is appropriate—while thoughtfully tapering down to lower-scale residential near the existing single-family neighborhood.

In addition to diversifying the area's housing options, the project introduces a context-sensitive land use transition from the arterial corridor and employment/commercial uses to the north and west toward the single-family neighborhoods to the east and south. This transition is reinforced through a meaningful combination of design and buffers, including a 150-foot-wide natural wash corridor and significant planned landscaping and screening.

II. Context / Location

The Property is approximately 12.43 acres and is vacant, never developed property. It consists of an irregular geometry and it is encumbered by several significant easements,

including a 75-foot-wide drainage easement which runs along the east boundary of the Property, serving as a natural buffer to the surrounding neighborhood; and, a 30-to-60-foot-wide natural gas easement which runs along the west boundary. These easements limit opportunities for development of the Property, as evidenced by the long-time vacancy of the site. That said, the Property is an infill site that is well-positioned to support the desired use. The surrounding uses include:

Direction	General Plan Designation	Zoning	Land Use
North	Commercial	PAD – Resort Commercial C-2	4-Story Commercial Resort Timeshares
Northeast	Traditional Residential	PAD	Single Family Residential
East (North)	Traditional Residential	PAD	Single Family Residential
East (South)	Traditional Residential	PAD	Single Family Residential
South	Traditional Residential	PAD	Single Family Residential
West	Office and Local Commercial	PAD	Future Business Park

Notably, the Property is proximate to the future Amkor campus, which is forecasted to become Peoria’s largest employer and will package and test chips for major microchip manufacturers including TSMC and Apple Inc. Amkor will be located within approximately 2.5 miles (as the crow flies) of the Property and it is fully anticipated that additional housing opportunities and diversity of options will be needed to support this key employer, as well as TSMC and other proximate employers (existing and future). Accordingly, this request seeks to promote and provide a framework to increase housing diversity and housing options to support significant area employers.

III. Development Proposal

Ownership envisions development of the Property with a viable land use which will help fill a need for quality and diverse residential housing close to existing and future employment opportunities in the area, including those offered by the Taiwan Semiconductor Manufacturing Company (“TSMC”) and Amkor—both of which are located within a ten-minute drive of the Property—as well as other suppliers and existing and future employers in the area. Given the anticipated influx of high-paying quality jobs offered by Amkor, TSMC and other area employers, it is imperative that housing demand be met with highly amenitized, luxury multi-family living opportunities, commensurate with the anticipated market demand for the area. It is anticipated that, given the demographic of Amkor and TSMC employees, which is projected to include cohorts of recent college

graduates, there will be a high demand for luxury apartment living with a “lock-and-leave” lifestyle. The proposed community, as detailed below, will help fulfill the quality multi-family housing needs of the area. New residents will also support existing and future retail along Lake Pleasant Parkway, including within the Lake Pleasant Crossing Shopping Center and Towne Center.

The proposed development offers housing choices and options to accommodate a variety of lifestyles and transitions, from young graduates to retirees looking for a maintenance free, lock-and-leave lifestyle, ultimately providing residents with a wealth of options. Importantly, the proposed development is consistent with the scale of the existing four-story Cibola Vista resort.

Primary vehicular access to the community is proposed via Pinnacle Vista Drive. A secondary access is contemplated along the west boundary of the Property, which will provide access to Lake Pleasant Parkway via an access easement along the Redbird Road alignment.

Finally, as an extension of the Cibola Vista Resort & Spa, the architectural design vernacular of the proposed Project consists of high-quality design which will complement the existing architecture of Cibola Vista Resort.

IV. General Plan Amendment Justification

The City of Peoria’s General Plan Amendment Process Guide application requires detailed justifications for amendment requests, as outlined below.

1. Provide a brief description and reason for the requested change.

The request is for a minor General Plan amendment from Traditional Residential to Urban Residential to allow development of a highly amenitized, resort-style multi-family community that has been thoughtfully planned in the context of surrounding land uses.

As described in Section II, the proposed site plan incorporates a building height “step-down” approach, with four-stories at the northwest corner of the Property, transitioning to two (2) stories along the eastern boundary adjacent to single-family homes. In addition, existing natural wash corridors provide meaningful physical buffers between the project and single-family residential to the east.

This request also responds to broader housing needs within the region and state. Arizona continues to experience a well-documented housing shortage, contributing to rising home prices and barriers to homeownership. In recognition of this issue, state lawmakers passed four (4) significant housing bills in the 2024 legislative session aimed at expanding housing supply and improving affordability. While this project represents a micro-level contribution, it directly adds new, high-

quality housing inventory in proximity to major employment growth areas, thereby supporting both local demand and statewide housing goals.

The City's General Plan reinforces this policy direction, noting that "housing supply can address affordability by providing a sufficient number of housing units to meet demand," which also enhances the viability of nearby commercial centers (p. 3-11). In this case, additional density within the Cibola Vista PAD will not only help address housing needs but may also support the successful development of adjacent commercial parcels as envisioned, introducing new amenities and services for the community.

2. If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).

The existing General Plan Land Use map designation is Traditional Residential , and the proposed General Plan Land Use map designation is Urban Residential.

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

The current Traditional Neighborhood General Plan designation does not adequately reflect the Property's existing entitlements, which already allow for four (4) story resort commercial development. As such, the designation does not account for the intensity and scale of uses that are already permitted on the site today.

The requested amendment more appropriately aligns the Property with its surrounding context by introducing a compatible land use transition from Lake Pleasant Parkway—a major transportation corridor and employment corridor—toward the lower-intensity single-family neighborhoods to the east.

It is also important to note that the site immediately west of the Property recently received City approval to amend its Urban Residential designation to Office and Local Commercial, allowing development of an approximately 40-foot-tall commercial/office park. That entitlement was consistent with the City's broader economic development goals, including "refocusing efforts on building up the economic footprint within the City, including along Lake Pleasant Parkway where the infrastructure is already in place to support commercial and employment development" (Evergreen Business Park Staff Report, pg. 4).

Within this context, Urban Residential uses remain appropriate in this area and the Property provides an appropriate transition and buffer between higher-intensity commercial and employment development and adjacent single-family neighborhoods. The proposed project embraces this transitional role by incorporating a step-down in building heights and a mix of housing products that functionally and practically mirrors a Suburban Residential pattern along the east

portion of the Property, while carrying the Urban Residential designation. This approach ensures compatibility with surrounding land uses, balances housing needs with the City's economic development objectives, and maintains the intended character for the area.

4. How will this amendment affect property values and neighborhood stability?

This amendment is not anticipated to negatively impact property values or neighborhood stability, as the proposal is consistent in scale with the larger Cibola Vista Resort & Spa and has been designed in a manner that is cohesive with development in the area. The Cibola Vista PAD area has been established with quality neighborhood design features and this proposal will further the design objectives of the PAD through incorporation of high-quality design and building materials, quality open space and amenities, trail and landscaping enhancements — including for screening and buffering. The proposed development will provide development certainty for the area, incorporating carefully planned development standards that are not otherwise required for the approved timeshare use that is approved today.

5. How will this amendment contribute to compatible neighborhood patterns?

The Property is part of the overall existing Cibola Vista Resort & Spa property today. The Resort is developed with four (4) story structures with similar units; the difference between the approved and proposed entitlement is that—rather than short-term stays—residents will lease longer term and contribute to and be a part of the overall community. With this proposal, careful planning ensures that appropriate buffering is provided, in addition to the approximately 150-wide wash corridor which separates the subject Property from existing residential uses to the east. In addition, as illustrated in **Figure 1** below, the proposed development contributes to compatible neighborhood patterns through use of a building step-down approach, which functionally limits the east portion of the site to a suburban product type, representing a traditional land use approach next to single-family residential uses. This requirement is incorporated into the companion PAD amendment. Figure 1 also identifies an area along the south portion of the development where vertical buildings and/or structures will not be permitted.

[Left intentionally blank]

Figure 1: Conceptual Land Use Exhibit



This site ultimately acts as a transitional buffer between a commercial business park to the west and single-family residential to the east.

6. How will this amendment contribute to an increased tax base, economic development, and employment opportunities?

This general plan amendment will provide a framework for housing opportunities to be created for residents of the City of Peoria and beyond, allowing additional “rooftops” of families that will spend their dollars within the City of Peoria. In addition to the additional tax base, other economic and fiscal benefits will benefit the City of Peoria due to development of the Project.

7. How will this amendment contribute to the City’s goal of achieving balanced housing, shopping, employment, and recreational opportunities?

The 2040 General Plan outlines several goals and policies for growth. One of those goals is to balance land uses, including promoting a broad range of housing and lifestyle choices. The surrounding area is predominantly single-family residential, with very limited opportunities for households seeking alternative housing types. This project introduces high-quality multi-family living, meeting the needs of a broader range of residents—such as young professionals, employees of nearby industrial and commercial businesses, and older adults seeking to downsize—

which directly supports the City's goals for providing a broad range of housing (Section 3.8). The proposed development is intended to support planned employment within Peoria – providing a natural housing option for workers employed within Peoria. In addition, there is a meaningful amount of commercial shopping, dining and service opportunities less than a mile from the site. Residents of the proposed development will shop, dine at and be patrons of these nearby commercial establishments, creating new opportunities for tax revenues and thereby reinforcing the City's economic development goals. Finally, the community will incorporate high-quality amenities that enhance livability. This development is also anticipated to make enhancements to the adjacent wash, contributing to the livability of the area by enhancing recreation areas that area already in-place.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and street systems?

Grading / Drainage / Retention: Typical grading, drainage, stormwater retention, and erosion protection are required and will meet all of the requirements of the City of Peoria.

Water: There are existing 16-inch and 36-inch water mains west of the site within the right-of-way of Lake Pleasant Parkway. There is also a 12-inch water main, North of the site, within the right-of-way of Pinnacle vista Drive. Lastly, there are 8-inch and 16-inch water mains within the Jomax Road rightof-way.

Wastewater: The Project will be served by an 8-inch sewer service line that will tap into the existing 10-inch sewer main in Jomax Road.

Streets: The TIA enclosed with this application further provides details regarding traffic and mitigation. The TIA recommends a right turn deceleration lane into the Project, however the street network is established and the roadway links will continue to operate at acceptable levels of service through the horizon year.

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

The Property is located within the Deer Valley Unified School District boundaries. The applicant met with representatives from the School District and understand that there are some current capacity challenges. That said, it is also our understanding that capacity varies from year-to-year, and the developer has committed to entering into a per unit payment agreement with the School District to mitigate impacts of additional children from the development. That said, according to a 2020 article by the National Association of Homebuilders, Larger multifamily properties (20+ units) generate fewer public school children per unit (.14 students / unit) than traditional single family homes. The Deer Valley Unified

School District has agreed that multi-family developments generally generate fewer school aged children than traditional single family residential. According to DVUSD's estimation, a range of 20 to 37 students (conservatively) is anticipated to be generated by the project.

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

This proposal meets the recommendations of the following Goals/Policies:

Smart Growth Goal 5: "Complete Neighborhoods: Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces."

This proposal will provide additional variety in housing options for the area outside of traditional single family residential housing options. This proposal features high quality and meaningful community gathering spaces which are intended to promote social connections and foster a sense of place, while creating "eyes on the street" within the area—including adjacent to the newly proposed commerce park to the west.

Smart Growth Goal 6: "Array of Housing Options: Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet varied needs of segments of the community."

The Community furthers the above Land Use Goals by adding another type of land use to the area's land use mix which will serve as a transition from Lake Pleasant Parkway and the adjacent business park toward traditional single family neighborhoods to the east. The proposed Community, which is consistent in scale with the Cibola Vista Resort and Spa, will provide new housing options for a range of lifestyle choices that will be well served with a competitive amenity package. Given the State's housing shortage and increased demand for the immediate area given existing and future employment, the proposal will provide meaningful options to support those who wish to move to the area, while functionally providing building step-downs that mimic traditional land use pattern step-downs.

Balanced Land Uses Policy LUC-4: "Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities."

Complete Neighborhoods Policy CN-3: "Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features."

This infill community satisfies these Policies by providing an appropriate transition from an arterial roadway, and more intensive approved business park uses to the west, in a manner which is sensitive to the existing surrounding residential. This

is achieved by providing a step-down of buildings which mimic the intent of a Suburban Residential designation, while also providing meaningful buffers. The Community also promotes efficient use of land and infrastructure while providing new diverse housing opportunities within an area close to existing and future retail and employment opportunities.

To summarize, the requested General Plan Amendment is consistent with the General Plan Goals and other adopted plans, codes and ordinances.

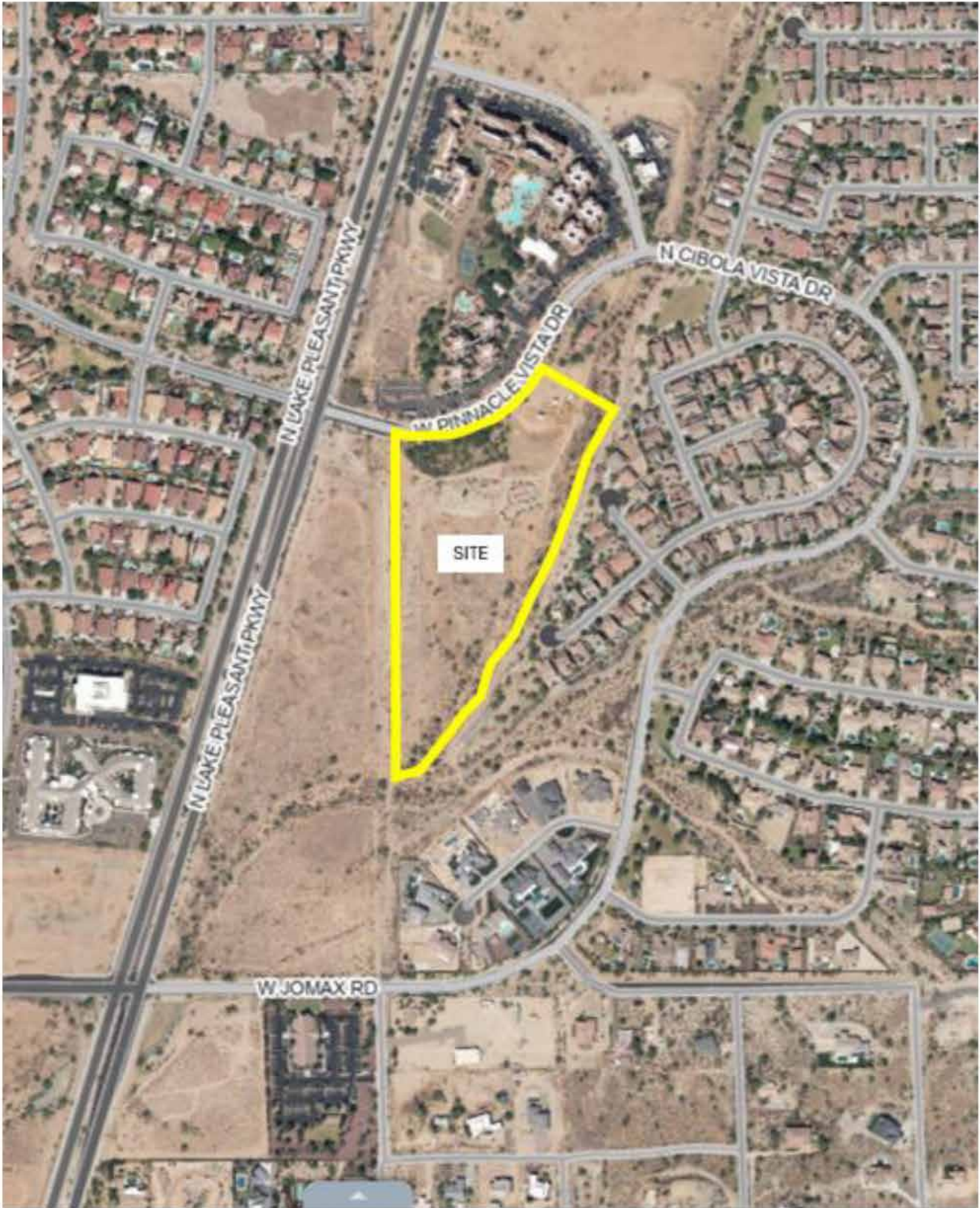
11. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

This requested amendment is intended to provide a framework for the creation of additional housing units within the area, which will support existing and future employment within the area. This request carries forward traditional land use planning principles with step-down approaches for building heights, and significant buffers to existing uses. As identified under section 10, this request furthers the General Plan goals and objectives in several key area, while being sensitive to the surrounding context.

V. Summary

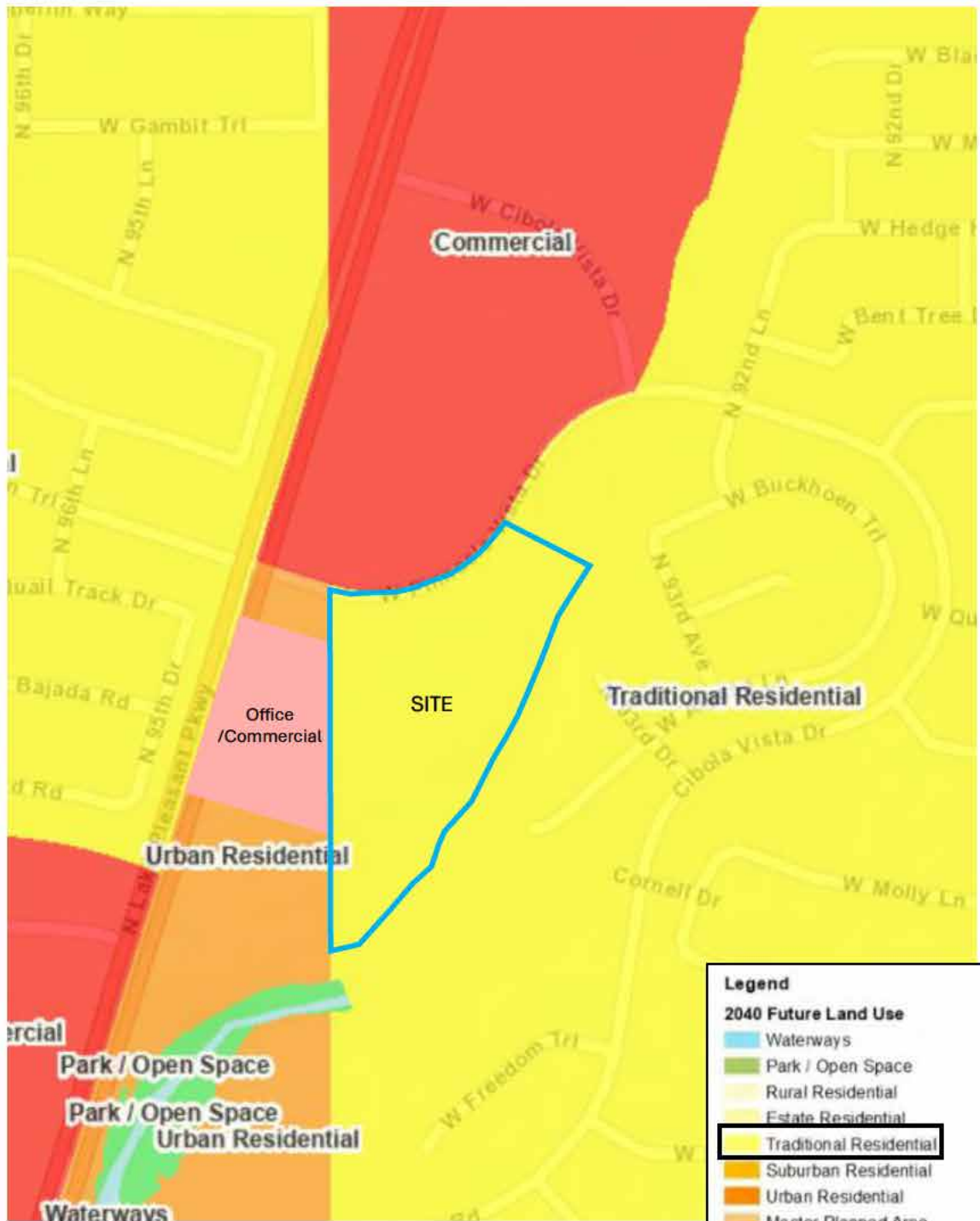
The ultimate vision for the uniquely configured Property is to develop it with a viable multi-family land use, which—through sensitive site and building design, including building step-downs—is compatible in scale and character with the surrounding land use pattern. The proposed development will help fill a need for high-quality luxury housing close to employment opportunities, key transportation arteries, and existing/future retail in the area. Finally, the proposed amendment is consistent with the overall goals and objectives of the General Plan.

TAB A



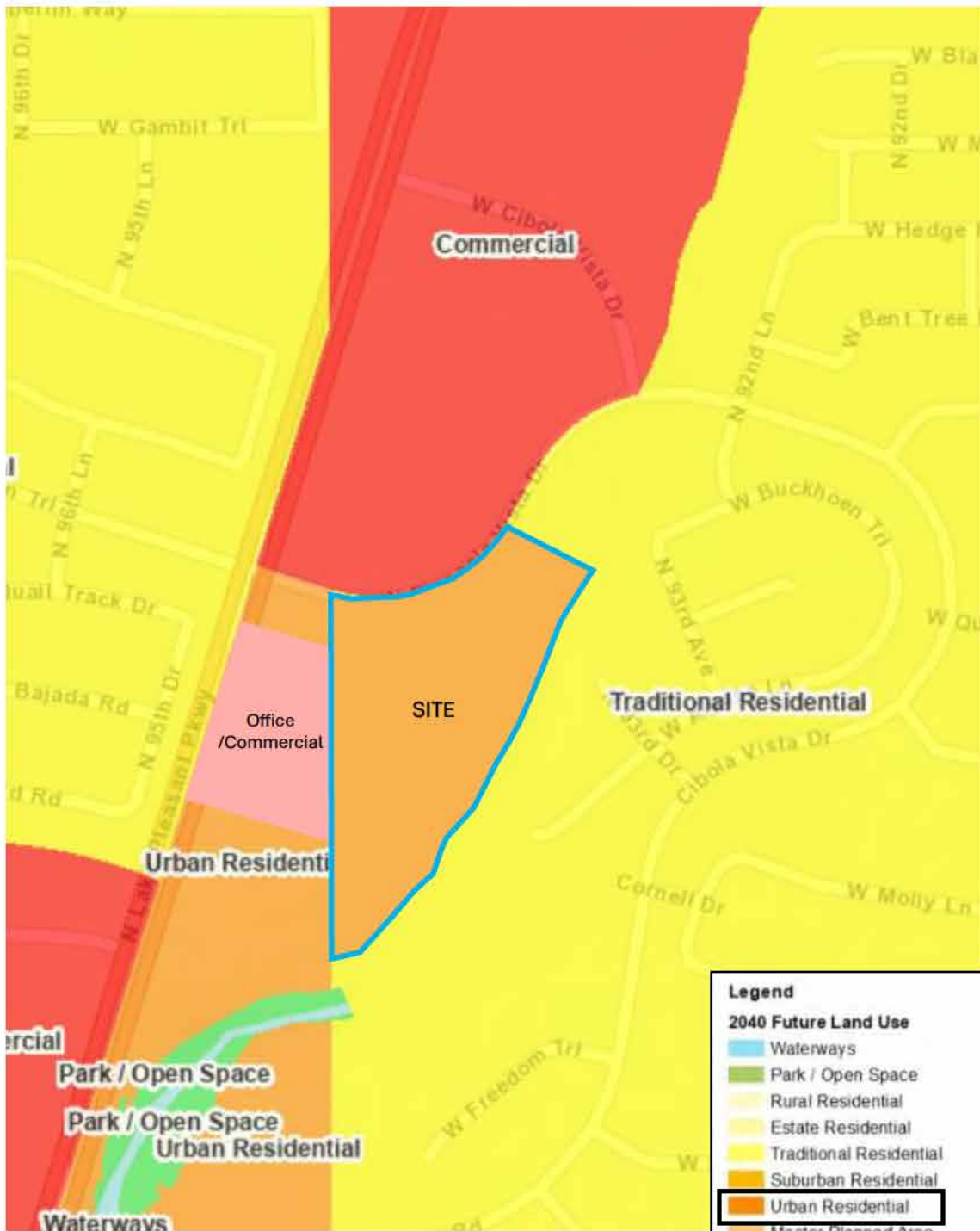
Site Aerial Map

TAB B



Existing General Plan Map

TAB C



Proposed General Plan Map

Resort Residences at Cibola Vista

Citizen Participation Report

Case Nos. GPA24-06, Z00-10A.6

2nd Submittal: October 2020

1st Submittal: August 2025



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Exhibit 8

1. Project Description

This Citizen Participation Report is for the approximately 17.07-acre property located 162 feet east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, Peoria, which is otherwise commonly known as Maricopa County Assessor's Parcel Numbers (APNs) 201-36-646C and 201-36-604 (the "Property"). See Site Aerial Map at **Tab 1**. The Property is also known as Parcel 9B of the Cibola Vista PAD (**Tab 2**).

As background, on March 15, 2024, formal planning applications were filed with the City of Peoria for approximately 12.43 acres of the overall Property, including a general plan amendment, rezoning and site plan application. These applications are proposed in order to provide a framework for development of the Property as a high-quality multi-family development which features meaningful building transitions and buffers. After hosting several neighborhood meetings and conducting individual outreach efforts with the community, the applicant, in response to neighbor feedback, initiated discussions with the Cibola Vista Resort & Spa property owner to expand the project area to include an additional 4.64 acres of Parcel 9 into the project boundary, in order to accommodate a new site layout that addresses concerns raised by neighbors and a more logical transition of the land use. This update is reflected in the second project submittal, filed on August 28, 2025.

2. Citizen Participation Plan Timeline and Elements

Enclosed at **Tab 3** are the noticing letters, notice lists and sign posting affidavits for the noticing that was provided below.

- **August 29, 2024:** Project notification / neighborhood meeting notice mailed to all property owners, homeowners' associations and interested parties within 600-feet of the subject site.
- **August 29, 2024:** Neighborhood meeting sign posted to subject site.
- **September 16, 2024:** 1st Required neighborhood meeting held at Sunset Heights Elementary School.
- **January 7, 2025:** Voluntary follow-up neighborhood meeting notice mailed to all applicable parties.
- **January 22, 2025:** 2nd Voluntary neighborhood meeting held at Sunset Heights Elementary School.
- **February 28, 2025:** 3rd Required neighborhood meeting notice mailed to all applicable parties.
- **March 11, 2025:** Neighborhood meeting cancellation notice mailed to applicable parties, due to conflicts with the School District's spring break and to ensure optimal participation.
- **March 26, 2025:** Neighborhood meeting sign updated with new neighborhood meeting date.
- **March 27, 2025:** 3rd Required neighborhood meeting notice re-mailed to all applicable parties with updated neighborhood meeting date.
- **April 14, 2025:** 3rd Required neighborhood meeting held at Sunset Heights Elementary School.

- **May 28, 2025:** Informal meeting hosted by Cibola Vista Estates residents to discuss the development.

3. Neighborhood Meeting Summaries

The applicant has held three (3) neighborhood meetings regarding the proposed development, as summarized below.

a. 1st Neighborhood Meeting – September 16, 2024

The first formal neighborhood meeting was held for the project on September 16, 2024. The meeting was scheduled to commence at 6:00pm, however a significant number of residents arrived earlier at 5:15pm. From 5:15pm to approximately 6:15pm, the applicant and development team was available for questions as attendees roamed and reviewed boards before formally commencing the meeting. According to the sign-in sheet for the meeting (**Tab 4**), there were approximately 82 attendees, comprised of primarily neighbors, at the initial neighborhood meeting. Members of the applicant and development team, as well as city staff also attended the meeting. Following the neighborhood ended well after 7:30pm, the applicant and development team were available to discuss the Project with interested parties in smaller groups, which lasted another approximately 30 minutes.

The applicant commenced the formal presentation by providing an introduction to the development team, followed by a discussion of the property characteristics, easement and physical encumbrances, and zoning background, highlighting that the Property was initially envisioned as a village type development back in the 1980’s—one which contemplated a level of multi-family development—and that the Cibola Vista Resort & Spa ownership has—as part of its long-term vision—has maintained ownership of the Cibola Vista core, west of the wash, for meaningful development opportunities. The applicant also discussed that the Property is permitted to develop with four-story timeshare resorts by-right, without any further entitlements. The applicant also discussed that—by pursuing this rezoning—there is an opportunity to have longer-term tenants, fewer units and superior site and building design compared to a timeshare resort development. The applicant further discussed the site and building design, highlighting the inspiration for the Santa Barbara-themed architecture, as well as building height transitions.

General questions were raised at this meeting regarding permitted uses under the current PAD C-2 Resort zoning; nature of tenancy; traffic control; unit sizes and rental rates; applicability of Section 8 profiles; school district capacity; traffic trip generation; water usage; property values and crime; security for the development; the area’s land use trends and processing; views and lines of sight; noticing requirements; and, noise impacts and mitigation. The applicant responded to these questions as summarized below.

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i. Existing Entitlements and Permitted Uses

An attendee raised a question regarding the existing zoning and what is permitted to be built today. The applicant advised that the existing PAD zoning is for underlying Resort C-2 Commercial, which can accommodate timeshares, among other uses. The applicant confirmed that the application request is to modify the ‘use’ type from transient timeshares to more permanent multi-family units, highlighting that the proposed project complies with permitted building heights that exist today at 48 feet.

ii. Nature of Tenancy

One of the questions raised was regarding the nature of the use and whether the multi-family units would be rental units. The applicant responded that the units will be rentals.

iii. Traffic Control and Growth

A neighbor raised concerns with existing traffic control in the area, noting that his wife had to be air transported to a hospital, and that the County is growing too fast. The applicant discussed that Peoria is now in a development stage that other parts of the Valley have already endured and highlighted that—while there are growing pains with transportation and other infrastructure, there are numerous examples of where communities have adapted well. It was further discussed that in order to receive additional community services and amenities, additional “rooftops” are necessary to drive demand, as has been historically repeated in areas of the Valley such as Ahwatukee, Chandler and prime locations in Scottsdale.

The applicant further discussed, as it relates to multi-family specifically, that there are locations in the Valley where multi-family coincides with single family communities and it works well (i.e. Biltmore and North Scottsdale).

iv. Unit Sizes and Rates

A question was asked regarding the anticipated unit counts and sizes. The applicant advised that the development would consist mostly of 1 and 2-bedroom units, ranging from approximately 700 to 750 square feet for a 1-bedroom unit; and, 1,100 square feet for a 2-bedroom unit.

The applicant addressed pricing, indicating that pricing at this time is difficult to estimate, as the project still needs to finish the entitlement phase, which could take nine months. By the time permitting is complete, the condition of the market may be completely different than it is now. The applicant noted that rent rates would be on the higher end of market rates, given the value and context of the land.

v. Section 8 Applicability

An attendee asked whether the project was planned as a Section 8 community. The applicant advised that the project is proposed as market rate luxury community with commensurate rent rates, and that it is modeled after high-end multi-family communities in Scottsdale (i.e. Grayhawk). The applicant also discussed that the community was designed for a demographic which desires a lock-and-leave lifestyle who do not want to have the maintenance responsibility of a traditional home, including retirees, empty nesters, and young professionals.

vi. School District Capacity

A concern was raised by several attendees regarding school district capacity for nearby area schools. The applicant confirmed that compared to single family communities, multi-family units do not generate the same levels of students per unit, and that the ratio is significantly less. The applicant noted that it met with the Deer Valley Unified School District to discuss the proposed development and that it was willing to work with the School District to help the school address existing capacity issues and the demand by this project.

vii. Trip Generation

Some neighbors raised questions regarding traffic generation and existing conditions in the area. The applicant discussed that a traffic study will need to be reviewed and approved by the City in order to proceed, and that coordination with the City is underway regarding traffic and any mitigation that may be necessary. That said, the applicant also noted that compared to the approved by-right resort development, the proposed project generates 56% less traffic. Additionally, the applicant discussed peak hour trips for the development, which are not anticipated to have a significant impact on surrounding area traffic patterns.

viii. Water Usage

An attendee which lives in a nearby Unincorporated Maricopa County area inquired about water availability and impacts to the County neighbors and the well systems. The applicant responded that the development will be served by the City of Peoria and not private wells.

ix. Property Values and Crime

One of the neighbors that attended the meeting proclaimed that the area is the epicenter of wealth in Peoria and expressed concerns that a multi-family development at the property could reduce area property values, citing areas of Surprise where apartment dwellers have visible toys and clutter on balconies. Further concerns

regarding the possible introduction of bus stops in the area and crime were raised if more transient populations (i.e. renters) move into the area. The applicant responded that the quality of the development will promote attracting quality renters and reiterated the demographic of the intended tenant. It was also discussed the community would be a gated community with professional management, which other nearby homes that are being rented do not have the benefit of. As a benefit of the community being professionally managed, the applicant advised that there is strict rental criteria that must be met prior to being approved for a lease, including background checks.

x. Security

A member of the community asked if the Project would be monitored by security. The applicant advised that security is not being contemplated, as that would be unusual with this caliber of development, but that it would be professionally managed and gated.

xi. Land Use Trends / Processing

Some attendees expressed a concern that if the proposed development were approved, it would open ‘flood gates’ for other similar projects into the area. The applicant reminded attendees that the Property is zoned for four-story timeshare uses today—and that the building height and transient nature of the resort uses is something that is acceptable today—which is a unique set of conditions that do not apply to other nearby properties. It was further noted that any such proposal will be required to go through the same process as this application, with public hearings and meetings. It was further noted that the proposed development features a high level of quality, including building stepbacks, setbacks and quality standards that should set a positive precedent for any other future development in the area.

xii. Views and Lines of Sight

Some attendees raised concerns regarding privacy and views onto their property. The applicant confirmed that the proposed site plan incorporates a step-down approach that helps mitigate these issues; and, that it would look at further limiting windows and balconies along the east perimeter of the development.

xiii. Noticing Requirements

A question was asked regarding the applicant’s noticing efforts. The applicant confirmed that it complied with the City’s requirements for noticing, including a sign and written notice, and that there would be additional opportunities for engagement.

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xiv. Noise Impacts and Mitigation

One of the meeting attendees expressed concerns with noise from potential parties, particularly due to Karaoke machines. The applicant advised that the Property would be under restrictions regarding noise to ensure a comfortable living environment not only for its tenants, but for the surrounding area—including the Cibola Vista Resort and Spa.

b. 2nd Neighborhood Meeting – January 22, 2025

A second voluntary and informal neighborhood meeting was held for the project on January 22, 2025. The meeting commenced at approximately 6:00pm and lasted until after 7:00pm. According to the sign-in sheet for the meeting (**Tab 5**), there were approximately 21 attendees, comprised of primarily neighbors, at the second neighborhood meeting. Members of the applicant and development team, as well as city staff also attended the meeting.

The applicant provided a similar presentation to the first neighborhood meeting to ensure that new interested parties had the benefit of the Project background and questions that were raised during the first meeting. The applicant also addressed proposed changes to the application that were made in response to community feedback from the first meeting, which included reconfiguring and relocating Building A further north, and restricting areas for balconies on Building A, as depicted in **Figure 1**.

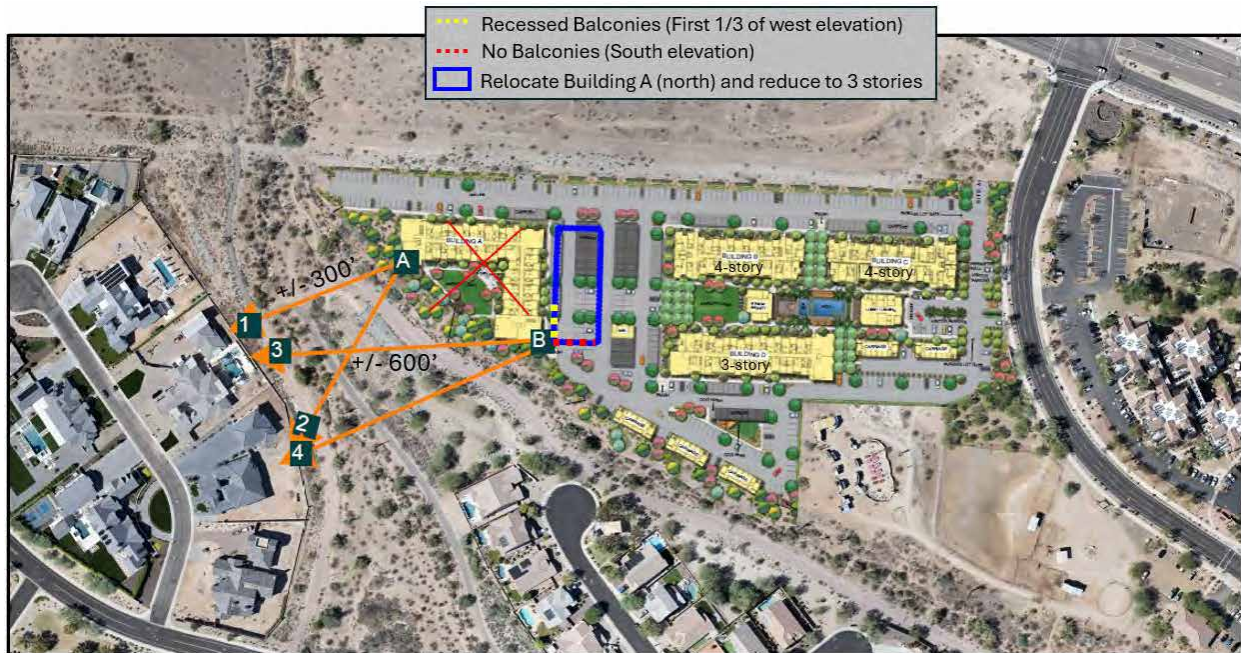


Figure 1: Site Plan Modifications Presented at 2nd Neighborhood Meeting

General questions were raised at this meeting regarding the General Plan designation for the Property; plans for the existing Cibola Vista Resort and Spa; trail maintenance; site security;

building height locations; and, parking and peak hour demands. The applicant responded to these questions as summarized below. Comments were also provided by attendees with compliments regarding the project architecture.

i. General Plan Designation

An attendee raised a question regarding the General Plan designation for the Property, noting that the designation is inconsistent with the existing C-2 Resort zoning. The applicant confirmed that the zoning for the Property predates the General Plan designation, which fails to acknowledge the significance of the entitlement that is in place for the Property today. The applicant described the land use context from west to east, noting that the Property is a transitional property to single family residential to the east.

ii. Plans for Existing Resort

An attendee requested clarification regarding the intent and plans for the Cibola Vista Resort and Spa and whether it would be converted to multi-family residential. The applicant responded that there are no plans to convert the resort to multi-family residential.

iii. Trail Maintenance

One of the attendees raised a question regarding trail access and maintenance. The applicant advised that the development team is open to a discussion regarding these items. Following the meeting, the applicant was in contact with leadership from the Cibola Vista Homeowners' Association and will continue a dialogue regarding trail maintenance.

iv. Site Security

An attendee raised a question regarding the security for the Property. The applicant confirmed that the community will be gated and that pedestrian access would be controlled via access gates.

v. Building Height and Privacy

A question was raised by an attendee regarding building heights and privacy for neighbors. The attendee discussed that there are already 3,500 multi-family units within range of Cibola Vista and that individual did not see additional units as necessary, noting concerns with child safety, decreased home values, and more. The attendee also noted that a community petition was previously organized to oppose transient (rental) units in the area due to perceived crime. The applicant responded with a reminder that currently, an even more transient product type is permitted by-right up to four (4) stories tall, with no additional approvals beyond site plan approval.

The applicant advised that—while a timeshare resort development may be pursued in theory—the team would rather work with the neighborhood on transitions, buffers and design to mitigate impacts of development on the community.

vi. **Parking and Management**

One of the attendees noted that they are a community manager for a multi-family community in the Valley. They requested confirmation regarding the anticipated community manager for the community, and additional information regarding parking ratios and demand. The applicant confirmed that the property manager will be a well-established and respected manager, such as Mark Taylor, which was well-received by the neighbor. The applicant further confirmed that the parking would meet the City’s requirements, and ultimately that it was in the applicants’ best interest to ensure a healthy parking ratio to ensure that tenants are maintained.

Once questions concluded, Councilmember Bullock made remarks regarding the entitlement process, highlighting the role of the City Council, Planning Commission and staff, and also encouraging the applicant and neighbors to work together to find common ground.

c. 3rd Neighborhood Meeting – April 14, 2025

A third required neighborhood meeting was held for the project on April 14, 2025. The meeting commenced at approximately 6:00pm and lasted until after 7:00pm. According to the sign-in sheet for the meeting (**Tab 6**), there were approximately 10 attendees, comprised of primarily neighbors, at the second neighborhood meeting. Members of the applicant and development team, as well as city staff also attended the meeting.

The applicant provided a similar presentation overview to the prior neighborhood meetings to ensure that new interested parties had the benefit of the Project background and questions that were raised during the initial meetings. The applicant also addressed proposed changes to the application that were made in response to community feedback from the initial meetings. The changes included:

1) Lower Building Heights Near Homes:

- **After Neighborhood Meeting #1:**
 - Reduced south 4-story building to 3-stories and shifted building north
- **After Neighborhood Meeting #2:**
 - Re-envisioned south boundary of site with 2-story townhomes
 - Incorporated Parcel 9B (3.1 acres) to the site and redesigned eastern edge with two-story buildings along new east boundary
 - Creates certainty
 - Reduces both visual and privacy concerns

2) Increased Buffers and Setbacks:

- Generous setbacks of **over 300 feet** preserved and maintained along east boundary
- **658 feet** separation created from the homes to the south to the nearest project building

- Lower-profile buildings (i.e. garages and townhomes) are planned within buffer areas, where possible
- 3) **Lower Heights in the Middle of the Site:** Four story building height reduced to three stories
 - 4) **Intentional Building Orientation:** Building orientations carefully planned to limit view impacts and maintain privacy
 - 5) **Proactive Land Acquisition:**
 - Parcel 9B now controlled by developer
 - Prevented the possibility of another developer placing a four-story hotel directly along the eastern boundary
 - Dedicated to providing two-story housing product within Parcel 9B, providing a long-term buffer for the neighborhood

Figure 2 represents the proposed modifications summarized above.



Figure 2: Site Plan Modifications Presented at 3rd Neighborhood Meeting

General questions were raised at this meeting regarding the additional project area plans and background for incorporation of it with the request; traffic; parking; opportunities for feedback; rental rates; selection of management companies; wash and trail access and maintenance. The applicant responded to these questions as summarized below.

i. Land Area Incorporation

Some attendees asked for clarification regarding the land area that was being contemplated to be incorporated into the request. The applicant confirmed that Bluegreen Vacations, a timeshare resort company, was under contract to purchase the portion of Parcel 9 that was not previously being pursued to be rezoned. However, after hearing community feedback and in order to be proactive, the developer recently got that land under control as a means to provide more certainty for neighbors to the east that multi-story buildings would not be built immediately adjacent to the property line;

instead, a respectful transition was proposed. There was a follow up question regarding whether the expanded site area includes the Cibola common area amenities, and the applicant confirmed it does not.

Another community member inquired about the additional land area and the applicants' degree of confidence that the plan was supportable. The applicant advised that the community plays a role in the process, and that the expansion area was a rare opportunity that resulted due to common long-term land ownership over both parcels, combined with a developers'

ii. Traffic

An attendee raised questions regarding traffic and mitigation. The applicant confirmed that the proposed use generates 56% less traffic than a timeshare resort, which is approved to be built today. Further, that development pays for development and any roadway improvements that were triggered by this application would be the applicants' responsibility.

iii. Parking

A question was raised regarding the sufficiency of parking on-site. The applicant responded that it is in ownerships' best interest to provide sufficient parking is provided for tenants and their guests to avoid leasing issues. The applicant also confirmed that, by way of any lease agreement, the applicant can also provide occupancy limits.

iv. Feedback Opportunities

One of the attendees inquired about opportunities for feedback by the community and whether community feedback matters. The applicant confirmed that the rezoning process is a collaborative effort which involves input from city staff, neighbors and the City Council. The applicant advised that the development team is aware of sensitivities surrounding building height and proximity, and that those are items that will need to be solved for moving forward. It was further discussed that while planning is about site planning (rather than ownership vs. rentals), there are already rentals in the area and this development will have onerous criteria to qualify for a lease at the development. The applicant also discussed that good and bad examples of multi-family communities can be found, but that ultimately, ownership cares about this development because it has a direct impact on other parcels—including Cibola Vista Resort & Spa, and thus careful planning has gone into project planning. The applicant noted that it will continue to work with the community on aspects of the plan.

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v. Rental Rates

An attendee asked about rent rates and what the going rate would be to live at the proposed development. The applicant confirmed that—while market factors impact rates—the average unit would likely lease in the \$2,500 price range.

vi. Management Company

A question was raised regarding the management of the community. The applicant confirmed that the property manager will be a well-established and respected manager, such as Mark Taylor.

vii. Wash and Trail Access and Maintenance

A community member was interested in learning more about wash and trail maintenance, highlighting that residents of the community will likely use the existing facilities. The applicant confirmed that further dialogue is welcome regarding the Property's proportionate impact and possible contributions to trail maintenance.

Following the neighborhood meeting, three (3) nearby residents reached out to the applicant team. One of the residents was appreciative toward the applicant for working with the community and asked that the applicant further work out an agreement regarding trail usage with the Cibola HOA. Another resident similarly expressed appreciation for the applicant's steps to ensure the community stays happy and healthy, and made some suggestions regarding limiting building heights along the east perimeter of the community and providing view fencing along the wash. The last resident also made suggestions to limit building height in the expansion area to two (2) stories, and requested further information regarding the developer. The third submittal for this project reflects this feedback.

4. Notification Lists

In accordance with City requirements, neighborhood meeting notices were distributed to all property owners and homeowners associations (HOAs) within a 600-foot radius of the subject property.

In addition to the required notifications, the applicant has maintained a project interest list that includes individuals who attended neighborhood meetings and provided contact information. These interested parties have been incorporated into the applicant's extended mailing list to ensure continued communication and transparency. This additional list is incorporated into **Tab 3**.

5. Updates on Citizen Participation Efforts

The applicant intends to continue to work closely with city staff and neighbors during the processing of this application. The applicant has conducted several one-on-one meetings with

identified stakeholders; and, on May 28, 2025, the applicant was invited to attend a smaller community-hosted meeting with property owners within Cibola Vista Parcel 1A to discuss project plans and next steps. As part of the direct feedback that was received from this meeting, the applicant further refined the proposed site plan to respond to neighbor concerns. As shown on **Figure 3**, the site plan has been revised to (i) preclude development of buildings within the south portion of the Property; (ii) provide over 650 feet of separation from the residential to the south to the nearest project structure; (iii) limit buildings within the expansion area to two stories to include villas; and, reallocate density to the northwest portion of the site.

The applicant will continue to make progress on project plans while simultaneously working with interested property owners.



Figure 3: Site Plan Modifications Reflecting Community-Based Feedback

6. Project Support

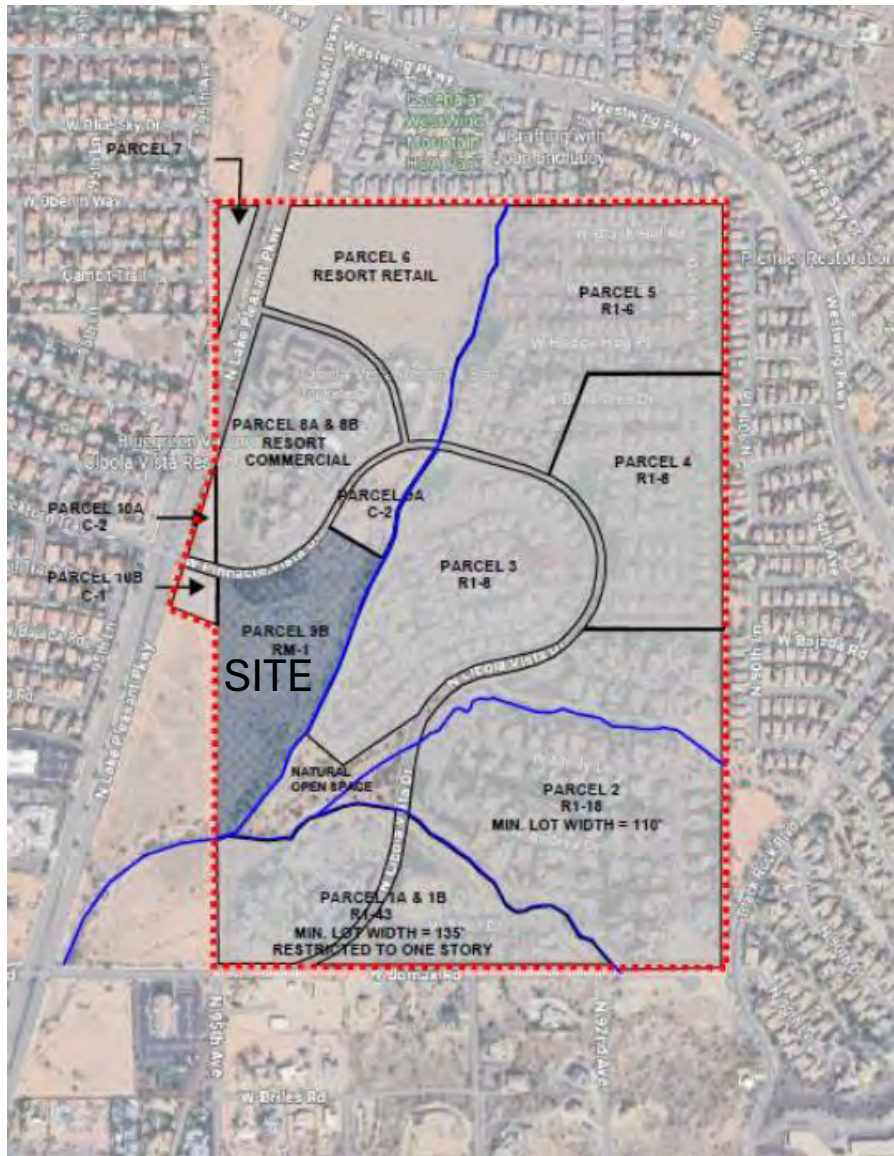
Throughout October 2025, Roosevelt Strategy Group, a project consultant, led a proactive community outreach effort to engage residents surrounding the proposed Resort Residences at Cibola Vista. The goal was to ensure that local input continued to guide the evolution of the project as it moves through the City of Peoria’s formal review process. As of October 26, 2025, the team has collected 152 resident letters of support, demonstrating growing community understanding and confidence in the project’s alignment with neighborhood priorities. Attached at **Tab 7** is a summary of the outreach efforts, materials used, and support letters received.

Tab 1



Site Aerial Map

Tab 2



Parcel No.	Land Use	Acreage (acre)	Total Units	Dwelling Units/Acre	% of Total Acreage
1a & 1b	Single Family (R1-43)	26.18	20	1.0 du/ac	10.7%
2	Single Family (R1-18)	50.53	58	1.1 du/ac	20.7 %
3 & 4	Single Family (R1- 8)	56.00	140	3.5 du/ac	22.9%
5	Single Family (R1-6)	35.82	131	3.7 du/ac	14.7%
6 & 7	Retail Commercial (C-2)	17.60		N/A	7.2%
8a, 8b	Resort Commercial (C-2)	18.70	N/A	N/A	7.7%
9a		2.23			0.9%
9b	Resort Multi-Family (RM-1)	17.07	302	17.7 du/ac	7%
10A	Resort Commercial (C-2)	1.42	N/A	N/A	0.6%
10B	Office Commercial (C-1)	1.06	N/A	N/A	0.4%
Lake Pleasant Parkway		17.55			7.2%

Proposed Zoning Map

Tab 3



**WITHEY
MORRIS
BAUGH**

August 29, 2024

To nearby property owner, homeowners’ association, or interested parties:

You are invited to attend a neighborhood meeting regarding a **General Plan Amendment and Major PAD Amendment** application (**Case #GPA24-06 and Z00-10A.6**) submitted to the City of Peoria. The meeting will be hosted by the applicant, **Withey Morris Baugh, PLC**, on behalf of **Cibola Vista Resort & Spa**.

Neighborhood Meeting Date:	Monday, September 16, 2024
Time:	6:00pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Art Room – From parking lot off Adam Avenue enter east gate, proceed through glass doors on the left, turn right, and enter through double doors. The Art room is the first room on the right (follow open house signs).

Project Description:

Location	East of the SEC Lake Pleasant Pkwy & Pinnacle Vista Dr, 27501 N Lake Pleasant Pkwy, a portion of APN’s 201-36-646C and -604. See Project location Map on the back of this invitation.
Minor GPA Request: GPA24-05	Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) to allow for a multi-family development with approximately 21.5 dwelling units per acre
Major PAD Rezoning Request: Z00-10a.6	Major Planned Area Development (PAD) Amendment approximately 12.5 acres of the approximately 242-acre Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-Family residential for a portion of Parcel 9. The proposed development is a high-quality 256-unit multi-family residential community with resort-style amenities and a maximum building height of 45 feet.
Applicant Contact	Withey Morris Baugh, PLC – Stephanie Watney 602-230-0600, stephanie@wmbattorneys.com
Assigned City Reviewer	Sarah Dircks, Senior Planner 623-773-7514, sarah.dircks@peoriaaz.gov

For additional information pertaining to the proposed General Plan Amendment and Major PAD Amendment, or the upcoming meeting, please reach out to Stephanie Watney, AICP, by phone (602-230-0600) or email (stephanie@wmbattorneys.com). For general information, or to provide written support or opposition to the pending application submitted to the City of Peoria you may also contact the assigned reviewer Sarah Dircks, MCP, AICP, Senior Planner, by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Sincerely,

Stephanie Watney, AICP
Withey Morris Baugh, PLC
602-230-0600 | stephanie@wmbattorneys.com

Exhibit 8

Conceptual Site Plan and Vicinity Map:



AAA IP-19 LLC/RAEES INVESTMENTS LLC

ADAMS JAMES T/JESSICA M

ARMSTRONG JACK P/NATASHA M

BAKER DARRIN S/GINA R

BARELA RONNIE/BOBBI

BARRETT FAMILY CABIN LLC

BATSELL JAMIE C

BOGOJE WILLIAM

BOWEN JEREMY/DARCEE

BRYANT JOSEPH/LAUREN A

BUCKLER FAMILY TRUST

CHANDRAN ABHILASH/SUDEVAN
DIANA PALLATHERI

CHENG JIA-HUA/CHEN POLLY

CHINIVAR BASANTH/JAYAPPA RASHMI

CHRISTENSEN DEBRA J TR

CHURCH OF JESUS CHRIST
NO ADDRESS PROVIDED
SALT LAKE CITY, UT 84150

CIBOLA VISTA COMMUNITY ASSOC

CIBOLA VISTA COMMUNITY
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA RESORT & SPA LLC
4960 CONFERENCE WY N STE 100
BOCA RATON, FL 33431

CIBOLA VISTA RESORT & SPA LLC

CIBOLA VISTA RESORT & SPA LLC
27501 N LAKE PLEASANT PKWY
PEORIA, AZ 85383

CIBOLA VISTA RESORT & SPA LLC
3838 N CENTRAL AVE STE 1010
PHOENIX, AZ 85012

CIBOLA VISTA RESORT & SPA LLC

CLARK THOMAS A/AMANDA E

CLEMENS TODD/KAREN

COLOMA FRANKLIN T JR/GO-COLOMA
RHEA J

DERRICK REVOCABLE LIVING TRUST

DIAZ GEORGE E/SUZETTE M

DOYLE EDWARD P/TRACI D

EASTERWOOD LE-EDWARD J/MELANIE
M

EILEEN EMBER REVOCABLE TRUST



FARMER-WISBY LIVING TRUST



FARR GREGORY/JENNIFER



FITZKE SCOTT F/JEANETTE M



FULLER GERALD



GARCIA ASMAHAN A/JOSE L



GARROD CANDICE JEAN/TANNER CAMERON



GOMEZ RAUL/MELISSA A



GOZ GERALD M/SUSAN



GREGORY T AND KAREN S MORRIS FAMILY TRUST



GRIFFITH JULIE L



GUZMAN MARTIN/KEDRIN



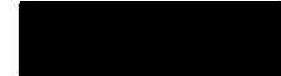
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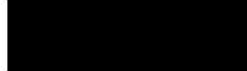
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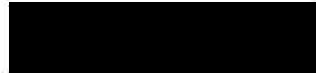
HILL JONATHAN



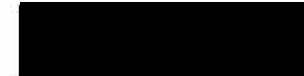
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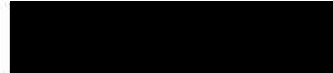
HUSKISSON BRAD/LALANI



JONES JOLANDA



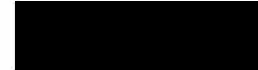
KAFOUROS MARK



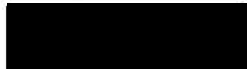
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KEEFNER JEFFREY D/CHRISTINE



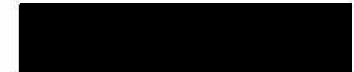
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KLAPHAKE KIEL/CASSANDRA



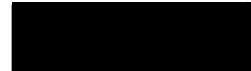
KRAMER JON BRADFORD/JODY KAY



KREZMER JOHN



L W F METAL WORKS INC



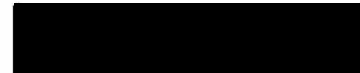
LAKE PLEASANT EVERGREEN LLC/CLARKSON STREET LLC



LAMOTTE AUSTIN JAMES/REBECCA JEAN



LIKENS SYLVIA/PAUL



LINDA KAE VAN VELSAN TRUST



LUCKY WINSLOW LIVING TRUST



LUZAR FAMILY REVOCABLE LIVING TRUST



M KHASHAYAR FAMILY TRUST



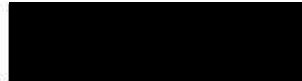
MAAS ARIZONA PROPERTIES LLC



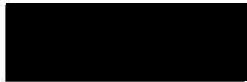
MAPLES JUSTIN T/BURROWS PHOEBE J



MASIAS SHELDON/MICHELLE



MCGEHEAN BRIAN JR/AMY M



MICHAEL PERRY & DEBORAH PEGLER TRUST



MONDHINK LIVING TRUST



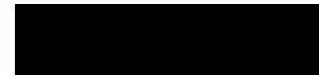
MOORE STEVEN SHANE



NICHOLS GREGORY/ANDREA



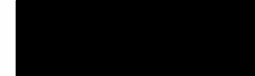
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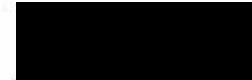
ORTIZ DESTINY/BRANNON IAN



OSHEA WILLIAM F/KAREN E



PHILLIPS DOUGLAS JAMIE/JOYCE MARIE



PLEASANT VALLEY HOMEOWNERS ASSOC INC
PO BOX 4171
MESA, AZ 85211

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD AVE STE 103-456
PEORIA, AZ 85382

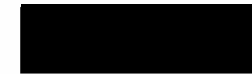
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD DR 103-456
PEORIA, AZ 85382

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
6720 N SCOTTSDALE RD STE 261
SCOTTSDALE, AZ 85253

QIAN CHEN LIVING TRUST



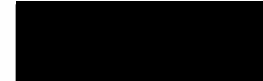
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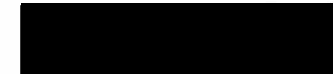
RAPIDO LANDS LLC



RATHOUR SHARAD/SINGH NIRUPMA



RAXTER FAMILY TRUST



REAL ESTATE SAVVY LLC



RIPPY KRISTOPHER/BETHANY



RITTER LESLEY ANN



SABINE ETHEL JEAN



SALTER HEATHER L/KIP A



SHYU TZYY-TYNG/SUNG CHIEN-HUNG



SMITH JOHN W III/TERA



SOLOMAN NEHAD/JACINTHE/MERVAT



TABITHA A CAYO IRREVOCABLE GIFT TRUST



TD BLAKEMORE LIVING TRUST



THE OMALLEY FAMILY REVOCABLE TRUST



THOMAS JOHN STEPHEN/ANGELA N



TODD MICHAEL KRAVETZ AND SONYA RENE MILLER-KRAVETZ REVOCABLE TRUST



TONOLI MATTHEW/ASHLEIGH



TRAVIS AND REBECCA SLATER LIVING TRUST



TROUBERMAN AUSTIN P/BRANDIE L



UPDIKE JEFFERY ALAN/HEATHER ANNETTE



VICTOR PAIGE DANZO AND GINA DANZO TRUST



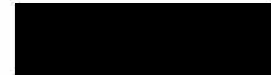
W H WALDREP & FAYE PAYNE WALDREP FAMILY TRUST



WALES MICHAEL/TIERNEY



WELTON PATRICK EUGENE/KIMBERLY AKIKO



WILLIAM AND MARY DALEY FAMILY TRUST



ZINICI EMANUEL/MARIANA



Cibola Vista Community Association
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Florenza HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

La Strada Del Lago Homeowners Association, Inc.
21448 N. 75th Ave., Ste. 11
Glendale, AZ 85308

Pleasant Valley HOA
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Querencia
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Stonebridge Ranch Homeowners Association
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Tierra Del Rio-North
17235 N 75th Ave Ste H-100
Glendale, AZ 85308

Westwing Mountain HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Della Ernest
9875 W. 85th Ave
Peoria, AZ 85345



PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 08/29/24 Case Number: GPA24-06, Z00-10A.6

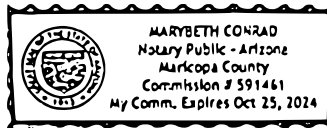
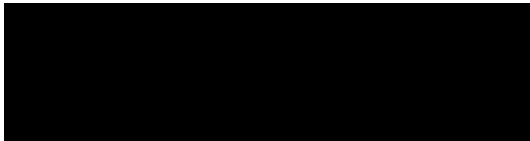
Location of Property

SEC Lake Pleasant Pkwy and Pinnacle Vista Dr

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 08/29/24 as indicated by the project manager for the case listed above.

Applicant/Representative Signature _____



The foregoing instrument was acknowledged before me on 08/29/24



Notary Public

10-25-24
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200

City of Peoria Public Notice

Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)

Request (2): Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a Portion of Parcel 9 from Resort Commercial C-2 to Multi-family Residential.

Project Location: East of the Southeast Corner of Lake Pleasant Parkway and Pinnacle Vista Drive

Project Size: 12.43 acres

Proposed Use: Multi-family Residential

Application Contact:

Withey Morris Baugh, PLC – Stephanie Watney
602-230-0600
stephanie@wmbattorneys.com

City Contact:

Planning and Community Development
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov



Neighborhood Meeting:

When: September 16, 2024 at 6:00 P.M.
Where: 9687 W Adam Ave, Peoria, AZ 85382
Sunset Heights Elementary School (Art Room)

Planning & Zoning Commission Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.

City Council Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.

Case No(s): GPA24-06, Z00-10A.6



August 29, 2024 at 10:02 AM
+33.730610,-112.263516
W Pinnacle Vista Dr
Peoria AZ 85383
United States

City of Peoria Public Notice

Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)

Request (2): Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a Portion of Parcel 9 from Resort Commercial C-2 to Multi-family Residential.

Project Location: East of the Southeast Corner of Lake Pleasant Parkway and Pinnacle Vista Drive

Project Size: 12.43 acres

Proposed Use: Multi-family Residential

Application Contact:

Withey Morris Baugh, PLC – Stephanie Watney
602-230-0600
stephanie@wmbattorneys.com

City Contact:

Planning and Community Development
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov



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City Council Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.

Case No(s): GPA24-06, Z00-10A.6



August 29, 2024 at 10:02 AM
+33-730610-112 263516
W Pinnacle Vista Dr
Peoria, AZ 85383
United States

January 7, 2025

Re: Voluntary and Informal Follow-up Neighborhood Meeting Notification for the Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.61)

Dear Property Owner or Neighborhood Association Representative:

As you may recall from our previous correspondence, our office represents Cibola Vista Resort & Spa regarding the proposed Resort Residences at Cibola Vista, generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”), just south of the existing Cibola Vista Resort & Spa. The Property is approximately 12.5 acres in size and it consists of an irregular geometry with several easement encumbrances including a 75-foot-wide drainage easement which runs along the east boundary of the Property; and, a 30-to-60-foot-wide natural gas easement which runs along the west property boundary. The existing zoning for the Property is Planned Area Development for underlying Resort Commercial (C-2) land uses.

This property, although currently vacant, already has zoning approval from 2005 that allows the construction of large buildings, including hotels, up to four (4) stories high or 48 feet tall. However, considering other vacant parcels within the Cibola Vista PAD area, including one that is contiguous to the existing resort, additional resort facilities are not contemplated at the Property. Instead, combined with the growing need for additional high-quality living opportunities in the area—which is being driven by new high-tech manufacturing employers and their suppliers locating within and proximate to North Peoria—ownership seeks to transition this small portion of the Cibola PAD to allow a 265-unit luxury multi-family residential use at the Property.

This proposal not only maintains the envisioned scale and quality that is already approved for the Property, but it does so in a manner which supports the existing resort; and more importantly, incorporates a context-sensitive approach through the use of building step-downs and buffers. The proposed development will also include ample high-quality amenities commensurate with the expectation of a luxury community, including: a resort style swimming pool, state of the art fitness center, fire pits & seating, equipped BBQ areas, amenity lawn, dog park and wash, and more.

As you may be aware, a companion general plan amendment and rezoning application has been filed with the City of Peoria as follows:

Request	<p>Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)</p> <p>Request (2): Major Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a portion of Parcel 9 from Resort Commercial C-2 to multi-family residential.</p>
Description:	<p>A Major PAD Amendment is requested to the Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-family residential for a portion of Parcel 9. The proposed development is a high-quality 265-unit multi-family residential community (21.5 du/ac), with resort-style amenities and a maximum building height of 48 feet.</p>

Since our initial neighborhood meeting in September, we have been updating our plans to include staff's feedback and research additional questions that were presented at our meeting. While you may have participated in the first meeting, we want to provide additional opportunities to learn more about our plans and timing.

We will be planning a series of informal and voluntary follow-up neighborhood meetings, the first of which will be held as follows:

Neighborhood Meeting Date:	Wednesday, January 22, 2025
Time:	6:00pm to 7:00pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Gymnasium

If you have any questions regarding the above or the upcoming meeting, please feel free to contact me by phone (602-230-0600) or email (stephanie@wmbattorneys.com). You may also contact Sarah Dircks, MCP, AICP, Senior Planner with the City of Peoria. Ms. Dircks may be reached by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS BAUGH P.L.C.



Stephanie Watney, AICP
Land Use Planner

Encl: Site Aerial Map, Conceptual Site Plan

Site Data

Location: East of the SEC Lake Pleasant
Pkwy & Pinnacle Vista Dr
Acreage: 12.43



Site Aerial Map



WITHEY
MORRIS
BAUGH

<https://www.wmbattorneys.com/>

Exhibit 8



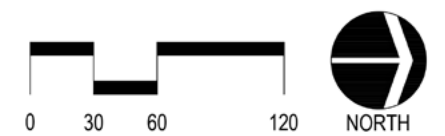


Exhibit 8

AAA IP-19 LLC/RAEES INVESTMENTS LLC



ADAMS JAMES T/JESSICA M



ARMSTRONG JACK P/NATASHA M



BAKER DARRIN S/GINA R



BARELA RONNIE/BOBBI



BARRETT FAMILY CABIN LLC



BATSELL JAMIE C



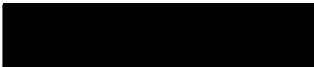
BOGOJE WILLIAM



BOWEN JEREMY/DARCEE



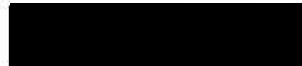
BRYANT JOSEPH/LAUREN A



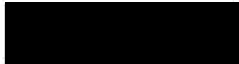
BUCKLER FAMILY TRUST



CHANDRAN ABHILASH/SUDEVAN DIANA
PALLATHERI



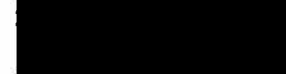
CHENG JIA-HUA/CHEN POLLY



CHINIVAR BASANTH/JAYAPPA RASHMI



CHRISTENSEN DEBRA J TR



CHURCH OF JESUS CHRIST
NO ADDRESS PROVIDED
SALT LAKE CITY, UT 84150

CIBOLA VISTA COMMUNITY ASSOC
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA COMMUNITY
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA RESORT & SPA LLC
4960 CONFERENCE WY N STE 100
BOCA RATON, FL 33431

CIBOLA VISTA RESORT & SPA LLC
15150 N HAYDEN RD STE 210
SCOTTSDALE, AZ 85260

CIBOLA VISTA RESORT & SPA LLC
27501 N LAKE PLEASANT PKWY
PEORIA, AZ 85383

CIBOLA VISTA RESORT & SPA LLC
3838 N CENTRAL AVE STE 1010
PHOENIX, AZ 85012

CLARK THOMAS A/AMANDA E



CLEMENS TODD/KAREN



COLOMA FRANKLIN T JR/GO-COLOMA
RHEA J



DERRICK REVOCABLE LIVING TRUST



DIAZ GEORGE E/SUZETTE M



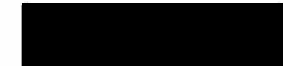
DOYLE EDWARD P/TRACI D



EASTERWOOD LE-EDWARD J/MELANIE M



EILEEN EMBER REVOCABLE TRUST



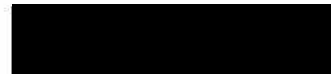
FARMER-WISBY LIVING TRUST



FARR GREGORY/JENNIFER



FITZKE SCOTT F/JEANETTE M



FULLER GERALD



GARCIA ASMAHAN A/JOSE L



GARROD CANDICE JEAN/TANNER CAMERON



GOMEZ RAUL/MELISSA A



GOZ GERALD M/SUSAN



GREGORY T AND KAREN S MORRIS FAMILY TRUST



GRIFFITH JULIE L



GUZMAN MARTIN/KEDRIN



HARTMAN FAMILY TRUST



HENJUM FAMILY TRUST



HILL JONATHAN



HOOVER MATTHEW/MELISSA



HUSKISSON BRAD/LALANI



JONES JOLANDA



KAFOUROS MARK



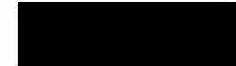
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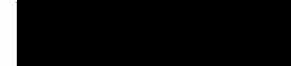
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KELLEY BRYEANNA



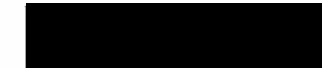
KLAPHAKE KIEL/CASSANDRA



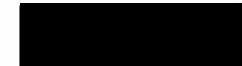
KRAMER JON BRADFORD/JODY KAY



KRECZMER JOHN



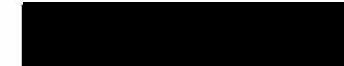
L W F METAL WORKS INC



LAKE PLEASANT EVERGREEN LLC/CLARKSON STREET LLC



LAMOTTE AUSTIN JAMES/REBECCA JEAN



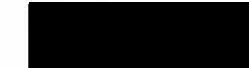
LIKENS SYLVIA/PAUL



LINDA KAE VAN VELSAN TRUST



LUCKY WINSLOW LIVING TRUST



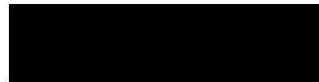
LUZAR FAMILY REVOCABLE LIVING TRUST



M KHASHAYAR FAMILY TRUST



MAAS ARIZONA PROPERTIES LLC



MAPLES JUSTIN T/BURROWS PHOEBE J



MASIAS SHELDON/MICHELLE



MCGEHEAN BRIAN JR/AMY M



MICHAEL PERRY & DEBORAH PEGLER TRUST



MONDHINK LIVING TRUST



MOORE STEVEN SHANE



NICHOLS GREGORY/ANDREA



ONG JOECELYN



ORTIZ DESTINY/BRANNON IAN



OSHEA WILLIAM F/KAREN E



PHILLIPS DOUGLAS JAMIE/JOYCE MARIE



PLEASANT VALLEY HOMEOWNERS ASSOC INC
PO BOX 4171
MESA, AZ 85211

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD AVE STE 103-456
PEORIA, AZ 85382

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD DR 103-456
PEORIA, AZ 85382

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
6720 N SCOTTSDALE RD STE 261
SCOTTSDALE, AZ 85253

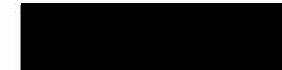
QIAN CHEN LIVING TRUST



RANDALL FAMILY TRUST



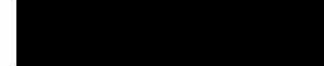
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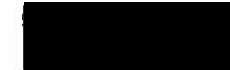
RATHOUR SHARAD/SINGH NIRUPMA



RAXTER FAMILY TRUST



REAL ESTATE SAVVY LLC



RIPPY KRISTOPHER/BETHANY



RITTER LESLEY ANN



SABINE ETHEL JEAN



SALTER HEATHER L/KIP A



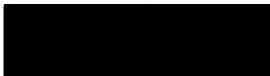
SHYU TZYY-TYNG/SUNG CHIEN-HUNG



SMITH JOHN W III/TERA



SOLOMAN NEHAD/JACINTHE/MERVAT



TABITHA A CAYO IRREVOCABLE GIFT TRUST



TD BLAKEMORE LIVING TRUST



THE OMALLEY FAMILY REVOCABLE TRUST



THOMAS JOHN STEPHEN/ANGELA N



TODD MICHAEL KRAVETZ AND SONYA RENE MILLER-KRAVETZ REVOCABLE TRUST



TONOLI MATTHEW/ASHLEIGH



TRAVIS AND REBECCA SLATER LIVING TRUST



TROUBERMAN AUSTIN P/BRANDIE L



UPDIKE JEFFERY ALAN/HEATHER ANNETTE



VICTOR PAIGE DANZO AND GINA DANZO TRUST



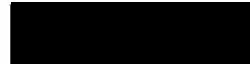
W H WALDREP & FAYE PAYNE WALDREP FAMILY TRUST



WALES MICHAEL/TIERNEY



WELTON PATRICK EUGENE/KIMBERLY AKIKO



WILLIAM AND MARY DALEY FAMILY TRUST



WILLIAM BOGOJE FAMILY TRUST



ZINICI EMANUEL/MARIANA



Cibola Vista Community Association
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Florenza HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

La Strada Del Lago Homeowners Association, Inc.
21448 N. 75th Ave., Ste. 11
Glendale, AZ 85308

Pleasant Valley HOA
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Querencia
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Stonebridge Ranch Homeowners Association
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Tierra Del Rio-North
17235 N 75th Ave Ste H-100
Glendale, AZ 85308

Westwing Mountain HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Della Ernest
9875 W. 85th Ave
Peoria, AZ 85345

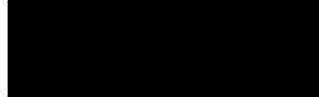
Susan Leber



Jeremy & Darcie Bowen



Dave & Jill Fuller



Matt Hoover



Eiron Moore



James Barlow



Terri Moore



Scott Wilkinsin



Jeannine McDonald



Russ & Luci Moore



John Taylor



Michael Wirths



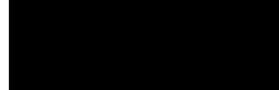
Mike & Tierney Wales



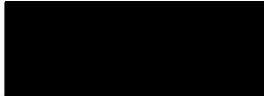
Matt Bullock



Don Eberhart



Randy ShackelFord



Ken & Mary Henderson



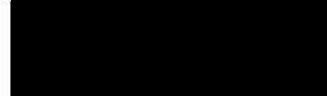
Arnie Henkel



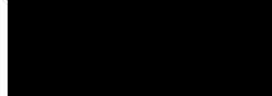
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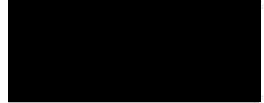
Kirk & Katica Baumgartner



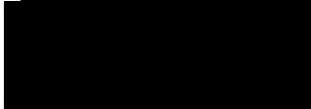
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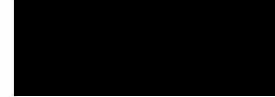
Thomas & Amanda Clark



Ethel Sabrine



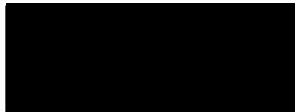
Cheryl Shakelford



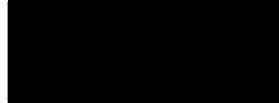
Bill & Mary Daley



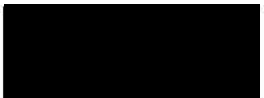
Doug Ward



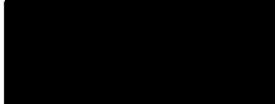
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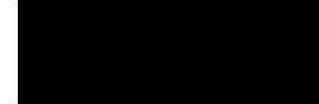
Jared & Dominique Randall



Richard Kunisk



E. Nicole Stock



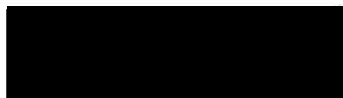
S. Brigg

-
-, - 0

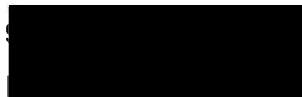
Amy McVeuren & Chris Hall



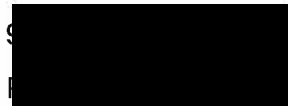
Yvonne & Luis Carrillo



Scott Miller



Tracy Kopp



Shaun Stief



Rochelle Fahey



Greg Nelson



Kathie Koppes



Richard Kirkpatrick



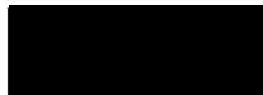
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Iobob Mayola



Betty Osborne



Don LoDico



Alex Groneman



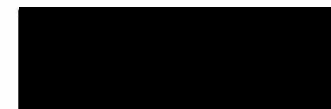
B. Slater



Debra & James Davis



George Diaz



Marshall Hall



Dale & Ruby Schautz



Beau Taylor



Robert & Gail Buckler



Kim Garrett



Sonya Kravetz



Monica & Kevin Boontjer



D Jehorek



Vitaliy Chetverikov



Tammy Oneal

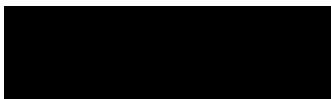


Sarah Dircks
sarah.dircks@peoriaaz.com

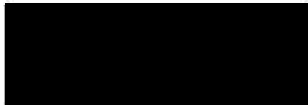
Heather Updike



Jeff Updike



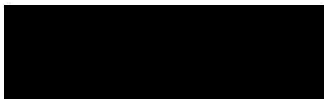
Jeff Farr



Cody Gleason

9875 N 85th Ave
Peoria, AZ 85345

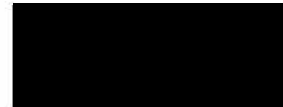
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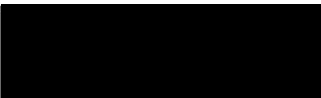
Gloria Wirths



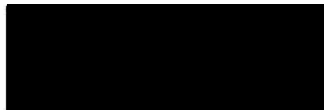
Phil S



Mattie Moore



Marty Guzman



February 28, 2025

Re: Follow-up Neighborhood Meeting Notification for the Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)

Dear Property Owner or Neighborhood Association Representative:

As you may recall from our previous correspondence, our office represents Cibola Vista Resort & Spa regarding the proposed Resort Residences at Cibola Vista, generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”), just south of the existing Cibola Vista Resort & Spa. The Property is approximately 12.5 acres in size and it consists of an irregular geometry with several easement encumbrances including a 75-foot-wide drainage easement which runs along the east boundary of the Property; and, a 30-to-60-foot-wide natural gas easement which runs along the west property boundary. The existing zoning for the Property is Planned Area Development for underlying Resort Commercial (C-2) land uses with approved building heights up to four (4) stories and 48 feet tall.

If you recall from our prior letters, the Cibola Vista Resort & Spa seeks to transition the Property, a small portion of the overall Cibola PAD, to allow a luxury 265-unit multi-family residential community to be developed at the Property. This proposal not only maintains the envisioned scale and quality that is already approved for the Property, but it does so in a manner which supports the existing resort; and more importantly, incorporates a context-sensitive approach through the use of building step-downs and buffers. The proposed development will feature ample high-quality amenities commensurate with the expectation of a luxury community, including: a resort style swimming pool, state of the art fitness center, fire pits & seating, equipped BBQ areas, amenity lawn, dog park and wash, and more.

The specifics of our companion general plan amendment and rezoning application, on file with the City of Peoria, are as follows:

Request	<p>Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)</p> <p>Request (2): Major Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a portion of Parcel 9 from Resort Commercial C-2 to multi-family residential.</p>
Description:	<p>A Major PAD Amendment is requested to the Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-family residential for a portion of Parcel 9. The proposed development is a high-quality 265-unit multi-family residential community (21.5 du/ac), with resort-style amenities and a maximum building height of 48 feet.</p>

Since our initial neighborhood meeting in September 2024, and an informal follow-up meeting with the community last month, we have been updating our plans to address some of the community and city feedback from our meetings. We have planned a follow-up neighborhood meeting to share potential plan updates, as follows:

Neighborhood Meeting Date:	Wednesday, March 18, 2025
Time:	6:30pm to 7:30pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Cafeteria

If you have any questions regarding the above or the upcoming meeting, please feel free to contact me by phone (602-230-0600) or email (stephanie@wmbattorneys.com). You may also contact Sarah Dircks, MCP, AICP, Senior Planner with the City of Peoria. Ms. Dircks may be reached by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS BAUGH P.L.C.



Stephanie Watney, AICP
Land Use Planner

Encl: Site Aerial Map

Site Data

Location: East of the SEC Lake Pleasant
Pkwy & Pinnacle Vista Dr
Acreage: 12.43



Site Aerial Map



WITHEY
MORRIS
BAUGH

<https://www.wmbattorneys.com/>

Exhibit 8





The Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)

Neighborhood Meeting Cancellation

Please be advised that the third neighborhood meeting for the above case, originally scheduled for March 18, 2025 at 6:00 p.m., has been **cancelled**. We recently learned that the school district will be on spring break, a time when many families may be traveling or unavailable. To ensure everyone has the opportunity to participate, we will be rescheduling the meeting for a later date.

We appreciate your understanding and will provide updated meeting details in the coming weeks.

If you have questions about this case or the above, please contact Stephanie Watney, AICP (stephanie@wmbattorneys.com) or (602.230.0600).



2525 E. Arizona Biltmore Cir.
Suite A-212
Phoenix, AZ 85016

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 85016 \$ 000.56⁰
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0006123996 MAR 11 2025





March 27, 2025

Re: Follow-up Neighborhood Meeting Notification for the Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)

Dear Property Owner or Neighborhood Association Representative:

Cibola Vista Resort & Spa has filed planning applications with the City of Peoria to provide a framework for development of the property located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”) as a luxury 265-unit multi-family residential community. The Property comprises a small portion of the overall Cibola PAD. The specifics of our companion general plan amendment and rezoning application, on file with the City of Peoria, are as follows:

Request	Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) Request (2): Major Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a portion of Parcel 9 from Resort Commercial C-2 to multi-family residential.
Description:	A Major PAD Amendment is requested to the Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-family residential for a portion of Parcel 9. The proposed development is a high-quality 265-unit multi-family residential community (21.5 du/ac), with resort-style amenities and a maximum building height of 48 feet.

As part of the entitlement process, our office was required to conduct a neighborhood meeting between the 1st and 2nd review of our application. Since hosting our required initial neighborhood meeting in September 2024, and a nonobligatory informal follow-up meeting with the community in January 2025, we have been updating our plans to address some of the community and city feedback from our meetings. Although another neighborhood meeting is not required by the City, we are hosting an additional follow-up neighborhood meeting to share potential plan updates and continue a dialogue with the community. All interested parties are welcome to join:

Neighborhood Meeting Date:	April 14, 2025
Time:	6:30pm to 7:30pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Gymnasium

Public hearings have not yet been scheduled for this request. Before any action is taken on this case, public hearings will be scheduled before the Planning and Zoning Commission and City Council. As part of the City's requirements, an additional notification will be mailed to applicable parties with details of the public hearings.

As additional background, the Property is located just south of the existing Cibola Vista Resort & Spa. The Property is approximately 12.5 acres in size and it consists of an irregular geometry with several easement encumbrances including a 75-foot-wide drainage easement which runs along the east boundary of the Property; and, a 30-to-60-foot-wide natural gas easement which runs along the west property boundary. The existing zoning for the Property is Planned Area Development for underlying Resort Commercial (C-2) land uses with approved building heights up to four (4) stories and 48 feet tall.

The proposed development maintains the envisioned scale and quality that is already approved for the Property today in a manner which complements the existing resort. The proposed development incorporates a context-sensitive design approach featuring building step-downs and buffers to promote a seamless integration with the surrounding area. The proposed development will feature ample high-quality amenities commensurate with the expectation of a luxury community, including: a resort style swimming pool, state of the art fitness center, fire pits & seating, equipped BBQ areas, amenity lawn, dog park and wash, and more.

If you have any questions regarding the above or the upcoming meeting, please feel free to contact me by phone (602-230-0600) or email (stephanie@wmbattorneys.com). You may also contact Sarah Dircks, MCP, AICP, Senior Planner with the City of Peoria. Ms. Dircks may be reached by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS BAUGH P.L.C.



Stephanie Watney, AICP
Land Use Planner

Site Data

Location: East of the SEC Lake Pleasant
Pkwy & Pinnacle Vista Dr
Acreage: 12.43



Site Aerial Map



<https://www.wmbattorneys.com/>

AAA IP-19 LLC/RAEES INVESTMENTS LLC

ADAMS JAMES T/JESSICA M

ARMSTRONG JACK P/NATASHA M

BAKER DARRIN S/GINA R

BARELA RONNIE/BOBBI

BARRETT FAMILY CABIN LLC

BATSELL JAMIE C

BOGOJE WILLIAM

BOWEN JEREMY/DARCEE

BRYANT JOSEPH/LAUREN A

BUCKLER FAMILY TRUST

CHANDRAN ABHILASH/SUDEVAN DIANA
PALLATHERI

CHENG JIA-HUA/CHEN POLLY

CHINIVAR BASANTH/JAYAPPA RASHMI

CHRISTENSEN DEBRA J TR

CHURCH OF JESUS CHRIST
NO ADDRESS PROVIDED
SALT LAKE CITY, UT 84150

CIBOLA VISTA COMMUNITY ASSOC
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA COMMUNITY
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA RESORT & SPA LLC
4960 CONFERENCE WY N STE 100
BOCA RATON, FL 33431

CIBOLA VISTA RESORT & SPA LLC
15150 N HAYDEN RD STE 210
SCOTTSDALE, AZ 85260

CIBOLA VISTA RESORT & SPA LLC
27501 N LAKE PLEASANT PKWY
PEORIA, AZ 85383

CIBOLA VISTA RESORT & SPA LLC
3838 N CENTRAL AVE STE 1010
PHOENIX, AZ 85012

CLARK THOMAS A/AMANDA E

CLEMENS TODD/KAREN

COLOMA FRANKLIN T JR/GO-COLOMA
RHEA J

DERRICK REVOCABLE LIVING TRUST

DIAZ GEORGE E/SUZETTE M

DOYLE EDWARD P/TRACI D

EASTERWOOD LE-EDWARD J/MELANIE M

EILEEN EMBER REVOCABLE TRUST

FARMER-WISBY LIVING TRUST

FARR GREGORY/JENNIFER

FITZKE SCOTT F/JEANETTE M

FULLER GERALD

GARCIA ASMAHAN A/JOSE L

GARROD CANDICE JEAN/TANNER CAMERON

GOMEZ RAUL/MELISSA A

GOZ GERALD M/SUSAN

GREGORY T AND KAREN S MORRIS FAMILY TRUST

GRIFFITH JULIE L

GUZMAN MARTIN/KEDRIN

HARTMAN FAMILY TRUST

HENJUM FAMILY TRUST

HILL JONATHAN

HOOVER MATTHEW/MELISSA

HUSKISSON BRAD/LALANI

JONES JOLANDA

KAFOUROS MARK

KALE NISCHALA/KHAMMAMMETTU MODHA K

KEEFNER JEFFREY D/CHRISTINE

KELLEY BRYEANNA

KLAPHAKE KIEL/CASSANDRA

KRAMER JON BRADFORD/JODY KAY

KRECZMER JOHN

L W F METAL WORKS INC

LAKE PLEASANT EVERGREEN LLC/CLARKSON STREET LLC

LAMOTTE AUSTIN JAMES/REBECCA JEAN

LIKENS SYLVIA/PAUL

LINDA KAE VAN VELSAN TRUST

LUCKY WINSLOW LIVING TRUST

LUZAR FAMILY REVOCABLE LIVING TRUST



M KHASHAYAR FAMILY TRUST



MAAS ARIZONA PROPERTIES LLC



MAPLES JUSTIN T/BURROWS PHOEBE J



MASIAS SHELDON/MICHELLE



MCGEHEAN BRIAN JR/AMY M



MICHAEL PERRY & DEBORAH PEGLER TRUST



MONDHINK LIVING TRUST



MOORE STEVEN SHANE



NICHOLS GREGORY/ANDREA



ONG JOECELYN



ORTIZ DESTINY/BRANNON IAN



OSHEA WILLIAM F/KAREN E



PHILLIPS DOUGLAS JAMIE/JOYCE MARIE



PLEASANT VALLEY HOMEOWNERS ASSOC INC
PO BOX 4171
MESA, AZ 85211

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD AVE STE 103-456
PEORIA, AZ 85382

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD DR 103-456
PEORIA, AZ 85382

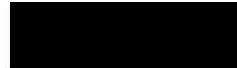
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC



QIAN CHEN LIVING TRUST



RANDALL FAMILY TRUST



RAPIDO LANDS LLC



RATHOUR SHARAD/SINGH NIRUPMA



RAXTER FAMILY TRUST



REAL ESTATE SAVVY LLC



RIPPY KRISTOPHER/BETHANY



RITTER LESLEY ANN



SABINE ETHEL JEAN



SALTER HEATHER L/KIP A



SHYU TZYY-TYNG/SUNG CHIEN-HUNG



SMITH JOHN W III/TERA



SOLOMAN NEHAD/JACINTHE/MERVAT



TABITHA A CAYO IRREVOCABLE GIFT TRUST



TD BLAKEMORE LIVING TRUST



THE OMALLEY FAMILY REVOCABLE TRUST



THOMAS JOHN STEPHEN/ANGELA N



TODD MICHAEL KRAVETZ AND SONYA RENE MILLER-KRAVETZ REVOCABLE TRUST



TONOLI MATTHEW/ASHLEIGH



TRAVIS AND REBECCA SLATER LIVING TRUST



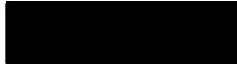
TROUBERMAN AUSTIN P/BRANDIE L



UPDIKE JEFFERY ALAN/HEATHER ANNETTE



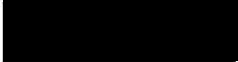
VICTOR PAIGE DANZO AND GINA DANZO TRUST



W H WALDREP & FAYE PAYNE WALDREP FAMILY TRUST



WALES MICHAEL/TIERNEY



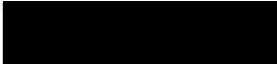
WELTON PATRICK EUGENE/KIMBERLY AKIKO



WILLIAM AND MARY DALEY FAMILY TRUST



WILLIAM BOGOJE FAMILY TRUST



ZINICI EMANUEL/MARIANA



Cibola Vista Community Association
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Florenza HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

La Strada Del Lago Homeowners Association, Inc.
21448 N. 75th Ave., Ste. 11
Glendale, AZ 85308

Pleasant Valley HOA
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Querencia
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Stonebridge Ranch Homeowners Association
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Tierra Del Rio-North
17235 N 75th Ave Ste H-100
Glendale, AZ 85308

Westwing Mountain HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Della Ernest
9875 W. 85th Ave
Peoria, AZ 85345

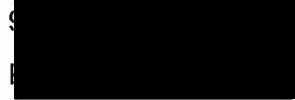
Susan Leber



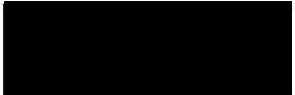
Matt Hoover



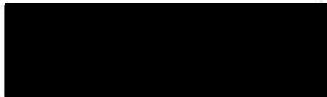
Terri Moore



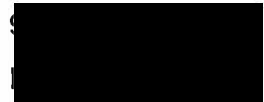
Russ & Luci Moore



Mike & Tierney Wales



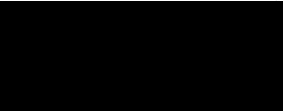
Randy Shackelford



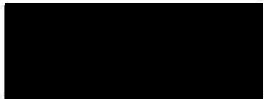
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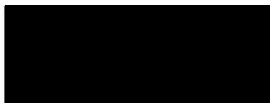
Thomas & Amanda Clark



Bill & Mary Daley



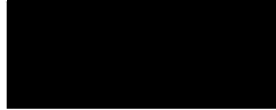
Jared & Dominique Randall



Jeremy & Darcie Bowen



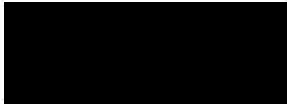
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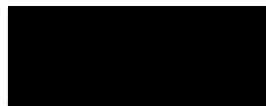
Scott Wilkinsin



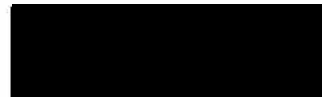
John Taylor



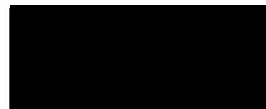
Matt Bullock



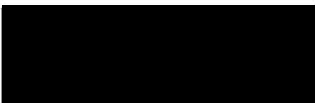
Ken & Mary Henderson



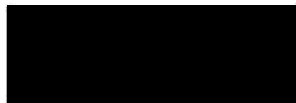
Kirk & Katica Baumgartner



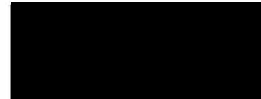
Ethel Sabrine



Doug Ward



Richard Kunisk



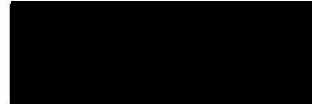
Dave & Jill Fuller



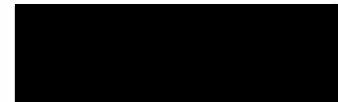
James Barlow



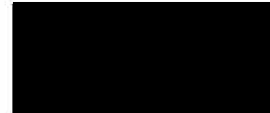
Jeannine McDonald



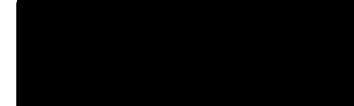
Michael Wirths



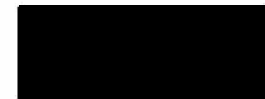
Don Eberhart



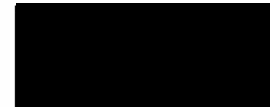
Arnie Henkel



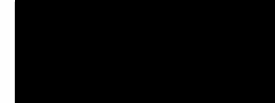
Dale Schautz



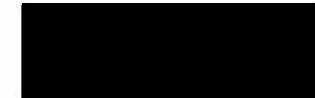
Cheryl Shakelford



Austin T.



E. Nicole Stock



S. Brigg

-
-, - 0

Trisha Taylor



Beau Taylor



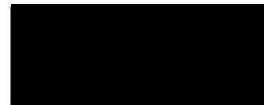
Amy McVeuren & Chris Hall



Iobob Mayola



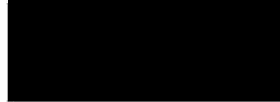
Robert & Gail Buckler



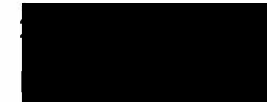
Yvonne & Luis Carrillo



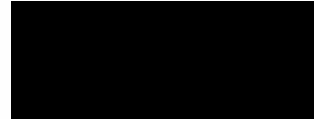
Betty Osborne



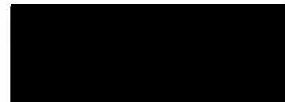
Kim Garrett



Scott Miller



Don LoDico



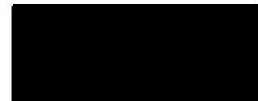
Sonya Kravetz



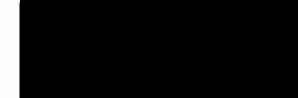
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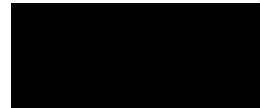
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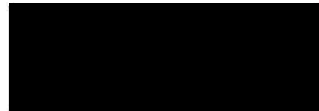
Monica & Kevin Boontjer



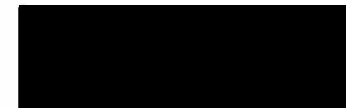
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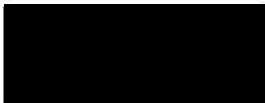
B. Slater



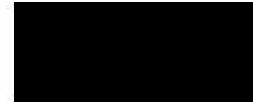
D Jehorek



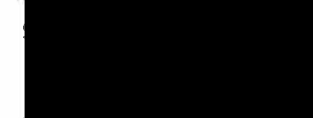
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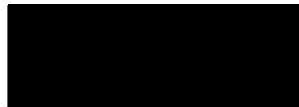
Debra & James Davis



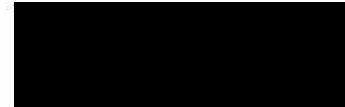
Vitaliy Chetverikov



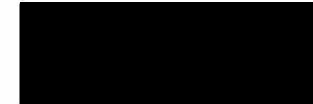
Greg Nelson



George Diaz



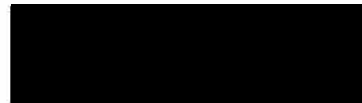
Tammy Oneal



Kathie Koppes



Marshall Hall

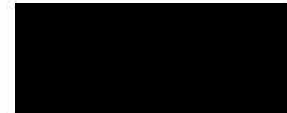


Sarah Dircks
sarah.dircks@peoriaaz.com

Richard Kirkpatrick



Dale & Ruby Schautz



Heather Updike



Jeff Updike



Jeff Farr



Cody Gleason

9875 N 85th Ave
Peoria, AZ 85345

Michael Wirths



Gloria Wirths



Phil S



Mattie Moore



Marty Guzman



Lawrence Bottorf



LuAnn KuhFuss



Nate Cottrell



Armando & Kathleen Castorena



Tony Dudzinski





PLANNING AND ZONING
AFFIDAVIT OF NOTIFICATION

Date 03/26/25 Case Number : GPA24-06, Z00-10A.6

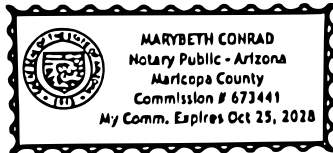
Location of Property

SEC Lake Pleasant Pkwy and Pinnacle Vista Dr

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 03/26/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature



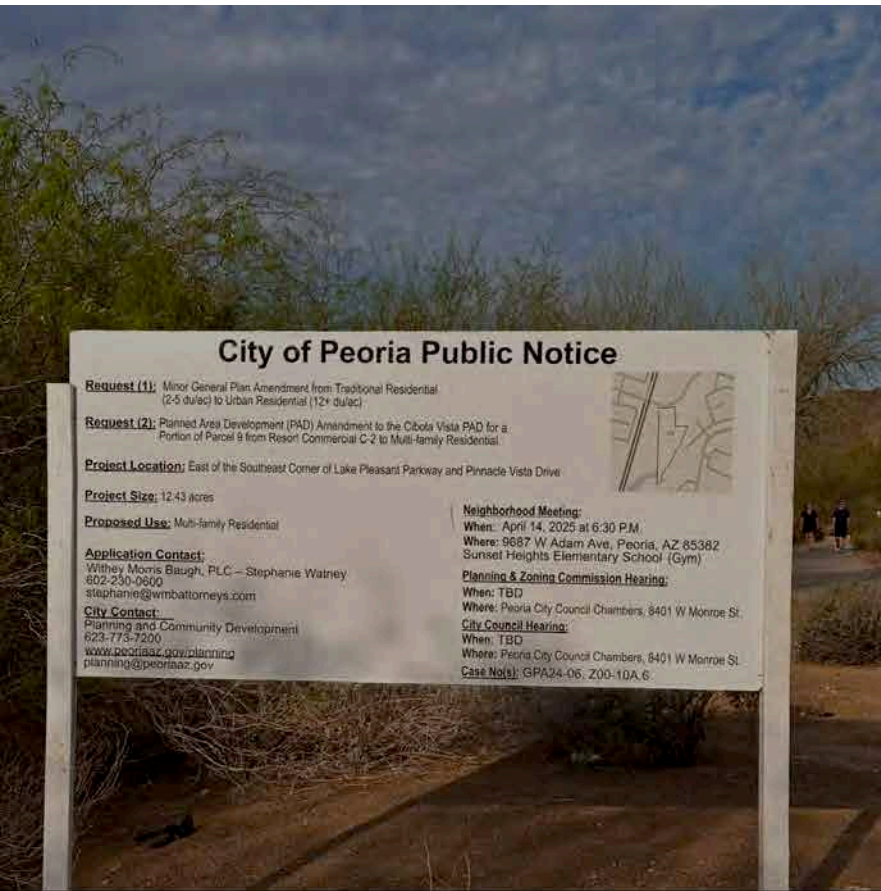
The foregoing instrument was acknowledged before me on 03/26/25



10-25-28 My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development at least 15 days prior to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200



Add a Caption

Wednesday · Mar 26, 2025 · 7:54 AM

Adjust

IMG_8659

Apple iPhone 14 Pro Max

HEIF

Main Camera — 24 mm f1.78

12 MP · 3024 × 4032 · 2.1 MB

WARM

ISO 64

48 mm

0 ev

f1.78

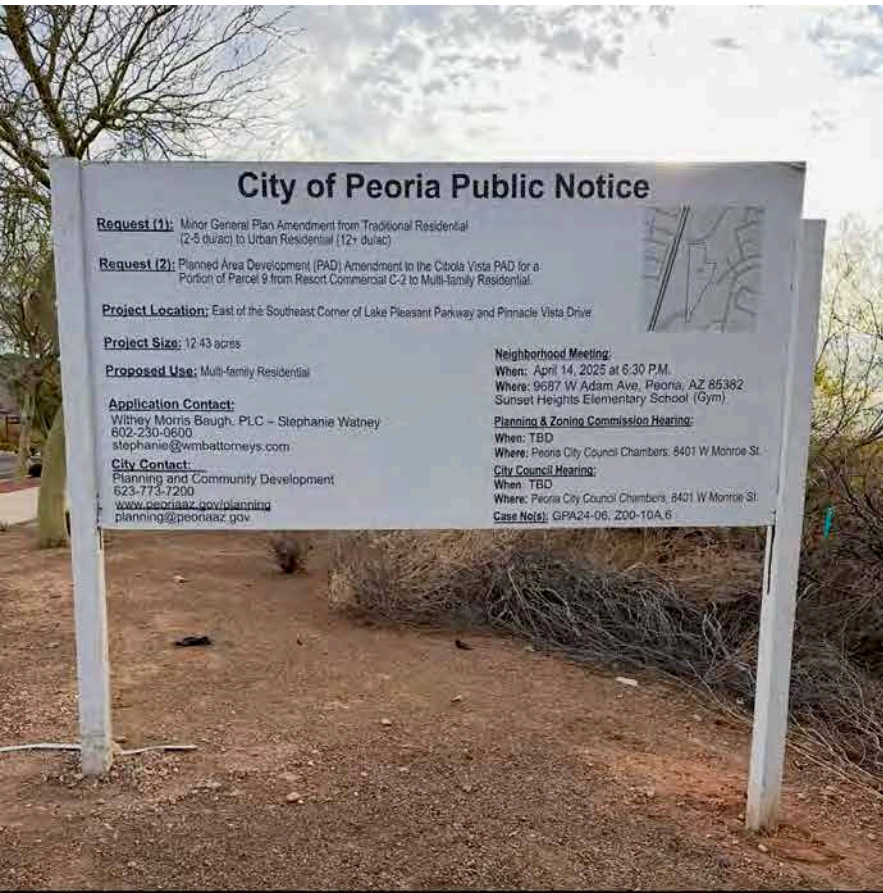
1/8197 s



Peoria

Adjust





Add a Caption

Wednesday · Mar 26, 2025 · 7:49 AM

Adjust

IMG_8656

Apple iPhone 14 Pro Max

HEIF

Main Camera — 24 mm f1.78

12 MP · 3024 × 4032 · 4 MB

WARM

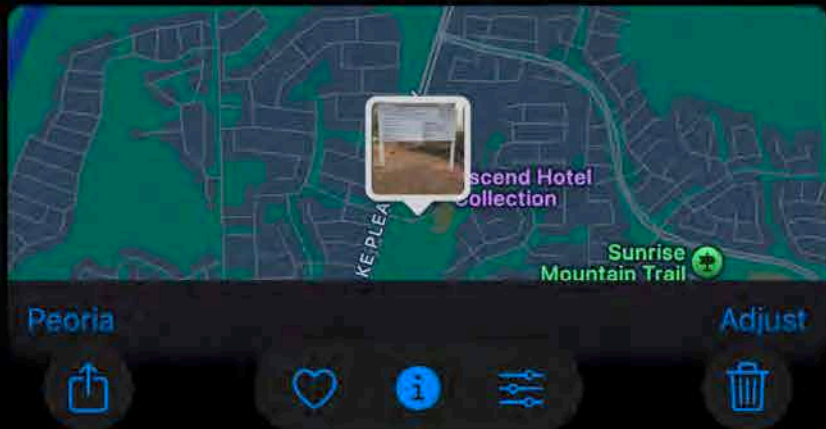
ISO 80

24 mm

0 ev

f1.78

1/1751 s



Tab 4

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Susan Leber	[REDACTED]	[REDACTED]	[REDACTED]
Jerilyn Bowen → Dorice	[REDACTED]	[REDACTED]	[REDACTED]
Dave & Jill Fuller	[REDACTED]	[REDACTED]	[REDACTED]
Matt Hoar	[REDACTED]	[REDACTED]	[REDACTED]
Eron More	[REDACTED]	[REDACTED]	[REDACTED]
James Barker	[REDACTED]	[REDACTED]	[REDACTED]
Terri Moore	[REDACTED]	[REDACTED]	[REDACTED]
Scott Williams	[REDACTED]	[REDACTED]	[REDACTED]
Jeanine McDonald	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Russ + Luci Moore	[REDACTED]	[REDACTED]	[REDACTED]
Joan Taylor	[REDACTED]	[REDACTED]	[REDACTED]
Michael Wirths	[REDACTED]	[REDACTED]	
Mike + Tierney Wales	[REDACTED]	[REDACTED]	
Matt Bullock	[REDACTED]	[REDACTED]	
DON EBERHART	[REDACTED]	[REDACTED]	[REDACTED]
Randy Shackelford	[REDACTED]	[REDACTED]	[REDACTED]
Ken + Mary Henderson	[REDACTED]	[REDACTED]	
Arnie Henkel	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kris Rippa	[REDACTED]	[REDACTED]	[REDACTED]
Kirk & Katia Baumgartner	[REDACTED]		
Dale Schertz	[REDACTED]	[REDACTED]	
Thomas + Amanda Clark	[REDACTED]	[REDACTED]	
Ethel Sabine	[REDACTED]	[REDACTED]	
Cheryl Shackelford	[REDACTED]	[REDACTED]	
Bill & Mary Daley	[REDACTED]	[REDACTED]	[REDACTED]
Doug Ward	[REDACTED]	[REDACTED]	
Austin Traubner	[REDACTED]	[REDACTED]	

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jared + Dominique Randall	[REDACTED]	[REDACTED]	[REDACTED]
RICHARD KUNISKI	[REDACTED]	[REDACTED]	[REDACTED]
E. Nicole Stock	[REDACTED]	[REDACTED]	[REDACTED]
S. Briggs	[REDACTED]	[REDACTED]	[REDACTED]
Theresa Taylor	[REDACTED]	[REDACTED]	[REDACTED]
Beau Taylor	[REDACTED]	[REDACTED]	[REDACTED]
Amy McKeever & Chris Hall	[REDACTED]	[REDACTED]	[REDACTED]
Jacob Mayeda	[REDACTED]	[REDACTED]	[REDACTED]
ROBERT BUCKLER	[REDACTED]	[REDACTED]	[REDACTED]

GAIL BUCKLER

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Yvonne & Luis Carrillo	[REDACTED]	[REDACTED]	[REDACTED]
Beth Osborne	[REDACTED]	[REDACTED]	[REDACTED]
Kim Garrett	[REDACTED]	[REDACTED]	[REDACTED]
Scott Miller	[REDACTED]	[REDACTED]	[REDACTED]
Don Lodicu	[REDACTED]	[REDACTED]	[REDACTED]
Sonya Kravetz	[REDACTED]	[REDACTED]	[REDACTED]
Tracy Kopp	[REDACTED]	[REDACTED]	[REDACTED]
Alex Groneman	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Monica & Kevin Boonhye	[REDACTED]	[REDACTED]	[REDACTED]
Spaw Stief	[REDACTED]	[REDACTED]	[REDACTED]
B. Slater	[REDACTED]	[REDACTED]	[REDACTED]
D. J. HOBEL	[REDACTED]	[REDACTED]	[REDACTED]
Rochelle Fahy	[REDACTED]	[REDACTED]	[REDACTED]
Debra ^{f James} Davis	[REDACTED]	[REDACTED]	[REDACTED]
Vitaliy Chetverikov	[REDACTED]	[REDACTED]	[REDACTED]
Grace Nelson	[REDACTED]	[REDACTED]	[REDACTED]
George Diaz	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Tammy O'Neal	[REDACTED]	[REDACTED]	[REDACTED]
Kathi Koppas	[REDACTED]	[REDACTED]	[REDACTED]
Marshall Hall	[REDACTED]	[REDACTED]	[REDACTED]
Sarah Dircks	[REDACTED]	[REDACTED]	[REDACTED]
RICHARD KOPPATROJC	[REDACTED]	[REDACTED]	[REDACTED]
Dale & Ruby Schantz	[REDACTED]	[REDACTED]	[REDACTED]
Heather Updike	[REDACTED]	[REDACTED]	[REDACTED]
Jeff Updike	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jeff Farr	[REDACTED]	[REDACTED]	[REDACTED]
Cody Gleason	[REDACTED]	[REDACTED]	[REDACTED]
Michael Wirths	[REDACTED]	[REDACTED]	[REDACTED]
Gloria Wirths	[REDACTED]	[REDACTED]	[REDACTED]
Phil Santangelo	[REDACTED]	[REDACTED]	[REDACTED]
Mattie Moore	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

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SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
<i>Marty Guzman</i>	[REDACTED]	[REDACTED]	[REDACTED]

Tab 5

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 22ND, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYM – 9687 WEST ADAM AVENUE, PEORIA, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Bill Daley	[REDACTED]		
Dale Schantz	[REDACTED]		
Ruby Schantz	" " " "		
Lawrene Bohorf	[REDACTED]	[REDACTED]	

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 22ND, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYM – 9687 WEST ADAM AVENUE, PEORIA, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Matt Bullock			[REDACTED]
Christy Bullock			
LUFANN KUHFUSS	[REDACTED]		[REDACTED]
Nate Cottrell	[REDACTED]		[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kris Rippy	[REDACTED]	[REDACTED]	[REDACTED]
Mary Daley	[REDACTED]	[REDACTED]	[REDACTED]
Gail + Robert + Buckler	[REDACTED]	[REDACTED]	[REDACTED]
Sonya Kravetz	[REDACTED]	[REDACTED]	[REDACTED]
Tracy Kopp	[REDACTED]	[REDACTED]	[REDACTED]
Teel Luther	[REDACTED]	[REDACTED]	[REDACTED]
Armando Castorena	[REDACTED]	[REDACTED]	[REDACTED]
Kathleen Castorena	[REDACTED]	[REDACTED]	[REDACTED]

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jeremy Brown	[REDACTED]	[REDACTED]	[REDACTED]
Tony Dudzinski	[REDACTED]	[REDACTED]	[REDACTED]
Coody Gleason	[REDACTED]	[REDACTED]	[REDACTED]
George Diaz	[REDACTED]	[REDACTED]	[REDACTED]

Tab 6

SIGN-IN

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EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 14TH, 2025 – 6:30 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYMNASIUM – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
KEVIN BOONTJEE	[REDACTED]	[REDACTED]	[REDACTED]
SONYA KRAVETZ	[REDACTED]	[REDACTED]	[REDACTED]
GEORGE DIAZ	[REDACTED]	[REDACTED]	[REDACTED]
Dale & Ruby Schantz	[REDACTED]	[REDACTED]	

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 14TH, 2025 – 6:30 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYMNASIUM – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kris Rippy	[REDACTED]	[REDACTED]	[REDACTED]
Marely Daley			
Bill Daley			
JIM DAUGHERTY			
Cody Gleason	[REDACTED]	[REDACTED]	[REDACTED]
Matt Bullock			[REDACTED]

Tab 7

Community Outreach Summary

Resort Residences at Cibola Vista"

Prepared by Roosevelt Strategy Group"

October 2025

Overview

Vj tqwi j qww"Qevdgt"4247."Tqqugxgn/Utcvgi { "I tqwr "rgf "c"r tqcevxg"eqo o wplv{ "qwtgcej "ghqtv" vq"gni ci g"tgukf gpw"uwttqwpf kpi "vj g"r tqr qugf "Resort Residences at Cibola Vista"Vj g"i qcnly cu" vq"gpwug"vj cv"qecnlkpr w"eqpvkpwgf "vq"i wlf g"vj g"gxqmwkqp"qh"vj g"r tqlgev"cu"kv"o qxgu"vj tqwi j "vj g" Ekv{ "qh"Rgqtkcru"hqto cni"tgxly "r tqegu0

Canvassing & Resident Conversations

Dgi kppkpi "kp"gtcn{ "Qevdgt."vj g"Tqqugxgn/Utcvgi { "I tqwr "qwtgcej "vgo "rcwpej gf "c"fqqt/vq/f qqt" ecpxcuulpi "kpkkcvxg"vq"ur gcnlr gtupcm{ "y kj "pgctd{ "tgukf gpw"cdqww"vj g"r tqlgev/cpf "rcvgu/vr f cvgu0 Vgco "b go dgtu"l kuewugf "j qy "gctikt"tqwpf u"qh"eqo o wplv{ "hggf dcmf k"gevn{ "uj cr gf "hg{ "tgxkukapu" vq"vj g"r tqr qucn0 uwej "cu"tgf wekpi "dwnf kpi "j gki j u"pgct"gzkukpi "j qo gu."gzc"cpf kpi "ugvdcem."cpf " cf f kpi "gpj cpegf "dwhgt"ctgcu"vq"r tgu"tgxg"r tkxce { "cpf "pgki j dqtj qaf "ej ctcevgt0"

Vj g"o cvgtknu"vj cv"j cxg"dggp"uj ctgf "y kj "vj g"eqo o wplv{ "kpenf g"c"r tqlgev"lphqto cvkqp"uj gg"v"cpf " Rqy gtRqkpv"l gemlht"l gckrgf "l kuewukapu0Ugg"Exhibit 1 and 2."t"gur gev"vgn{ 0"

Tgukf gpw" y gtg" cnuq" gpeqwtci gf " vq" xluk" ResortResidencesatCibolaVista.org0 c" f gf kecvgf " r tqlgev"y gdukv"etgcvgf "vq"r tqxkf g"ceewtcvg."wr /vq/f cvg"lphqto cvkqp."uj ctg"vj g"j kvqt { "qh"r rcp" tgxkukapu."cpf "cmqy "tgukf gpw"vq"lwd0 k/hggf dcm"qt"rgwgtu"qh"lwr r qt"v"l k"gevn{ "vq"vj g"Ekv{ "Eqwpek0"

Community Engagement Impact

Qxgt"vj g"eqwtug"qh"Qevdgt."vj g"ecpxcuulpi "vgo "eqpf wevgf "f qqt/vq/f qqt"qwtgcej "y kj kp"vj g" xlekplv{ "qh"vj g"r tqr qugf "r tqlgev."gpwtkpi "vj cv"c"dtqcf "etquw/ugev"qp"qh"vj g"eqo o wplv{ "j cf "vj g" qr r qt wplv{ "vq"tgxly "cpf "r tqxkf g"hggf dcm"qp"vj g"wr f cvgf "r rcp0Cu"qh"Qevdgt"48."4247."vj g"vgo " j cu"eqngevgf "152 resident letters of support."f go qpwtcvkpi "i tqy kpi "eqo o wplv{ "w"pf gtuc"pf kpi " cpf "eqphk" gpeg"kp"vj g"r tqlgevu"crki po gp"v"y kj "pgki j dqtj qaf "r tkqtkkku0Ugg"Exhibit 3, Support Vicinity Map"cpf "Exhibit 4, Resident Support Letters.

Ongoing Engagement

Vj g"Tuqtv"tgukf gpegu"cv"Ekdnr"Xluc"vgo "cpf "Tqqugxgn/Utcvgi { "I tqwr "tgo clp"eqo o kvgf "vq" vcpur ctgpv."qpi qkpi "eqo o wplv{cvkqp0"Qwtgcej "y kn"eqpvkpwg"vj tqwi j qww"vj g"Ekv{ "qh"Rgqtkcru" tgxly " r tqegu" vq" gpwug" tgukf gpw" uc { " lphqto gf ." s wgunkpu" ctg" cpuy gtgf " r tqo r w{ ." cpf " eqo o wplv{ "r t"gur gev"vgn{t"go clp"egpvtcn"vq"vj g"eqpxgtucv"kp0"

Conclusion

The Resort Residences at Cibola Vista outreach initiative underscores a genuine commitment to collaboration, responsible development, and neighborhood partnership. Through continued engagement—both in person and online—the project team aims to foster shared understanding and ensure this proposal reflects the long-term vision and values of the surrounding community.

GZJ KDK"3"



Cibola Vista Neighborhood Update A New Community-Driven Plan

Location: East of Lake Pleasant Pkwy & Pinnacle Vista Dr | Size: 17 acres

Evolution in the Plan

- **Lower Heights Near Homes:** Four-story buildings cut to two stories at the edges.
- **Expanded Buffers:** Over 300 ft of separation on the east; 650+ ft separation to the south.
- **Villas as Shields:** Designed to reduce visual and privacy impacts, while maintaining existing view corridors.
- **Proactive Land Use:** The developer has incorporated a portion of the adjacent parcel to prevent a hotel from being built at the boundary and instead placed elegant, low-profile, two-story villas along the east boundary of the site.

Why It Matters

- **Current zoning doesn't serve us:** The current commercial C-2 resort zoning allows up to 15 separate 4-story timeshare buildings with minimal setbacks or buffers between the current neighborhoods.
- **Supports Local Jobs:** Thousands of high-tech jobs from TSMC mean that more housing options are urgently needed to support these local jobs.
- **Boosts Local Economy:** New residents support and attract businesses, contributing to the local tax base.
- **Compatible with Neighborhoods:** Resort-style design, buffers, and step-downs near the surrounding communities.

Project Benefits

- ✓ High-quality, market-rate, resort-style residences
- ✓ Expanded open space and privacy buffers
- ✓ Efficient Land Utilization & Diversified Development
- ✓ Compatible with surrounding land patterns

SCAN TO SHOW
YOUR SUPPORT



GZJ KDK"4"



WITHEY
MORRIS
BAUGH

The Resort Residences at Cibola Vista

GPA24-06 and Z00-10A.6

October 13, 2025



Site Aerial Map





WITHEY
MORRIS
BAUGH

Conceptual By-Right Resort Rendering

<https://www.wmbattorneys.com/>

Exhibit 8

Resort Residences at Cibola Vista

Summary of Site Plan Evolution

Lower Building Heights Near Homes:

- **After Neighborhood Meeting #1:**
 - Reduced south 4-story building to 3-stories and shifted building north
- **After Neighborhood Meeting #2:**
- **Proactive Land Acquisition:**
 - Parcel 9B now controlled by developer
 - Prevented the possibility of another developer placing a four-story hotel directly along the eastern boundary
 - Re-envisioned south boundary of site with 2-story townhomes
 - Redesigned eastern edge with two-story buildings along new east boundary
 - Creates certainty
 - Reduces both visual and privacy concerns
- **Increased Buffers and Setbacks:**
 - Generous setbacks of **over 300 feet** preserved and maintained along east boundary
 - **658 feet** separation created from the homes to the south to the nearest project building
 - Lower-profile buildings (i.e. garages and townhomes) are planned within buffer areas, where possible





WITHEY
MORRIS
BAUGH

Initial Plan Rendering V1 – 02/24

<https://www.wmbattorneys.com/>

Exhibit 8



WITHEY
MORRIS
BAUGH

Revised Plan Rendering V2 – 01/25

<https://www.wmbattorneys.com/>

Exhibit 8



2-STORY TOWNHOUSES

3-STORY BUILDINGS

EXISTING CIBOLA VISTA RESORT

2-STORY BUILDINGS



Key Revisions:

- (i) Precludes development of buildings within the south portion of the Property;
- (ii) Provides over 650 feet of separation from the residential to the south to the nearest project building;
- (iii) Limits buildings within the expansion area to two stories to include villas; and,
- (iv) Reallocates density to the northwest portion of the site;
- (v) Density increase from 265 units (21.5 du/ac on 12.43 ac) to 302 (17.7 du/ac on 17.07 ac)





Development Boundaries Map

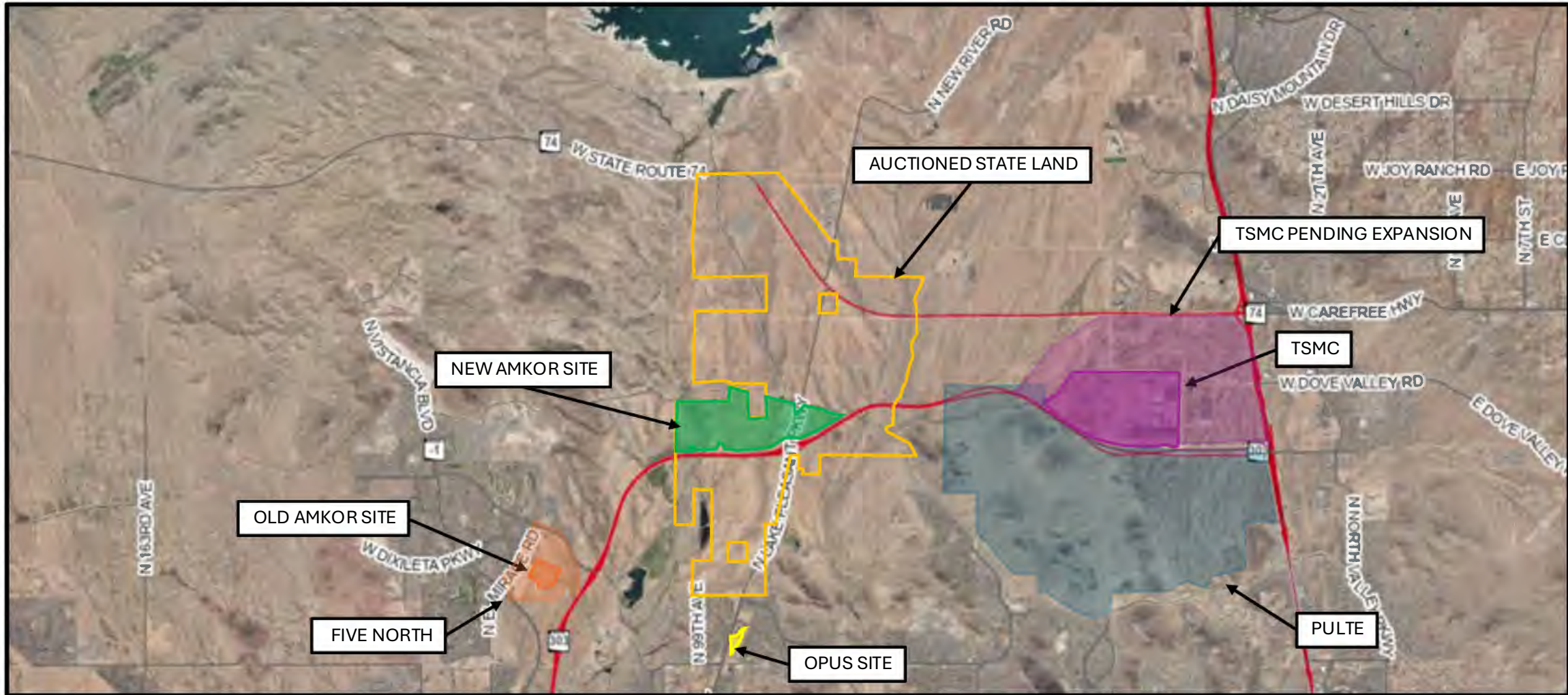
<https://www.wmbattorneys.com/>

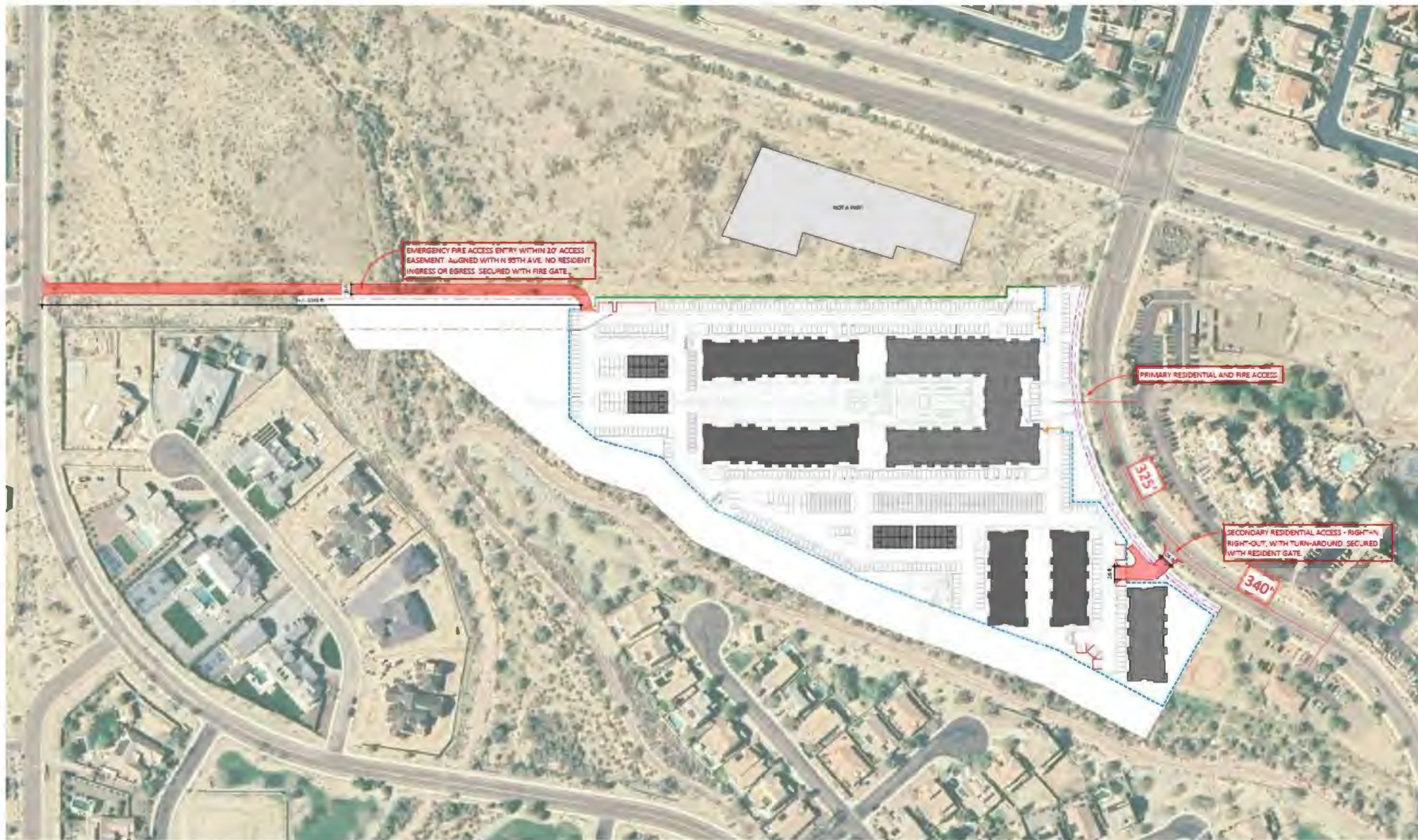












WITHEY
MORRIS
BAUGH

Alternative Access Plan

<https://www.wmbattorneys.com/>

Exhibit 8

Project Benefits

- “ High-quality residential development; fulfills unmet market need
- “ Efficient land use
- “ Boosts housing supply and provides diversity of housing
- “ Compatible scale with surrounding land use pattern (north and west); provides buffers and building step-downs
- “ New residents will provide support for local economy and businesses



WITHEY
MORRIS
BAUGH

Get In Touch



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**2525 E Arizona Biltmore Circle A-
212 Phoenix, AZ 85016**

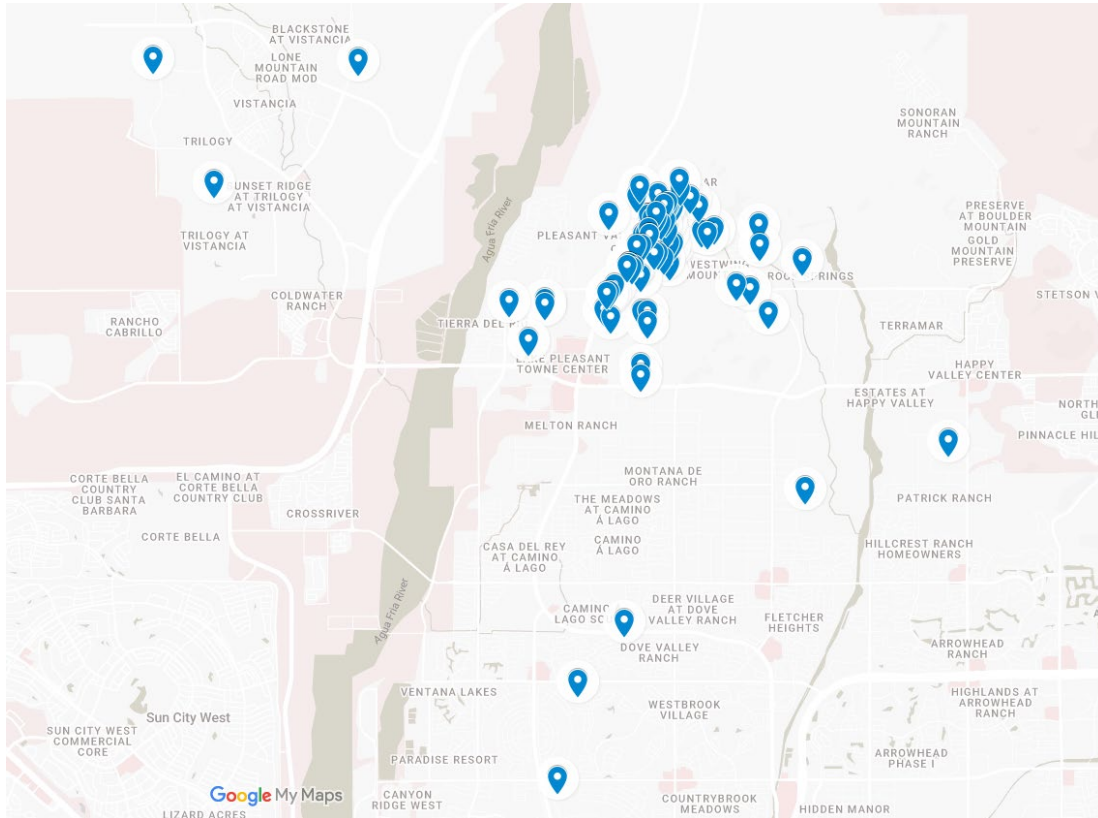
Questions?

EXHIBIT 3

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Public Comment

Where comments submitted to the city came from:



Letters sent to Staff as of 10/27/2025

92 - Letters of Opposition

2 – Letters of Support

1 – Letter of Inquiry

Written Correspondence Provided by applicant as of 10/27/2025

152 - Letters of Support

“Stop Build-to-Rent and Apartments” Petition through Change.Org

Over 1,200 signatures

Letters of Opposition Directed towards Staff as of 10/27/2025

Tuesday, November 26, 2024 3:40 PM, Gail Buckler wrote:

To Whom It May Concern,

I am a concerned homeowner in the Cibola Vista Community in Peoria. I would like to voice my objection to the project(s) described in the attached poster.

My objections are based upon over building/development in the area and the potential consequences of this. Do we really need yet another Storage Facility when there are a number of them within a few miles of our area? It saddens me to see how many apartment complexes are being proposed in our neighborhood. This will likely lead to a huge increase in traffic and crowding in stores, schools and restaurants. Building on every available piece of land will change the nature of our beautiful and peaceful neighborhoods and make them less desirable for future homeowners.

Please share my concerns with those involved in these proposed projects.

Thank you in advance.

Gail Buckler – End of Correspondence

Tuesday, April 22, 2025 10:58 AM Kristopher Rippy wrote:

Hi Jay,

Thank you for taking the time to review my concerns and to provide a detailed response. I appreciate you and your team addressing these points and working towards a common agreement.

We especially appreciate the steps you're taking to ensure our community stays happy and healthy. Adding the full-length fence along the waterway and lowering the buildings is a significant improvement, particularly as it helps delineate the new apartments from the HOA-maintained trails.

I'd be grateful if you could share a copy of the recent presentation. I'd like to share it with my family.

Also, I'd be happy to take you up on your offer to grab coffee. It would be great to talk through the points in the presentation, discuss your responses further, and hear more about what other developments might be coming. We can connect via phone but Wednesday - Fridays typically work best, I know you are busy so we can work around your time.

Thanks again for your time and consideration.

Best regards,

Kristopher Rippy

On Sun, Apr 13, 2025, 3:03 PM Ramos, Jay [REDACTED] wrote:

Hi Kris,

Thanks again for taking the time to put your thoughts together and share them with the city and our team. I've reviewed each of your concerns carefully, and I've put together some responses that I hope provide more clarity and context around what we're planning and why. I know there is a lot here but if you and your wife would like to grab coffee let me know and I will make myself available. My cell number is in my signature below. I hope to see you at the meeting tomorrow, if you are there, please say hi.

Please feel free to reach out if you'd like to talk through anything in more detail.

Regards,

Jay

Trail Entrances & Parking / HOA Playground Use

Trail connectivity is often encouraged by municipalities like Peoria as a way to promote walkability and access to outdoor amenities, but we're open to revisiting this with city staff in light of your concerns. We do not have to connect to the trail system, and we're happy to have a conversation with the city if it's not something the neighborhood supports.

Regarding the lack of a playground, we want to clarify that this is intentional based on the demographics we serve. Our experience developing luxury communities has shown that when rents are above a certain threshold, families with school-aged children typically make up less than 3% of residents. We focus on amenities that align with that demographic, like fitness centers, pools, and outdoor lounges.

That said, we're open to discussing options with the city and the HOA if adjustments are needed to make things work for everyone.

Wash Preservation and Environmental Impact of Trail Access

Our plan fully respects the 75-foot setback from the eastern property line and the wash, preserving that natural corridor in accordance with Peoria's Desert Lands Conservation Overlay (DLCO) requirements.

We are open to discussing with city staff whether trail connectivity is necessary in this specific case. We've also discussed the potential, if the HOA is open to it, of landscaping the trail segment nearest the homes to add shade, improving the afternoon walkability for current residents during hot months, while maintaining the natural character of the wash.

HOA Impact & Assessments

At this time, the site is within the HOA, but we do have the option to remove the property if it's ultimately in the best interest of both the neighborhood and us. We're open to that discussion.

Our residents are unlikely to use the HOA amenities like the clubhouse or parks, as our communities are designed to be self-sufficient with their own amenity packages like swimming

pools, hot tubs, gyms, open grass areas, clubhouses, saunas, etc. If removing the site from the HOA alleviates concerns, we're happy to explore that path.

If we do stay in the HOA, we will work with the board to ensure any assessments are fair and proportional to actual use.

Use of the Adjacent Lot (Western Town & Stables)

Kris, you haven't seen our updated site plan yet, but we've approached the land seller about purchasing this adjacent parcel to improve the overall design and reduce project density. Our goal in doing this is to allow for two-story units only along the east side, which not only creates a better neighborhood buffer but also eliminates the risk that a hotel developer could buy the site and build four stories by right, without public input.

By incorporating this parcel into our plan, we're able to offer more predictability and eliminate future height concerns for neighbors. We'll be unveiling the revised site plan at the upcoming neighborhood meeting tomorrow, but we're happy to share it directly with you beforehand.

We love the idea of using this space for additional community features, but due to the asking land price, it isn't financially feasible. However, we will provide a landscape buffer to the homes on the east.

HOA Governance & Bylaws

No changes have been proposed at this point, and we are committed to transparency and collaboration with the HOA before anything would be considered.

Per the existing CC&Rs, any change to the board or bylaws would follow formal amendment procedures, including notice to members and voting rights. There are also protections in place to ensure no single party (including us) could dominate board representation or unilaterally drive changes. Again, we're also willing to explore removing the site from the HOA entirely. We're open to whatever path provides the clearest and fairest outcome for all stakeholders.

Visual Screening/View Study

Kris, we understand your concern about privacy, I've done this for a very long time, and not a mind reader, but given some of your questions, I am thinking you have a little one at home. I'm not just a developer, I am also a father, have two of my own. Just know that we've made several intentional design choices to address privacy concerns. My house backs Bell Road around 62nd

Street, I get it.

We walked the public trail in between our eastern boundary and the adjacent homes. We also flew drones to evaluate visibility and orientation. Your home was part of our initial study:

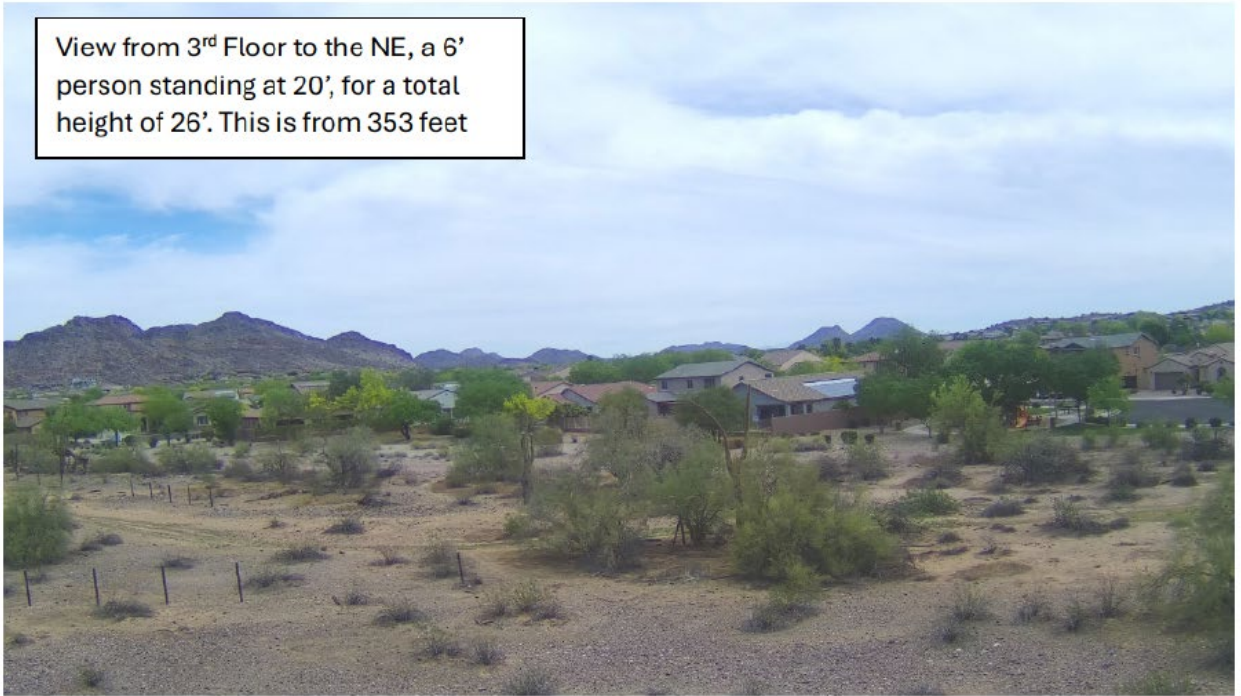
- Your home is approximately 352 feet from the nearest 3-story building (just under 1.2 football fields) and 308 feet from the closest 2-story buildings (just over 1 football field).
- The 2-story buildings are oriented north–south, meaning their sides, not windows, face your yard, which faces northwest.
- We flew drones from the proposed third story height for the building closest to your house to understand views.
- There’s already a large mature tree and view fence behind your property, helping provide natural screening.

We’re also adding a native landscape buffer behind the buildings along the eastern edge, using trees and shrubs that will reinforce privacy while maintaining the desert character of the area.

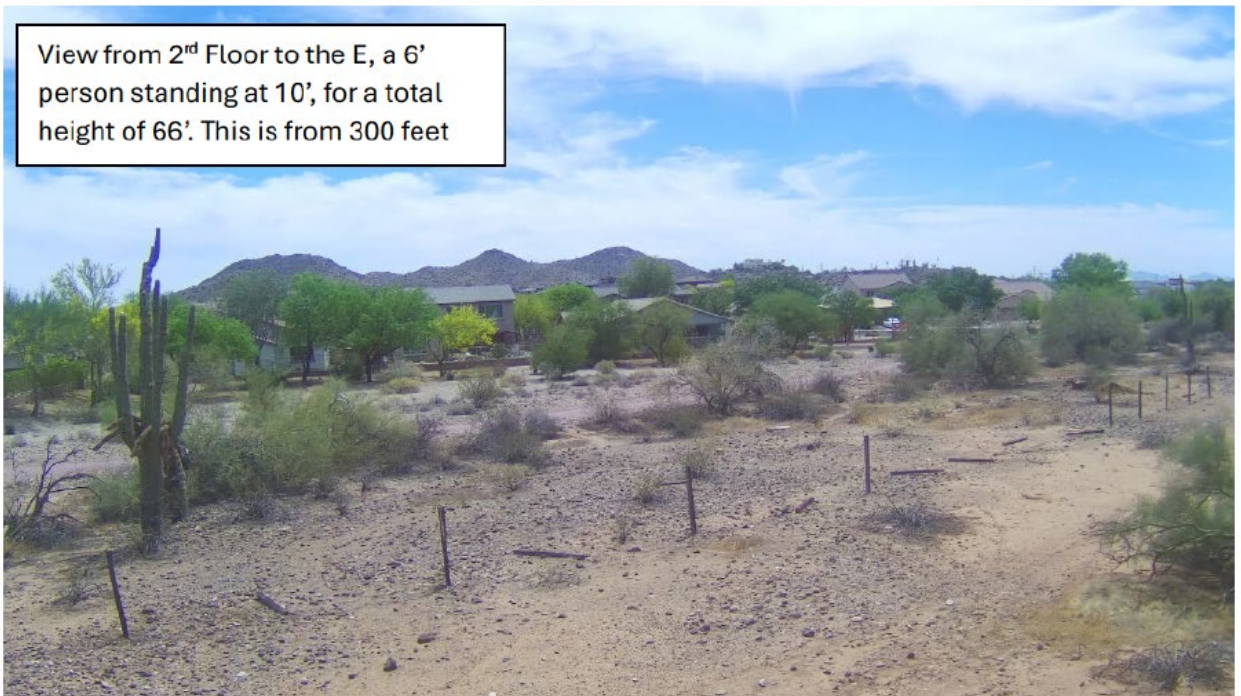
Once finalized, we’ll be happy to share the full landscape plan and adjust plantings based on neighbor input.



View from 3rd Floor to the NE, a 6' person standing at 20', for a total height of 26'. This is from 353 feet



View from 2nd Floor to the E, a 6' person standing at 10', for a total height of 66'. This is from 300 feet



Light Pollution

We are designing our lighting plan to comply with Peoria's dark sky principles, using fully shielded, downward-facing fixtures that are limited in height and intensity. Lights will be focused only where necessary, walkways, entries, and common areas to minimize glare and spillover.

We recently completed a 323-unit community in Tucson under similar dark sky provisions and were able to implement that successfully with no issues. That experience gives us confidence in our approach here as well.

Given the distance from the nearest homes, well over 300 feet, and the additional landscaping buffers, lighting impact should be minimal. Once the lighting plan is finalized, we'll be happy to share the details.

Overcrowding and Quality of Life

Our project is designed as a self-contained community with internal amenities that meet the needs of our residents, pool, fitness center, outdoor spaces, etc., so they won't be reliant on HOA facilities.

Additionally, our property will be fully enclosed with a 6-foot-tall security fence, made of a combination of decorated block and iron, which creates a clear boundary between our site and the neighborhood and reduces cut-through or unintended access.

We're happy to evaluate shared resource usage with the HOA and open to ideas that bring broader value, whether through connectivity, passive open space, or thoughtful landscape transitions.

Mapping Discrepancy

Kris, I reviewed the GIS link you sent, and based on the map I'm seeing, our parcel, GPA24-06:

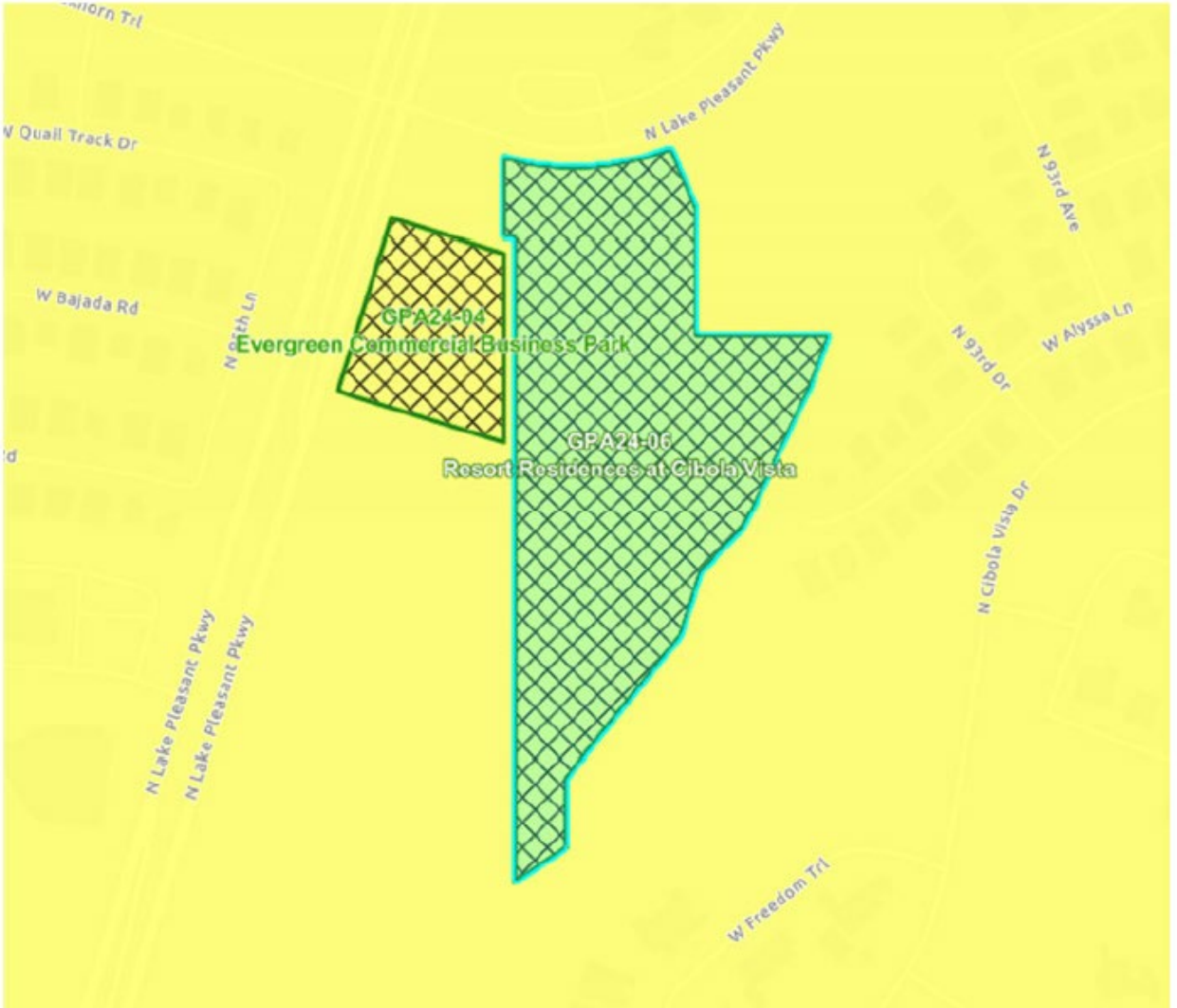
Resort Residences at Cibola Vista, is shown correctly. The adjacent parcel labeled GPA24-04:

Evergreen Commercial Business Park is not part of our case, which may be the source of the confusion.

We are also in the process of purchasing the eastern parcel to include it in our site and restrict development there to two-story units only. This removes the risk that a hotel developer could build four stories by right, without any public process.

There are no plans for additional apartment phases outside what has been publicly submitted. If any future change ever were to occur, it would require full city review, hearings, and neighborhood input.

I've included a screenshot of the current GIS map for reference. If you're seeing something different, feel free to send a screenshot and I'll take another look.



Sent: Wednesday, February 5, 2025 1:27 PM, **From:** kristopher rippy

Matt Bullock, Sarah Dircks, Stephanie Watney, Jason Morris,

My family and I are homeowners adjacent to the proposed Cibola Vista Resort Residence Development, and we are writing to express several significant concerns regarding the project's potential impact on our community. We urge the developers and the city to carefully consider these issues and work with the community to find solutions that mitigate any negative impacts and enhance the project for all stakeholders.

- *Trail Entrances & Parking: We urge the developer to carefully consider the impact on existing trails and parking. These trails are currently maintained by the HOA and its residents, and there is significant resistance to any changes that might negatively affect them. We understand the trails are located on the other side of the wash, an area intended to remain natural and undisturbed to preserve the desert environment. Introducing new trailheads, particularly those that connect to the apartment complex, raises several concerns:*
 - *Increased traffic and maintenance in neighborhood parks: With the lack of children's play areas in the existing apartment design, the nearest playgrounds are just across the wash. Including trailheads in these locations will encourage residents of the apartment complex to utilize existing HOA facilities within the adjacent neighborhood. This potential increase could be considered a detriment to the public health, safety, and welfare of existing residents, which the DLCO is designed to protect (21-710.A). Building a view fence between the new apartment complex and the wash would eliminate unwanted access between the new apartments and the existing HOA playground and deter additional wear and tear on the equipment.*
 - *Suggested Action: Add a playground within the existing apartment design or build an additional community park on the lot adjacent to where the current horse arena stands.*
 - *Trail Access and Wash Preservation: We believe the trail access across the wash should be eliminated or moved to a location that will not directly cross it. This aligns with the city's focus on preserving Natural Open Space (NAOS) and protecting sensitive environmental conditions, as outlined in the Peoria City Code, Chapter 21, Article VII, Division 7, Desert Lands Conservation Overlay (DLCO) (21-710). Specifically, the code emphasizes preserving washes in an*

undisturbed condition (21-710.B.1), protecting riparian vegetation and floodplains (21-710.B.2 & B.3), and minimizing disturbance within NAOS areas (21-710.A.12). The introduction of a new trail, particularly one that encourages increased traffic across the wash, could be seen as conflicting with these preservation goals.

- *Suggested Action: Relocate or eliminate the trailheads. Conduct a detailed review of the environmental impact of the proposed trail access across the wash, including an assessment of potential erosion, habitat disruption, impact on riparian vegetation, and the cost of annual repair due to regular washouts.*

- *HOA Impact: The meeting mentioned the apartments would be part of the HOA on a per-acre basis. I have some concerns about this. Given the apartments will have nearly triple the density of existing residences, the increased usage of trails and parks will disproportionately increase maintenance costs and upkeep. The nearest playground to the proposed apartments is a small park located in the cul-de-sac on Alyssa Lane. How will this be addressed, and how does the per-acre assessment truly reflect the increased usage and associated costs? This concern relates to the fair and equitable distribution of costs and benefits within the HOA, and how the increased density of the apartments will affect existing residents.*
 - *Suggested Action: Share a detailed breakdown of the proposed HOA fee structure, demonstrating how it addresses the increased usage of amenities and common areas by the apartment residents. Ensure transparency in the process of amending the HOA bylaws to accommodate the new development. Add an additional community park in lot adjacent to the apartments will help with excessive wear on existing equipment and trails.*

- *Additional Lot & Amenities: We understand the adjacent lot, currently home to the western town and stables, is not currently part of this development but could be per statements made during the last meeting. Incorporating this lot into the plan would be a good faith effort to gain community approval. Limiting further building growth on that oddly shaped piece of land and providing valuable additional recreational space for the entire HOA would significantly enhance the community and demonstrate good faith to our existing community, increasing overall approval of the apartment concept. This could include a new park with playground equipment, event space, and additional walking paths. Ideally, trail access could be routed through this new park at the western town out to Cibola Vista Drive and then access to the trail system via existing sidewalk. This suggestion relates to maximizing*

the recreational opportunities for the community and potentially mitigating the impact of the increased density by providing additional amenities.

- Suggested Action: Incorporate the adjacent lot into the development plan and develop new community use amenities.*
- HOA Bylaws & Board: Given that the apartments would be part of the overall HOA, how will the HOA board and bylaws change due to this development? Have discussions with the current HOA board begun regarding these necessary adjustments? These conversations should begin as soon as possible to ensure a smooth transition and address any potential concerns. This is crucial for maintaining transparency and ensuring that all HOA members are represented, and their interests are considered.*
 - Suggested Action: Schedule a meeting with the current HOA board to discuss the implications of the new development on HOA governance and bylaws. Ensure that residents have the opportunity to provide input on any proposed changes.*
- Visual Screening: A Review should be conducted to identify areas where tree planting (either on HOA land or the apartment complex property) could provide a visual screen for existing residents. This would help mitigate any perceived loss of privacy due to the new development. This relates to the aesthetic character of the neighborhood and the potential impact of the new development on the privacy of existing residents. The Peoria City Code addresses scenic resources (21-710.D) and encourages the preservation of native vegetation.*
 - Suggested Action: Conduct a visual line of site review to determine the areas most in need of screening. Update landscaping plan that incorporates native trees and shrubs to provide a natural visual buffer. Be specific on how this plan will help the community and neighborhood.*
- Unwanted Light Pollution: A 40+ foot complex will introduce significant light pollution into the neighborhood. Excessive nighttime lighting would disrupt the natural darkness, negatively impacting the nighttime environment for both residents and wildlife. This contradicts Peoria's 2040 vision of a connected and vibrant city and detracts from the existing dark sky character of the area.*

Concern	Description	Suggested Action	Related Code/Document
Trails/Parking	Increased traffic/maintenance in parks; impact on HOA playground.	Add apartment playground/community park; build view fence.	DLCO (21-710.A)
Wash Preservation	New trail across wash conflicts with NAOS goals.	Relocate/eliminate trailheads; conduct environmental impact analysis.	DLCO (21-710.A, 12), (21-710.B, 1-3)
HOA Impact	Increased density strains resources; per-acre assessment concerns.	Detailed HOA fee breakdown; transparent bylaw amendments; add community park.	HOA Bylaws
Adjacent Lot	Opportunity for added recreation, mitigating density impact.	Incorporate additional lot/space; develop amenities (park, playground, trails).	N/A
HOA Governance	Concerns about board/bylaw changes.	HOA board meeting; resident input on changes.	HOA Bylaws
Visual Screening	Loss of privacy.	Visual impact assessment; landscaping plan (native trees).	DLCO (21-710.D)
Light Pollution	Increased light from 40+ foot complex.	Lighting plan showing light spillage minimization, dark sky compliance.	Plan Peoria 2040
Overcrowding	Strain on resources due to increased density.	Impact assessment on resources/infrastructure; mitigation plan (conscious capitalism).	Plan Peoria 2040
Mapping	Discrepancy between GIS maps and layout.	Notify city; ensure info is correct, clear and honest.	Peoria GIS

Suggested Action: Share a lighting plan that demonstrates how light spillage will be minimized and how the development will comply with dark sky best practices.

- *Potential Overcrowding and Decreased Quality of Life: The increased density of the proposed development could lead to overcrowding in public spaces maintained by the local HOAs and place a strain on existing resources. This could negatively impact Peoria's livability and the quality of life for current residents.*
 - *Suggested Action: Complete and publish an assessment of the impact of the increased density on local resources and infrastructure, including parks, trails, and other HOA amenities. Ensure that the development contributes appropriately to mitigate any strain on these resources. Outline how this development can embody conscious capitalism and increase value aside from monetary value. This could include trails and general community enrichment for the community as a whole.*

- *Mapping Discrepancy: The current maps located on the Peoria GIS site (<https://gis.peoriaaz.gov/PeoriaPlanReview.html>) do not match the layout proposed by the Resort Residence at Cibola Vista. This discrepancy should be addressed to ensure that all plans and discussions are based on accurate and up-to-date information. This lot mismatch could be a simple mistake; however, what is being shown as the rezoning request and the plans presented could be misconstrued as an attempt to get a misdirected or unethical change in zoning. Please share overall plans for entire property as it is a concern once this is approved an additional apartment could be constructed in the eastern portion of this lot without approval from the community council.*
 - *Suggested Action: Notify the city regarding the map discrepancy and ensure that all stakeholders are working with the most current and accurate information. If the lot is going to remain unused and turned into NAOS areas, please show this on plans.*

As homeowners directly adjacent to this proposed development, we are particularly concerned about the potential increase in foot traffic, the impact on the additional traffic in the neighborhood parks, natural wash environment, the changes to our existing HOA, and the added light pollution. We believe that minimizing access points across the wash, maximizing privacy through appropriate screening, ensuring

a fair and transparent integration of the new development into the HOA, mitigating light pollution through responsible lighting design, and addressing the potential for overcrowding through appropriate planning and resource allocation are crucial for preserving the quality of life in our neighborhood. We urge the City and developer to work collaboratively with residents to address these concerns and create a project that benefits both the new development and the existing community.

Thank you for your consideration. I am available to discuss any of thies topic and can be reached Via contact information below.

Sincerely,

Kristopher Rippy and Family

References:

- *City of Peoria, Arizona. (2020). Plan Peoria AZ General Plan 2040. <https://www.peoriaaz.gov/Home/ShowDocument?id=13286>*
- *Peoria City Code, Chapter 21, Article VII, Division 7, Desert Lands Conservation Overlay (DLCO): https://codelibrary.amlegal.com/codes/peoriaaz/latest/peoria_az/0-0-0-42312*
- *Peoria GIS: <https://gis.peoriaaz.gov/PeoriaPlanReview.html>*

Kristopher Rippy – End of Correspondence

Wednesday, September 18, 2024 11:23 AM, Kevin Boontjer wrote:

A no vote is still closest to my view, thanks Sarah.

Sent: Wednesday, September 18, 2024 11:17 AM To Kevin Boontjer

Subject: RE: GPA24-06, Cibola Vista project

Kevin,

I was copied in the email chain below and will add it to the public record. In review of your email below it appears like you are mostly inquiring about the proposed plan and your originally stated opinion has not changed. Please let me know if you would like me update my recording for your public comment.

Sarah Dircks, MCP, AICP

From: Jason Morris <Jason@wmbattorneys.com>

Sent: Tuesday, September 17, 2024 12:03 PM, To: Kevin Boontjer

Kevin,

I'll take whatever compliments I can get at this point 😊. And please know both the tone and content of your message is appreciated. Let me try to address some of your inquiries. Also, please know we will continue to make ourselves available throughout this process.

1. There will be direct access to Lake Pleasant Pkwy through the adjacent western property in addition to the Pinnacle Vista connection. Hopefully this better disperses traffic and addresses you comment.

2. As far as height and building orientation - it will continue to evolve. I would surmise that the impact of eliminating all four story elements would be too great, but re-evaluating the location and buffering is possible.

3. Some joint access and maintenance agreement is certainly feasible and assistance with the financial responsibilities for that area would be a part of any such agreement.

4. Agreed. We will further investigate the water sources and quantities as well as the overall impact. Thank you very much for continuing to engage with us. This is the beginning of the process and I look forward to working with you throughout this application. I'm optimistic that both sides can find some beneficial use of this property. Thank you.

On Sep 17, 2024, at 11:05 AM, Kevin Boontjer wrote:

Hello Jason,

This is Kevin Boontjer. I live in the Cibola Vista neighborhood, and my wife and I attended the meeting last night at the school.

First, (and don't get too concerned that I'm leading with a compliment, ha) let us commend you and your team for the presentation. We felt it was professional, stated factual information, and presented the project as best as possible. Coming from years in public safety, I completely understand the difficulty in presenting people with facts that they don't want to accept, but are ultimately inevitable. Many at the meeting aren't being realistic - we can't keep all our vacant land around us forever. Yes, in a perfect world, I would also like to keep things status quo with no additional buildings/people/cars. And admittedly our home is on the far east side from your project, so not as affected as others who will essentially border the project.

That said, I had a few things I'd like to mention that I hope are constructive. I think your statement about being involved and helping to mold and create a high quality project was spot on.

- 1. Are there plans/are there any possible second points of ingress/egress for vehicular traffic other than onto Pinnacle Vista Drive? I don't believe so, but if at all possible through adjacent parcels would help alleviate some of the traffic complaints.*
- 2. Again, perfect world, all buildings would be single story. Not going to happen. But, would there be any consideration for more of a 3 story max? I don't believe the project would work at a 2 story cap, but any decrease in height would lessen complaints.*
- 3. According to plans, I see that the new project includes 3 tie-ins to the existing walking trail system within the Cibola Vista neighborhood. Those trails are privately owned by the association (I'm about certain), traversing our community, and also providing a convenient passage to adjacent public trail systems. We (the CV HOA association) pay to maintain the trails within our*

neighborhood with cleaning, pruning, re-surfacing, pet waste stations, etc. I'd like to see some sort of acknowledgement and an agreement to pay a fee to the association to offset the additional usage by "your" tenants.

- 4. The issue of water usage was brought up. It was over simplified with assuming the city simply pulls water from wells as immediately needed. I think more counter to this point is to remind that the city has reservoirs both below and above ground to help alleviate our water supply fluctuations. Doesn't fix our water issues, but does make a difference.*

I hope these comments are helpful, and good luck (although I'm all for delaying the inevitable, ha)

Kevin Boontjer

Saturday, June 15, 2024 5:57 PM

Hello Sarah, I live in the Cibola Vista neighborhood near where this proposed project will be located. I realize that we all like and know growth and improvements are necessary as long as they aren't in "our backyard", I get that. But aside from bringing increased traffic and related issues, there is a larger issue I'd like to address.

The proposed building heights of 2 to 4 stories, 25 to 48 feet tall as listed, are too tall for this immediate area and space. Cibola Vista Resort, I believe, comprises only 2 and 3 story buildings, and those are far from any homes to affect the view and/or be an eyesore. Other than CV Resort, there is nothing anywhere nearby over 2 stories - at this time. I realize there could be something coming, but as soon as we accept these taller buildings in such close proximity to single family homes, the argument will be lost. I am toward the eastern portion of Cibola Vista, I can't imagine living on the far western side which will be the closest to this proposed project.

Again, increased traffic, more kids running through the neighborhood, people using the Cibola Vista neighborhood walking paths and the additional wear and tear that will be the responsibility of the Cibola Vista HOA, all concerns most of us have. This in addition to the height of these buildings.

*As a resident of Peoria, I am asking that we not permit this project as it is currently shown, but in the event it moves forward, I am **really** asking that we cap building heights at 3 stories. And those **only** on the far west side away from our neighborhood.*

Thank you for your time and attention, and please feel free to reach out if you'd like.

Kevin Boontjer – End of Correspondence

Sent: Friday, August 16, 2024 7:52 AM, Darcee Bowen wrote:

Hi Sarah,

I apologize for the delay but im opposing any mult family development of any kind, of any height/size.

Has there been any further development for this site? Can I please be included with information for it going forward since I will be directly impacted by it? Can you also include my husband [REDACTED]

Thanks,

Darcee Bowen

On Mon, Jun 17, 2024 at 7:58 AM Sarah Dircks wrote:

Good Morning Darcee,

Thank you for reaching out to the City. As the assigned City reviewer for the “Resort Residence at Cibola Vista” I can document your opposition for the record. Can you please clarify something for me so that I can make sure I document your opposition correctly, for the correct case file. There are three cases related to the project: GPA24-06, Z00-10A.6, and SP24-07. Based on your email you are only opposing the Site Plan Case and building height of up to 4 stories.

To clarify are you opposing the Minor General Plan amendment change or the Major Planned Area? Or are you only opposing the current height allowance, which is not requested to be changed? For reference, here is an exert from the postcards mailed:

- *Minor General Plan Amendment (GPA24-06). A request to change the General Plan’s Future Land Use Map designation for the property from Traditional Residential (2-5 dwelling units / acre) land use to Urban Residential (12+ dwelling units / acre) land use.*
- *Major Planned Area Development Amendment (Z00-10A.6). A request to amend the existing Planned Area Development (PAD) with an underlying Commercial Resort C-2 zoning designation on the subject site to allow approximately 265 multi-family residential units.*

The PAD currently allows for a commercial resort hotel with a maximum height of 4 stories / 48 feet. The proposed development changes do not propose a change to the maximum height allowances.

After Planning and Zoning Commission, and Council's consideration of GPA24-06 and Z00-10A.6 the development plans (site plan application) on the site could be considered for administrative review on the subject site. As referenced above, based on the proposed density (GPA24-06) and change from commercial resort to multi-family (Z00-10A.6) two cases would be required to be considered prior to a site plan application.

Thanks for your time,

Sarah Dircks, MCP, AICP

Date: Fri, Jun 14, 2024 at 1:13 PM. From: Darcee

Hello,

I received a notification of a proposed development for Resort Residences at Cibola Vista. I'd like to voice my disapproval of this development. The sited plan would be my direct backyard. After spending years and years developing our luxury dream home, I do not want 4 story apartment buildings looking down into my back yard. There are lots of available lots to building such apartments. The backyard of multimillion dollar homes is not the right location.

Please let me know if there is someone else I need to talk to in order to share my thoughts and stop this from moving forward.

*Thanks,
Darcee Bowen*

Darcee Bowen – End of Correspondence

Sent: Tuesday, September 10, 2024 11:11 AM, Jeremy Bowen Wrote:

Subject: Re: Concerned Resident

Thank you Sarah. I appreciate you!

On Tue, Sep 10, 2024 at 11:00 AM Sarah Dircks wrote:

Jeremy,

The owner of record is the Cibola Vista Resorts and Spa. The contact information we have on file is for the attorney's office, with Stephanie being the point of contact for emails. The provided phone number is for the main office of the attorney's office, so you could ask to speak directly to Jason Morris about the case. He was present at the 9/5 staff meeting for the last case of the night.

Sarah Dircks, MCP, AICP

Tuesday, September 10, 2024 7:34 AM, Jeremy Bowen wrote:

Subject: Re: Concerned Resident

Who is the owner to speak to regarding this project?

On Sep 10, 2024, at 7:31 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Jeremy,

The law firm, Wilson Morris Baugh, is managing the case and has identified Jason Morris as the applicant of public record. Stephanie Watney is the Land Use Planner working on submitting documents to the City, and who had her contact information provided on the application. Her contact information is as follows:

Stephanie Watney, AICP

Land Use Planner

Wilson Morris Baugh, PLC

stephanie@wmbattorneys.com

602-230-0600 Main

Sarah Dircks, MCP, AICP

Monday, September 9, 2024 5:08 PM, Jeremy Bowen wrote:
Subject: Concerned Resident

Sarah,

I tried reaching out to the representative (Jason) listed on the Notice and the email it provided. As you can see, the "Address Could Not Be Found." It's concerning that we can't reach the representative for this proposal.

Please advise.

Thanks-

Jeremy Bowen

Sent: Monday, September 9, 2024 5:05 PM, Jeremy Bowen wrote:

Hello Sarah,

It is in frustration that I keep having to send out emails of opposition for all of these investors that keep coming in wanting to rezone for rentals. Our neighborhoods in zip code 85383 are among the finest in the state. As you can see from the attached news article from our local Peoria paper, this is the "epicenter of Peoria's luxury home market." Properties costing around \$1M+.

Specific to my immediate area, our properties range from \$2M to \$4M in real estate value. It's absurd that we are even considering apartments and rentals to go in this area; especially when we have hundreds if not thousands of acres north of us where the land is unsettled and houses the 303. Interstates are where most of these types of structures are located and where I happily lived in similar ones earlier in my life. Matter of fact there are thousands going in already along the I-17.

We should never give away prime real estate for temporary housing. We should be invested in long-term residents that will take pride in this area and keep it the envy of the nation; it's something people work really hard towards obtaining their whole lives. Allowing this careless rezoning for low-income rentals will immediately shave the value of the surrounding areas and be a tremendous blow to those that have worked so hard to make

this area so beautiful and valuable.

To be clear, I understand the needs for these types of housing. As I mentioned, I have lived in apartments throughout my life as well—in order to work and save to live in an area like Cibola Vista (that maintains a high quality and value because of similar properties existing among it). We need to stop acting like this corridor is the only place to put apartments and rentals. I hear too often of the necessity of these rentals and that is why we need to force it through. This is the careless planning that does not recognize how much open and undeveloped land we have in Peoria to accommodate these types of developments. Not one resident is saying that people who rent an apartment are awful people. It is the fact that temporary dwellings for this area is to much of contrast that it most certainly will drop value, overtax our resources (we are talking about 4-story apartments here with close to 300 units!) such as water, electricity, fire/police departments, schools, stores, etc. We are already breaking at the seams for these necessities. Please listen to the actual people that live here day-in and day-out. I am sick of these developments creating fictional forthcoming demographics or trying to dictate what they think is best for our district. Again, please listen to the people living and breathing in these letters, emails, and showing out to these hearings or gatherings over and over again.

Additionally, I would like to add that I am a Teach For America alumna. I taught for years in inner-city Washington DC just south of Howard University. I also lived in Brazil for two years in the poorest areas of Sobral and Fortaleza in the Brazilian state of Ceara'. I speak as someone who does appreciate diversity and providing appropriate housing for all demographics. The importance here is being thoughtful to allow diversity to flourish. Investors hijack this image of having to provide housing for lower-income individuals to justify the location that THEY THE INVESTORS want to develop, not where this type of housing is most appropriate without impacting the value and quality. As stated above, this zip code is the EPICENTER of LUXURY HOMES. We should thoughtfully consider the negative impact low income rentals have for this exact location (and consider other locations where they are better suited to continue to bring prosperity for all).

I would be happy to help locate where we should strategically place different scales of housing so that everyone finds an affordable home—but one case should be pretty clear cut here (as it is to all the residents of Cibola Vista and surrounding areas)—putting low income rentals right next to \$2M-\$4M single family custom lots and \$1M+ properties...is economic destruction to this area's real estate and it is this type of reckless approach that drives away affluent families, residents and high-end businesses; it sinks and limits economic activity. We have an opportunity here to create a commercial corridor on par to

the North Scottsdale corridor by focusing on commercial development. We have plenty of families and businesses looking to spend on some nice commercial developments in this area. A proposal for rentals here only looks to serve investors who are not listening to the residents here.

Additionally, in 2025 a rental tax is going away and will be almost a \$3M hit to the city of Peoria. Now you are proposing almost 300 rental units from this project! That is no revenue going into the city, and on the flip side, it is a HUGE TAX on all of our services (water, waste, police, firemen, etc.). I honestly cannot understand anyone having the best intentions for Peoria if you don't see this as a problem if this proposal is approved. Who are we serving if not the good people of Peoria and what we are unanimously telling you that live in this area? Listen to the residents that have made this area the epicenter of luxury homes. Clearly they know what they are doing to make this area so desirable.

Respectfully,

Jeremy Bowen

Jeremy Bowen – End of Correspondence

Monday, September 9, 2024 10:25 AM, Charles Boniface wrote

Thank you very much Sarah. I appreciate your time. Have a great day.

Charles Boniface

On Sep 9, 2024, at 8:30 AM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Chuck,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Thank you for your time and interest in the public process,

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 8:03 AM, Robert Kuhfuss wrote to Charles Boniface

Mr. Boniface,

Thank you for your comments. The two cases that you referenced below are for a proposed GPA and Major PAD Amendment within the boundaries of the Cibola Vista PAD. The planner on those 2 cases is Sarah Dircks, who is copied on this email.

Was it your intent to express concerns over the rezone that was scheduled for public hearing with the Planning and Zoning Commission last Thursday (Z21-08)?

Robert H. Kuhfuss, AICP, MPA

Thursday, September 5, 2024 4:37 PM, Charles Boniface wrote:

Hi Robert,

My name is Charlie Boniface. I live at [REDACTED] in Peoria. I wanted to express my concerns with rezoning the land located in Cibola Vista community so that an investor can come in and build apartment style homes. I have lived in Cibola Vista since it was built and my wife and I bought our home in 2007 and have seen lots of growth. Although I feel growth is good and with in reason great for a community I truly feel

that apartments are not the growth we need right now in our community especially in our neighborhood. we are already at a max with our schools system with no plans to build anything anytime soon, traffic has surged and will only get worse. Please consider not rezoning this land for apartments there is plenty of land in north peoria that can be Thanks for your consideration.

case#GPA24-06 Z00-10A.6

Charlie Boniface

ChuckBoniface – End of Correspondence

Sent: Monday, September 9, 2024 8:53 AM, Jing wrote:

Dear Sarah!

Thank you SO much for all you do for us! I really appreciate your time and hard work!
Thank you for the information about the upcoming meeting!

Yes, I will have my husband email you through his personal email soon!

Have a wonderful day!

Jing

On Mon, Sep 9, 2024 at 8:26 AM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Jing,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. I see that you signed two names. For the record, can Jason provide written correspondence if he would like me to document his public comment. As an interested party, please be informed there is a [neighborhood meeting](#) hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Thank you for your time and interest in the public process,

Sarah Dircks, MCP, AICP

Sent: Sunday, September 8, 2024 8:04 PM, Chris wrote:

Dear Sarah!

I hope this email finds you well! I am writing this email to oppose the proposal for the new rental units at the east of SEC Lake Pleasant and Pinnacle Vista.

Here are some the reasons:

- 1. Huge increase in traffic. Lake Pleasant Pkwy is absolutely having some great development underway, with the In-n-out being built and many other new stores open, the traffic on Lake Pleasant is extremely busy. During the school hours, with two charter schools, Basis Peoria and Candeo Peoria, the traffic gets worse and worse. I can not imagine how bad the traffic would be if there are hundreds of temporary dwellers moving in right on Lake Pleasant! It will NOT be a pleasant experience to drive home everyday.*
- 2. Decrease in house values. Far north Peoria is known for its suburban lifestyle and great views right outside your windows. We value families, we value communities and we value the safety of the neighborhood! These rental units will completely change the atmosphere in far north peoria and potentially will increase the crime rate, car accidents rate and decrease of house values. Renters are so different from the home-owners: the renters couldn't care less about this community or amenities around them, because they are consumers; home-owners, we care about home and community so much, because we not only want to raise our children here, but also want to welcome our grandchildren here one day. We invest in our homes and communities!*
- 3. The new dwellers will bring a lot of stress to the already max-out school system. 35 kindergartners per class is ridiculous, but that's the reality in some of our peoria schools. Do we want to sacrifice the education quality for the investor's fortune? The answer should always be no!*
- 4. My family moved to Cibola Vista in 2015, we raised our kids in this neighborhood and we have made great life-time friends in the past 9 years. My kids ride scooters and bikes around the neighborhood or walk on the trails with their friends, because it is a very safe neighborhood. The neighbors look after each other and we call Cibola home. What about those renters? Do they call Cibola home, too? They will abuse or trash the neighborhood, instead of investing in this community. I truly do not want to see our beloved "home" turn into a noisy and messy complex.*

Thank you for being patient and reading this long email. I am sincerely pleading, please do not approve the proposal, please help us save our "home" not just for me, but for my kids and future grandkids...

My address is 

Blessings,

Jing Chen & Jason Qian

Jing (Christie) Chen – End of Correspondence

Sent: Tuesday, September 10, 2024 10:14 AM, from Lou Ann

Thank you for acknowledging my complaint. I am SO OPPOSED TO THIS PROPOSED PROJECT that my it makes my BLOOD BOIL that it is even being considered!!!

If ONLY considering the FACT that Liberty High School is SO VERY MUCH OVERCROWDED, that alone is a sufficient REASON to cancel this project!!!! There are MANY other reasons, but this reason alone should be the ONLY reason necessary to cancel this proposed project!!!

It is ABUSIVE to the staff and faculty to put this burden on them!!!! It shouldn't surprise anyone that teachers are leaving the teaching profession!! Two of my kid's teachers from the past few years, have stopped teaching! They were AMAZING teachers!!! It is such a HUGE LOSS for the district and the kids!!! Now, it is my understanding that UNQUALIFIED "teachers" are teaching as the QUALIFIED TEACHERS LEAVE the profession that they LOVE - due to the conditions and low pay!! They have overall accepted the low pay but add the burden of too many students, more responsibilities to more students and longer hours working when home, is equating to QUALIFIED and EXCELLENT teachers leaving by the dozens!! OUR kids are being very negatively affected!!!

It is NOT SAFE picking up and dropping off students because of the CHAOS!! Buses, cars and students galore!!! The school CANNOT ACCOMODATE ANY MORE KIDS!!!! We parents are VERY ANGRY about the volume of kids in Liberty High School!!!! It is NOT FAIR to our kids, whose education is being very negatively affected!!!

My freshman is currently on crutches and will be for at least 6 months. He said that the halls are so JAMMED between classes that he cannot mobilize!! He is allowed extra time to get to his next class. Even WITHOUT crutches and the challenges that it brings for my kid, the pure VOLUME of students jamming the hallways is out of line and out of control according to the many kids that we interact with on a regular basis, who OFTEN speak about it randomly!!!! I have to ask if it is a fire hazard??? Has it been looked into now that Liberty High has expanded the number of students to almost 3,000?? Liberty High School has almost DOUBLED the number of kids attending from last year to this year!!!

Students are parking ALL OVER NEIGHBORHOODS, up and down the neighboring streets, and even in the pool area, which now is prohibited and enforced. Parking on Williams isn't too bad YET, but as the Freshman kids age into getting their driver's licenses, the cars on Williams will be EXCESSIVE!! The city even redid Williams

(changing the configuration) to allow for parking on the East side of Speckled Gecko due to overflow LAST YEAR!! If this school is FORCED to take on additional students, my guy might as well just walk versus driving because the parking will extend almost to our house!

STOP THE MADDNESS!!! Build another high school BEFORE considering building ANY MORE HOMES!!!!!!!!!! It is an OUTRAGE that there is ZERO common sense about how it will impact schools and OUR KIDS when proposing these projects!!!

SIGNED,

Not just NO, but HELL NO!!!

aka Lou Ann Goss

On Monday, September 9, 2024 at 07:59:05 AM MST, Sarah Dircks

<sarah.dircks@peoriaaz.gov> wrote:

Lou Ann,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

As an interested party, please be informed there is a [neighborhood meeting](#) hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 8, 2024 10:34 AM, From: Lou Ann

We, in this neighborhood of this proposed construction, ARE NOT WILLING TO ACCEPT THIS PROPOSAL!!!!!!!!!!

Our high school almost DOUBLED attendance (at 3,000 kids!!!!) since just last year at Liberty High School!!!!!! OUR schools are NOT EQUIPTED to handle the number of KIDS there NOW, much less adding thousands more with all of the new homes currently being built and WITH ADDING THE FOUR-STORY APARTMENT COMPLEX!!!!

*STOP trying to ruin OUR kids' education experience - STOP ruining their education by
OVER CROWDING our schools EVEN MORE!!!!!!*

STOP THIS PROJECT NOW!!!!!!

STOP THIS PROJECT NOW!!!!!!

Lou Ann Goss

Lou Ann Goss – End of Correspondence

Monday, September 9, 2024 9:27 AM, Sent by Sarah Dircks

Jason,

Your opposition has been documented for the record.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 9:07 AM, From: Jason

Morning Sarah!

My name is Jason Qian, and my address is [REDACTED]. My wife, Jing Chen and I moved into this home in 2015 and we have been living here since then and raising our 3 children.

Please document my opposition email regarding the new rental building (see above). My wife and I work really hard to be able to own our current home, and we do not plan on moving anywhere. We love our far north Peoria community, suburban, quiet, desert landscape and our wonderful neighborhood. We, including my kids, are proud far north Peoria home owners! We see the City of Peoria is busy expanding and adding more commercial service in the neighborhood, the volume is already bringing a lot of stress to the area; but rentals, it is just not a fit! We call Cibola Vista our forever home, but the renters will not!

I, a husband and a dad, sincerely plead with the city of Peoria planners to consider our request and deny the proposal for us, for our children and our future grandchildren!

Thank you again for your time, Sarah! Have a wonderful day!

Jason Qian

On Mon, Sep 9, 2024 at 8:32 AM Chris Chen wrote:

Blessings,

Chris

Begin forwarded message:

Date: September 9, 2024 at 8:26:15 AM MST, From: Sarah Dircks

Jing,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. I see that you signed two names. For the record, can Jason provide written correspondence if he would like me to document his public comment. As an interested party, please be informed there is a [neighborhood meeting](#) hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Thank you for your time and interest in the public process,

Sarah Dircks, MCP, AICP

Sent: Sunday, September 8, 2024 8:04 PM, From: Chris Chen

Dear Sarah!

I hope this email finds you well! I am writing this email to oppose the proposal for the new rental units at the east of SEC Lake pleasant and Pinnacle Vista.

Here are some the reasons:

- 1. Huge increase in traffic. Lake Pleasant Pkwy is absolutely having some great development underway, with the In-n-out being built and many other new stores open, the traffic on Lake Pleasant is extremely busy. During the school hours, with two charter schools, Basis Peoria and Candeo Peoria, the traffic gets worse and worse. I can not imagine how bad the traffic would be if there are hundreds of temporary dwellers moving in right on Lake Pleasant! It will NOT be a pleasant experience to drive home everyday.*
- 2. Decrease in house values. Far north Peoria is known for its suburban lifestyle and great views right outside your windows. We value families, we value communities and we value the safety of the neighborhood! These rental units will completely change the atmosphere in far north peoria and potentially will increase the crime rate, car accidents rate and decrease of house values. Renters are so different from the home-owners: the renters couldn't care less about this community or amenities around them, because they are consumers; home-owners, we care about home and community so much, because we not*

only want to raise our children here, but also want to welcome our grandchildren here one day. We invest in our homes and communities!

- 3. The new dwellers will bring a lot of stress to the already max-out school system. 35 kindergartners per class is ridiculous, but that's the reality in some of our peoria schools. Do we want to sacrifice the education quality for the investor's fortune? The answer should always be no!*
- 4. My family moved to Cibola Vista in 2015, we raised our kids in this neighborhood and we have made great life-time friends in the past 9 years. My kids ride scooters and bikes around the neighborhood or walk on the trails with their friends, because it is a very safe neighborhood. The neighbors look after each other and we call Cibola home. What about those renters? Do they call Cibola home, too? They will abuse or trash the neighborhood, instead of investing in this community. I truly do not want to see our beloved "home" turn into a noisy and messy complex.*

Thank you for being patient and reading this long email. I am sincerely pleading, please do not approve the proposal, please help us save our "home" not just for me, but for my kids and future grandkids...

My address is [REDACTED]

Blessings,

Jing Chen & Jason Qian

Jason Qian – End of Correspondence

Sent: Monday, September 9, 2024 4:05 PM, From: Sarah Dircks

Doug,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 3:56 PM, From: doug bowen

Dear Ms. Dirks,

I am opposed to the proposed 265 apartments for Cibola Vista Resort Multi-Family (GPA24-06 and Z00-10A.6).

I live in the Cibola Vista neighborhood.

Apartments do not make sense for this area. I am concerned about the increase in traffic and how this could affect home values in the area.

Thank you,

Doug Bowen

Doug Bowen – End of Correspondence

Sent: Tuesday, September 10, 2024 7:34 AM, To: Melissa Morse

Melissa,

I have updated the record.

Thank you for your time,

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 5:52 PM, From: Melissa Morse

Thank you. My address is _____

On Mon, Sep 9, 2024 at 5:50 PM Sarah Dircks <Sarah.dircks@peoriaaz.gov> wrote:

Melissa,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

As an interested party, please be informed there is a [neighborhood meeting](#) hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School ([9687 W Adam Ave, Peoria, AZ 85382](#)). This meeting is not hosted by the City; however I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 4:33 PM, From: Melissa Morse

I am writing this to express my opposition to the proposed 265 multifamily development on the E/SEC of Lake Pleasant Parkway & Pinnacle Vista Drive. That's much too high of a density for that plot of land and completely does not fit in with the surrounding neighbors and area. It would cause existing home values to plummet, and increase transient families in our close-knit community as well as drastically increase traffic. It would also overpopulate our already-crowded schools.

The neighborhood would decline with the addition of these proposed high density apartments. We don't need more apartments - we need stable families who contribute to our community. Please take these arguments into consideration and turn down the proposed zoning changes and plan amendments.

Thank you,

Melissa Morse

SRS Real Estate Partners

And West Wing resident

Melissa Morse – End of Correspondence

Sent: Monday, September 9, 2024 5:54 PM, From: Sarah Dircks

Jennifer,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 4:47 PM, From: Jennifer Hammond

To whom it may concern

I am opposed to the proposed 265 apartments trying to get developed right behind our community as referenced below.

Reference : Cibola Vista Resort Mult-Family (GPA24-06 and Z00-10A.6)

It's way too high of a density for the plot of land and for our current community and simply just doesn't fit with its surrounding neighbors. Additionally, such a high volume would drastically increase traffic, lower home values, increase transient families into our close nit family oriented community and overpopulate our already overcrowded schools.

I hope you will take this into consideration in the decision that is made. There is plenty of other land to build these. Please respect our opinion and wishes for those of us opposed.

Thank you!

Jen Hammond

Jennifer Hammond – End of Correspondence

Sent: Wednesday, September 11, 2024 10:07 AM, From Jared

I do not live in the area but my sister does. I have visited her many times and enjoy the current conditions as our children are able to play freely and enjoy the outdoors together. I would love to see it stay this way, thus my opposition to the proposal.

-Jared

On Wed, Sep 11, 2024 at 9:51 AM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Jared,

Your address has been updated and your opposition is record. A hotspot map illustrating where correspondence generally came from was provided on another similar case. I might do the same for this case, without providing specific addresses. You identify you are from the neighborhood. For my own clarification do you own a business, rent a home in the area?

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 6:27 PM, From: Jared Thomson

*Jared Thomson
(California Address Redacted)*

-Jared

On Mon, Sep 9, 2024, 5:58 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Jared,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address and last name for the record. Your contact information and address will be redacted before including it in the public staff report.

As an interested party, please be informed there is a [neighborhood meeting](#) hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School ([9687 W Adam Ave, Peoria, AZ 85382](#)). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 5:02 PM, From: Jared Thomson

Hello Mrs. Dircks,

I am writing to voice my opposition to Cibola Vista Resort Multi-Family (GPA24-06 and Z00-10A.6). It's way too high of a density for the plot of land and for our current community and simply just doesn't fit with its surrounding neighbors. Additionally, such a high volume would drastically increase traffic, lower home values, increase transient families into our close-knit family oriented community and overpopulate our already overcrowded schools. Please consider rejecting this proposal and preserve the current state of this community.

Thank you!

Jared Thomson – End of Correspondence

Sent: Tuesday, September 10, 2024 10:28 AM To: Kayla Peters
Subject: RE: Cibola Vista Resort Mult-Family (GPA24-06 and ZOO-1

Kayla,

I have documented your opposition and your address. I have in the past received a letter of opposition and support from the same household. I am unable to record opposition for someone else without something in writing from them.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 9:17 AM, From: Kayla

Dave is my husband. We live at [REDACTED]. Live there since 2004

On Sep 10, 2024, at 8:18 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Kayla,

I received your email and documented a letter of opposition from Kayla Peters for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report. I also noticed that you signed two names however I have not received written correspondence from Dave to document or contact information to include as a person of interest.

As an interested party, please be informed there is a [neighborhood meeting](#) hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 5:27 PM, From: Kayla Peters

Dear individuals responsible for this proposal:

We are against this proposed 265 apartments that you are trying to develop. This high volume would increase traffic, lower home values and overpopulate our already overcrowded schools. This is way too many people for this tiny plot of land and is not a good fit for our community. We will continue to oppose and fight against this

proposal. We are against it!! Please hear what we are saying. We have loved this community for years and would hate to see this change that you are trying to put through!!!

Dave and Kayla Peters

Kayla Peters – End of Correspondence

Sent: Tuesday, September 10, 2024 9:12 AM, From: Denice Kovalsky



On Tue, Sep 10, 2024 at 10:50 AM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Denice,

I received a duplicate email from Denice Kovalsky [REDACTED] and [REDACTED]. Can you please provide me with your address so that I can properly record your public comment. Your contact information and address will be redacted before including it in the public staff report, however it will be used to track where opposition and support is coming from. I have already added your letter of opposition for the case file GPA24-06 and Z00-10A.6 when I received the original opposition.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 6:33 PM, From: Denice Kovalsky

I completely OPPOSE the proposed 256 apartments AKA high density living trying to be developed in the above referenced area.

Consider the surrounding already established neighborhoods and you can see that this HIGH DENSITY living is NOT a fit!!!!

Thank you for your consideration.

Denice Kovalsky

The simpler you make things, the richer the experience becomes.

Denice Kovalsky – End of Correspondence

Tuesday, September 10, 2024 10:30 AM , Sarah Dircks wrote:

Melanie,

Thank you for providing your address.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 9:41 AM, Melanie Kropf

Yes, I live right behind the resort to the north.

(Address redacted)

Thank you for the information on the neighborhood meeting!

Melanie Kropf

> On Sep 10, 2024, at 8:23 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Melanie,

Can you provide me with your address and last name for the record. Your contact information and address will be redacted before including it in the public staff report. I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 8:11 PM, Melanie

Hi Sarah,

I'm writing to you to express my opposition to the multi-housing project being proposed near Cibola Vista resort in north Peoria.

As you may or may not know, our neighborhood elementary/middle and high schools nearby are maxed out. The additional 265 apartments being proposed would put our children's education in a terrible situation. We are already overcrowded and it would be unwise to add to that existing problem.

Also, this project would add so much traffic to this quiet area. I understand a traffic survey was already done, but that information is not relevant because the data acquired was done during the pandemic in 2020, when the roads were significantly less traveled.

Kindly pass on my opposition to this project.

Thanks,

Melanie K.

Melanie K Kropf – End of Correspondence

Tuesday, September 10, 2024 8:30 AM, Sarah Dircks wrote:

Lindsay,

Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report. I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. I have specifically noted you are opposed to the increase in density from Traditional Residential to Urban Residential and the proposed rezoning to allow for apartments due to traffic, overcrowding schools, and strain on water system.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

From: Lindsay Simon, Sent: Monday, September 9, 2024 8:23 PM

Ms. Dircks,

I'm writing to express my strong opposition to the proposed 265 apartments in the Cibola Vista Resort area. Building apartments on this particular plot of land is ill fitted. Apartments are too high of a density for the plot of land and doesn't fit with it's surrounding neighbors. Adding 265 apartments would be a detriment to the area by drastically increasing traffic, lowering surrounding home values, increasing transient families into our close knit, family oriented community, overpopulating our already overcrowded schools and put a strain on the water system.

Please reconsider.

Thank you,

Lindsay Simon

Lindsay Simon – End of Correspondence

Sent: Tuesday, September 10, 2024 8:37 AM, From Sarah Dircks

Katherine,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, September 9, 2024 10:41 PM, From: Katherine Santangelo

Hello Mrs. Dircks,

I'm writing in regards to the proposed multifamily units planned in Cibola Vista. I currently live in the West Wing neighborhood and I'm concerned that the addition of multifamily units in our area will change the personality and vibe of the area. Two years ago, I moved my family up to Northwest Peoria because we wanted a safe family neighborhood. And we wanted to escape the over crowdedness and congestion of downtown Phoenix. Plus, we love the open desert and all the mountains here in Northwest Peoria. Please keep multifamily and multilevel housing out of Northwest Peoria, and preserve the personality of this area. In addition, I would like to also remind you that the schools in this area are overcrowded and adding additional housing without adding additional schools doesn't make sense for this area. I also think it's strange to put apartments so close to large custom homes that are worth millions of dollars. Please consider my concerns and help preserve why we moved to Northwest Peoria.

Thank you,

Katherine Santangelo

Address redacted

Katherine Santangelo – End of Correspondence

Sent: Tuesday, September 10, 2024 8:55 PM - From: Moore Fun

I did resend a new email with all my info and original letter but here it is again.

Mattie Moore
[REDACTED]

I was aware of the meeting and I will be in attendance. Thank you.

On Sep 10, 2024, at 2:34 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Mattie,

Can you provide me with your address and last name for the record. Your contact information and address will be redacted before including it in the public staff report.

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. There were 4 emails that came in from you, however I believe the email below includes your final edit for me to provide to commission/council.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 2:16 PM - From: Moore Fun

I couldn't get my email straight so now I feel like I am spamming you, so I apologize. I did however fail to mention that my husband and I also lived in apartments for years while he was in school. Some have first hand experience with what comes with apartments. Apartments are not the issue we have here just the location of them.

Mattie Moore

On Sep 10, 2024, at 1:22 PM, Moore Fun wrote:

Good afternoon Sarah,

My name is Mattie Kay Moore. I live in Cibola Vista aEstates at [REDACTED]. It is behind the land that has been proposed to build multiple story apartments.

We could have lived any where in the valley, but we fell in love with this area! We have built our forever home here. We plan on raising our four boys here and beyond. My husband is a doctor and serves the community of Peoria with so much dedication and love! We truly don't ever want to leave!

The natural reserve in front of my home was one of my main reason for choosing our lot! It has brought a much needed little corner of peace and quiet in a rapidly growing city. It is beautiful out here! A city needs sections like this with its natural beautiful reserved to shine! Without it, all you're stuck with is a concrete jungle. Pieces like this add so much character and appeal to a city like nothing else can!

In less than two years we have built an incredible sense of community with our amazing neighbors out here. My children go to the public schools here. We feel such peace and safety here. I have talked with all the other cibola vista estate families (my closest neighbors) and so many other surrounding neighbors and I have yet to hear anyone disagree with my above statements.

For all these reason and more I am one hundred percent opposed to the building of apartments here in cibola vista. We have to preserve our safe community family. Traffic is already busy, I can't imagine what it might be like with these apartments! Our public schools are already maxed out! Our children deserve more. Let's keep this area special and beautiful!

I should note that I have lived in poverty as my parents struggled to get food on the table as a young girl. My husband, bless him, grew up without a dad and a single mother that did her best. They lived in apartments most his life. His father died a few years ago from alcohol abuse in his apartment in Mesa. We are NOT opposed to apartments and know that it can be a blessing for others. All we are asking is let's find a place more suitable for them. Not a corner and area that will also be congested for them.

Thank you for your time. I am sorry for the long letter. I never do this! However, I feel very passionate on this topic and I am willing to fight for my little community and what is best for it! I know my neighbors feel the same.

Sincerely,

Mattie

Mattie Moore – End of Correspondence

Sent: Tuesday, September 10, 2024 3:14 PM - From Sarah Dircks

Tait,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 2:02 PM - From: Tait Mitton

My name is Tait Mitton. I live in Cibola Vista. [REDACTED]. I'm concerned about the apartments that they would like to put at the corner of Jomax and Lake Pleasant. Why would the city want to put low income apartments next to million dollar homes it would bring the value down to our neighborhoods. Our schools are already overcrowded. This does not make any sense. I'm a firefighter here in the valley and I know what low income apartments bring to the area. We don't need to go into the details, but this needs to be stopped.

Tait Mitton – End of Correspondence

Sent: Wednesday, September 11, 2024 10:29 PM – from Tana Reischl

Hello,

[REDACTED]

Tana Reischl

On Sep 11, 2024, at 8:33 AM, Sarah Dircks wrote:

Tana,

I have received your letter of opposition and will document it for the case. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6. I have not received official correspondence from the school district at this time.

Can you provide me with your address for the record? Your contact information and address will be redacted before including it in the public staff report. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 8:43 PM - From: Tana Reischl

Hello,

I'm writing you to inform you of my opposition of the proposed plans for the multi-family housing near Cibola Vista resort (GPA24-06 and Z00-10A.6).

I am the PTSA President at the local public school that these housing facilities would feed into and this would great affect our school in a negative way.

Additionally, such a high volume would drastically increase traffic, lower home values, increase transient families into the close knit family oriented community.

Please reconsider this. Thank you!

Reference : Cibola Vista Resort Multi-Family (GPA24-06 and Z00-10A.6)

Tana Reischl

Tana Reischl – End of Correspondence

Sent: Wednesday, September 11, 2024 2:47 PM, From Sarah Dircks

Catherine,

I have received your letter of opposition and will document it for the case. Planning and Zoning Commission recommended denial of Prestige Homes rezoning application (Z21-08) on 9/05/2024. The City Council meeting for Z21-08 was noticed for 10/1/24. I am not the planner for Prestige, however I am the staff reviewer for the Cibola Vista Resort Residence application. I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 8:37 PM - From: Catherine Glad

Hi. My name is Catherine Glad. I live at [REDACTED] [REDACTED] in the West Wing neighborhood. I have lived in the west wing area for almost 10 years. I am writing in opposition to the 4 story apartments being proposed next to Cibola Vista.

This project is too high density for the area of land it is proposed on. It does not fit into the area. Additionally, such a high volume would drastically increase traffic, lower home values, increase transient families into our close nit family oriented community and overpopulate our already overcrowded schools.

A similar project was just denied last week because of these same issues that was proposed for one block away. You can watch the city council meeting from last week and hear all the reasons why the city council voted against the project. It doesn't belong in the area.

—Catherine Glad

Reference : Cibola Vista Resort Mult-Family (GPA24-06 and Z00-10A.6)

Catherine Glad – End of Correspondence

Sent: Wednesday, September 11, 2024 10:20 AM, From Sarah Dircks

Christina,

Thank you. I have recorded your opposition. Your original letter below has been compiled with other public comment and your email will be crossed out before it is sent to the commission, council, or the applicant.

Sarah Dircks, MCP, AICP

Sent: Wednesday, September 11, 2024 10:07 AM - From: Christine Keefner

Thank you



On Sep 11, 2024, at 8:46 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Christine,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. . Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM in the Art room at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 10, 2024 8:15 PM, From: Christine Keefner

We are writing to oppose the plans for the 4 story apartment complex in the cibola vista community in North Peoria. We are home owner for 13 years in the community and this new proposed plan does not fit into the existing infrastructure in this area.

Thank you,

Keefner Family

Christine Keefner – End of Correspondence

Sent: Wednesday, September 11, 2024 2:03 PM – From Sarah Dircks

Tony,

I have documented your letter of opposition for the case file GPA24-06 and Z00-10A.6.

Thank you for your time,

Sarah Dircks, MCP, AICP

Sent: Wednesday, September 11, 2024 11:58 AM, From Tony Dudzinski

Hello Sarah Dirks,

My name is Tony Dudzinski and I live in [REDACTED]

I want to let the city know that I am in opposition to the Re zoning of the GPA24-06 Cibola Vista request to change this development to a higher more density to this area of low density residential neighborhood. I understand that it is currently zoned for a 4 story resort rental lifestyle and would like it to stay like this as it is currently zoned.

Thank you for you time with this request .

Tony Dudzinski

Tony Dudzinski – End of Correspondence

Sent: Thursday, September 12, 2024 11:17 AM – From Sarah Dircks

Stephanie,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. . Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Wednesday, September 11, 2024 4:37 PM - From: Stephanie Connors

Hello Sarah,

I am a homeowner with in the Pleasant Valley neighborhood directly across from Cibola Vista Resort. I wanted to message you about my opposition for (Case #GPA24-06 and 200-10A.6)

Safety:

- Significant increase of vehicles and foot traffic is of concern for vehicle and pedestrian accidents. There are schools and churches near by that host youth activities and more and more students walking to school or down to the 4 corners area.*
- This is an active community with lots of walkers, bikers and this is a huge concern of mine.*

Schools Students:

- These proposed projects will add a significant amount of students to the already burdened schools in the area.*
- Also concerns about student safety listed above under safety as well*
- Liberty High School and Mountain Ridge are currently over capacity. They maxed out open enrollment*

Community/Not Suitable for Area:

- *The median home price in the 85383 zip code is \$625,000.*
- *The average household income in the 85383 zip is \$137,000*
- *It is for these reasons that these projects aren't suitable for this area as they are not even close to the average income or home price for this area.*

Thank you for your time,

Stephanie Connors

Pleasant Valley

Stephanie Connors– End of Correspondence

On Tuesday, March 4, 2025 7:05:00 AM, Sarah Dircks wrote:

Linda,

I can remove your email from the list. I still have you marked down as opposed to the case however you will no longer receive email updates related to the scheduling of meetings. If a public hearing is scheduled the applicant will update the meeting date on the sign on the property and per ordinance requirements the City will mail postcards to those who live within a certain radius of the property.

Sarah Dircks, MCP, AICP

Sent: Monday, March 3, 2025 4:38 PM - From: Linda Small

Thank you for the information. Could you please remove my name from your mailing list.

Thank you

On Monday, March 3, 2025, 2:48 PM, Sarah Dircks wrote:

Good Afternoon,

You are being emailed because you reached out to the City related to Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) application submitted to the City in April 2024. In response to your public participation, you were placed on the city's interest parties list for these two projects. The applicant has elected to schedule a third voluntary outreach meeting on Tuesday, March 18, 2025, from 6:30 – 7:30 pm in the Cafeteria at Sunset Heights Elementary School. The applicant has mailed out the attached notice. You are invited to attend.

City staff has not reviewed a submittal for this project since May 2024 and does not have any new information on the cases at this time. I have recorded any prior comments to both cases above. As with any case we provide any written correspondence with Planning and Zoning Commission and City Council communications.

If you have any questions regarding the application submitted by Withey Morris Baugh, they can be contacted by phone (602-230-0600) or email stephanie@wmbattorneys.com).

Respectfully,

Sarah Dircks, MCP, AICP

Wednesday, September 11, 2024 4:48:39 PM - From: Linda Small

Sarah,

If a proposed site of 10 dwelling units per acre was denied how did this proposal get this far?

As a resident of Peoria I'm concerned about resources which are already strained. Our schools are overflowing, our police force would be taxed, traffic is already a problem, mail service is not reliable, not to mention water supply. If new housing developments need to prove water availability for a certain number of years how does that work for apartments?

265 apartments is ridiculous! I'm hoping the powers that be shut down this project before it goes any further.

Linda S

Peoria AZ

Linda Smalls– End of Correspondence

Sent: Thursday, September 12, 2024 12:28 PM - From: Lesley Valencia

Yes I am contacting you about the Cibola Vista application.

I am unable to attend meeting but wanted my option known.

(contact information Redacted)

I will have David respond as well.

Lesley

On Thu, Sep 12, 2024 at 12:10 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Lesley,

Are you writing to me in in regard to the application for the Cibola Vista Resort Residence application (case file GPA24-06 and Z00-10A.6)? The Cibola Vista Resort Residence application submitted into the City is the early stages of review. An applicant hosted neighborhood meeting is required in advance of Planning Commission and City Council. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM at Sunset Heights Elementary School ([9687 W Adam Ave, Peoria, AZ 85382](https://www.google.com/maps/place/9687+W+Adam+Ave,+Peoria,+AZ+85382)). This meeting is not hosted by the City; however, I will be in observance at the meeting.

I am the assigned reviewer for the application. If you are writing in regard to GPA24-06 and Z00-10A.6, I can record your email below as opposition. Can you provide me with your address for tracking purposes? Your contact information and address will be redacted before including it in the public staff report. I see you identify two names on your email. I can record your letter of opposition; however I would need to receive something in writing to document David's public comment.

Sarah Dircks, MCP, AICP

Sent: Wednesday, September 11, 2024 5:38 PM - From: Lesley Valencia

Sarah,

I would like to express my disappointment of building any large apartments in this location on Lake Pleasant Pkway. We do not want or need these apartments. We are growing to fast, we have too much traffic and now we have crime. Large apartment building will destroy our views, cause over crowding and increase crime in the area.

Multi- million soar home don't want apartments to view or have in the area. Allowing this will destroy the beauty and will be a waste of water resources in our area. This would be a bad decision for this area and for Peoria.

STOP THE CRAZINESS. KEEP APARTMENTS AND LIW INCONE HOUSING OUT!

We are losing the small town feel and the beauty of this area with all this new construction.

STOP THE NONSENSE!

Lesley & David Valencia

LesleyValencia – End of Correspondence

Sent: Tuesday, October 21, 2025 12:57 PM – From Sarah Dircks

Good Afternoon Lindsey,

I received your email below. I will add the email to public comment. I have your information saved on 9/11/24 and will continue to track your opposition.

Sarah Dircks, MCP, AICP

Sent: Tuesday, October 21, 2025 11:36 AM - From: Lindsey Garcia

Good Afternoon Sarah,

Thank you for the notice regarding the upcoming meetings for the proposed Resort Residences at Cibola Vista project.

I would like to formally state my opposition to this development. I am unable to attend the scheduled Planning and Zoning or City Council meetings, but I request that this email be included as part of the official public record and shared with both the Planning and Zoning Commission and City Council.

My concern remains that this project is not aligned with the surrounding community and will negatively impact traffic, noise, and the overall residential environment that current homeowners value. Additionally, holding these meetings so far from the Cibola Vista area makes it unnecessarily difficult for affected residents to attend and participate, which gives the appearance of discouraging community involvement.

Please confirm that my comments will be entered into the public record and considered by both commissions before any decisions are made.

Thank you for your time and attention to this matter.

Lindsey Garcia

On Tue, Oct 14, 2025 at 10:29 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Morning,

You are being emailed because you reached out to the City related to Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) applications submitted to the City in April 2024. As previously identified, in response to your public

participation, you were placed on the city's interest parties list for these two projects. I am writing to inform you and interested parties that the Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) has been scheduled to have the following two meetings:

- Planning and Zoning Commission: November 6, 2025 at 6pm*
- City Council Meeting: December 16, 2025 at 6pm*

Both meetings will be held in the Public Safety Admin Building ([8351 W. Cinnabar Ave](#)) in the Peoria Room. Postcards have been mailed to neighbors within the required noticing area, and I have also attached a copy of the notice to this email for your convenience. Your comments previously provided, as with any written public comment received by the City regarding these cases, has been compiled and will be shared with Planning and Zoning Commission as well as City Council in advance of the corresponding public meetings.

Thank you for your time.

Respectfully,

Sarah Dircks, MCP, AICP

Lindsey Garcia – End of Correspondence

Sent: Wednesday, November 13, 2024 10:36 AM – From Sarah Dircks

Michelle,

I have received your 2nd letter of opposition Resort Residence at Cibola Vista (GPA24-06 and Z00-10A.6). In review of my spreadsheet tracking public comment, I marked your opposition down on 9/12/2024. Although your 2nd email will not increase the opposition count, the email below can be combined with your 1st letter of opposition in any packet I prepare documenting public comment. The referenced case Resort Residence at Cibola Vista (GPA24-06 and Z00-10A.6) went back out to applicant to revise on May 14, 2024. The applicant has however hosted a neighborhood meeting they notified the City about on 9/16. We have not received a new submittal since May, and no City meetings related to GPA24-06 and Z00-10A.6 have been scheduled yet.

Please note there are a few cases within the Cibola Vista area. I am only reviewing 2 of the 4 cases referenced. Rob Kuhfuss has retired and Prestige Homes: Lake Pleasant Parkway and Jomax Road (Z21-08) and Cibola Vista Self Storage: Conditional Use Permit (CU22-08) have been reassigned. I have notified Cody Gleason (CU22-08) and Lorie Dever (Z21-08) to of your opposition below and they will update the case folder as necessary.

Sent: Tuesday, November 12, 2024 11:20 AM - From: Michelle Schmersahl

I read the following information and want to express my opposition to the apartments and self storage in our neighborhood.

Michelle Schmersahl



"Hello neighbors, in addition to these potential self-storage units, another developer is proposing a 4 story, 264-unit apartment complex across the street. An additional developer is attempting to build a 179-unit apartment complex adjacent to these. If approval is given on all of these developments, we will have 443 apartment units, and this 833-unit self-storage on Lake Pleasant between Jomax and West Wing Parkway. THE CIBOLA VISTA RESORT PLANS TO CONVERT THE RESORT TO APARTMENTS (THIS COULD BRING OUR APARTMENT NUMBERS UP TO 800+."

"A few reasons I oppose apartments... 1) West Wing elementary is the most overcrowded elementary school in Deer Valley district; as are all schools in our community. 2) Prop 400 goes into effect in 2025. Rentals will no longer be obligated to pay rental taxes. So we will have MANY more residents using police, fire and city resources, yet they will not be contributing to our community. Home owners are obligated to contribute, (please refer to link below). 3) Increased traffic ect... I am happy with growth, however I believe growth should add to our community in a positive way. It does not make a lot of sense to put 500 sq ft apartments directly behind 2-3 million dollar homes (this is the proposal for Premier Apartment homes). Our community is planned for low density housing. I believe this is why many of us moved here. However, now our beautiful suburb is being Rezoned to high density. If this prevails we will become urban density/jungle, in the near future."

Sent: Thursday, September 12, 2024 1:09 PM – From Sarah Dircks

Michelle,

I can document your opposition. I believe you meant to reference the Minor General Plan Amendment application GPA24-06 and Planned Area Development rezoning request Z00-10A.6. The associated site plan application is an administrative process that would occur if GPA24-06 and Z00-10A.6 area approved. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Wednesday, September 11, 2024 9:44 PM - From: Michelle Schmersahl

I want to strongly voice my concern about building these apartments in our neighborhood. There aren't resources for this density increase, and the value of our beautiful neighborhood will decline. I am unable to attend the meeting, but I want to convey my disapproval of these apartments.

Michelle Schmersahl

WestWing Mountain

Protect the Quality and Value of Cibola Vista and Surrounding Neighborhoods

A CRUCIAL MEETING requiring your attendance and voice on
Monday, September 16th (THIS COMING MONDAY) at 6 pm.

Location: Sunset Heights Elementary School (ART ROOM)

9687 W. Adam Ave. Peoria, AZ 85382

Investors are forcing 265 rental/apartment units up to FOUR STORIES HIGH

**On the southeast corner of Lake Pleasant Parkway and Pinnacle Vista
Drive (approx 13 acres).**

They will pack in numerous temporary dwellers with LOW-INCOME thresholds (which can easily be met by numerous people in one unit). The impact will be detrimental to our community's quality and value.

- Huge increase in traffic—a danger to our kids in the neighborhood and increased congestion; further stress on our already maxed school systems (MRHS current enrollment is 650+ students over the capacity)
- Guaranteed real estate value drops (the market knows that these units bring increased crime, noise, lack of privacy); increased noise and light pollution
- Tenants not invested in this area (they come, trash, and turnover)
- Zoning – Not zoned for apartments / rentals (Not the right fit for the area)
- Density – 21+ dwelling units per acre gross (Previous proposal that was denied was 10 dwelling units per acre)

If you can't make it, your voice is still important

Please email: sarah.dircks@peoriaaz.gov

Site Plan (Case No: SP24-07 and Z00-10A.6)

EXPRESS YOUR CONCERNS AND DISAPPROVAL ... IT MAKES A DIFFERENCE !

Michelle Schmersahl – End of Correspondence

Sent: Thursday, September 12, 2024 1:16 PM – From Jean Robey

Hello,

No problem. [REDACTED]

Vote no to rezone for apartments,

Jean and Kirk Robey

On Thu, Sep 12, 2024 at 12:59 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Jean,

I have received your letter of opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report. Individuals are only able to provide written documentation for themselves. I cannot record correspondence on behalf of a spouses or neighbors. I would need something in writing from them to scan into record.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM at Sunset Heights Elementary School ([9687 W Adam Ave, Peoria, AZ 85382](https://www.google.com/maps/place/9687+W+Adam+Ave,+Peoria,+AZ+85382)). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Wednesday, September 11, 2024 6:19 PM - From: Jean Robey

Hello

My husband a I live with our family at [REDACTED] [REDACTED] The development was established decades ago and has attracted a very stable and responsible ownership.

We are collectively writing to protest the zoning of Lake Pleasant and Pinnacle Vista Drive for apartments and rentals. The area has fought to grow respectable residence and business establishments with a desire to be the new north west and to maintain resort attraction and growth out towards 303 and the large beautiful lake, park and coming schools and businesses. We feel rentals create non permanent investments and truly will lessen our value and investment in Peoria tax dollars and future value.

Please note we vote No to any zoning that allows apartments in what has been high end homes and single family homes.

Jean and Kirk Robey

Address Redacted

Jean Robey – End of Correspondence

Sent: Friday, September 13, 2024 1:30 AM – From Susan

Thank you Ms. Dircks!

Yes, please document that I am in opposition to all three of these.

My address is,

██████████

I apologize that I am adding more to your plate!

However, will you also please document that we are extremely concerned about the new Senate Bill 1131, that bars cities from levying a tax on residential rental properties beginning in 2025, (Please see three quotes below).

This article states that our City, Peoria will (currently) stand to lose \$125 million, starting in 2025, and increase each year. This deficit is due to rentals being exempt from paying taxes. These taxes help fund our SCHOOLS, fire departments and police departments, etc..

Allowing developers to continue building densely populated RENTALS in our community puts our community in Peril! As previously mentioned, our schools are extremely overcrowded. ReZoning and developing apartment units will only exacerbate a very serious problem! In addition this deficit will further constrain our schools, fire department and police department.

The developer/ investors intend to add an exorbitant amount of people to our community. However these rental units will NOT contribute ANY MONETARY MEANS to our indispensable resources, namely, Schools, fire department, police department etc. This could be catastrophic for the residents of our community.

1. "[Senate Bill 1131](#) bars cities and towns from levying a tax on residential rental properties beginning in 2025.
2. Cities and towns stand to lose an [estimated \\$230 million in 2025](#), and forfeited revenues will only increase in the following years. While Republicans have dismissed concerns about the funding loss by pointing out that cities are likely to benefit from an upcoming increase in state shared revenues, which come from Arizona's income tax collections, the state is also [bracing for a recession](#)." AZMIRROR
3. House Speaker Ben Toma, R-Peoria, was cool to the idea of reimbursing cities.

4. Toma, whose home city collects about \$125 million a year in rental taxes" Arizona Daily Star

Thank you again!

I do appreciate your time and efforts!!

Sincerely, Susan (Redacted)

On Thursday, September 12, 2024 at 01:22:36 PM MST, Sarah Dircks wrote:

Susan,

I can document your opposition. Did you mean to reference GPA24-06 and Z00-10A.6?

- *GPA24-06 is a Minor General Plan Amendment application request to change the density allowance from the current allowance of 2-5 dwelling units per acre to 12+ dwelling units per acre to allow for the applicant requested 21.5 dwelling units per acre development.*
- *Z00-10A.6 is a Planned Area Development rezoning request to change the use allowance on the property from Commercial Resort to multi-family to allow a 265 unit apartment complex in-lieu of the currently permitted hotel expansion of the Cibola Vista resorts.*
- *SP24-07 is the site plan application is an administrative process that would follow if GPA24-06 and Z00-10A.6 are approved.*

Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 12:10 AM - From: susan

Hello, my name is Susan (Redacted), we live in Cibola Vista. I would like to voice my opposition regarding case sp24-07 and zoo-1010A.6 development in Cibola Vista/ West Wing Mountain community, in far North Peoria.

We have lived here for fifteen years. Our schools are extremely overcrowded. There has NOT BEEN ONE HIGH SCHOOL built in our community (or surrounding communities) since Liberty HS in 2006. Liberty is not even in our school boundaries. No more variances are granted, or have been for years, due to Liberty HS being overcrowded.

Cibola Vista and West Wing Mountain are in the Deer Valley school district. Our feeder high school is presently Mountain Ridge. Mountain Ridge was built in 1995. THERE HAS NOT BEEN ONE FEEDED HIGH SCHOOL BUILT in our area SINCE 1995! Below is a post from 2022 (Quote #2). Since this posting in 2022 the number of students has increased immensely, and yet there has been NO INCREASE IN HIGH SCHOOLS, not even ONE!!!

West Wing Elementary school is the k-8th grade school for our community. it was built in 2005. WE HAVE NOT HAD ONE NEW GRADE SCHOOL BUILT IN OUR AREA SINCE 2005!

The schools in our community are extremely overcrowded!!!

Overcrowded schools are one of many reason that I STRONGLY OPPOSE that this development moves forward.

We are a close knit community and enjoy living in the suburbs of Phoenix.

We moved to the suburbs because we no longer wanted to lived in urban areas; we enjoy the peace and quiet that our desert community provides for us.

My children ride bikes and scooters all over the beautiful deserts in our community.

I have another concern about the traffic that would be generated by building apartment homes in our community. My children, and neighbor children spend a lot of time biking and riding scooters around the neighborhood. They ride all the way up to Paloma Park, which is north of the proposed site. Adding many additional apartment homes to the community between our neighborhood and Paloma Park brings a lot of traffic safety concerns to us and our neighbors!!

A third reason I am opposed to this development is that it will decline the value of our homes. Adding more students to our already overcrowded schools WILL decline our property values!! It will diminish our economic opportunities and jobs. (see Quote #1 and 3 below)

Jobs are another problem I have with adding an additional absorbent amount of people to our block.

My son is sixteen. It cost him \$450. a month, just for insurance. He is to pay at least half. He has been looking for an entry level job since May.

He has yet to find an entry level job in our area, and it is not for lack of trying. We want our son to help contribute to our society and our family.

If we add that many more families/people, it will be even harder for our children to acquire entry level jobs in our area.

Quote #1, from, "City News, The Upper Westsider, Oct 2020. "

"While reality TV glamorizes home remodels, the truth remains that vibrant local schools have some of the greatest impact on a home's value," says local realtor Lisa Copley.

According to the National Association of REALTORS®, 25% of home buyers list school quality and 20% list proximity to schools as deciding factors in their home purchase.

Scot Andrews, president and CEO of the Peoria Chamber of Commerce, believes the support of education plays a strategic role in Peoria's ability to attract economic opportunities and jobs.

"Peoria attracts new business because we have built a reputation of safe and well-maintained schools, small class sizes, offering quality programs," Andrews says. "With your full support it will stay that way."

Quote #2,

"Compare Details The student/teacher ratio at West Wing School is 20.7, which is the highest among 31 elementary schools in the Deer Valley Unified District!"

Quote #3,

"North Peoria school projected to be over capacity by 500 next school year" Posted 12/19/2022 By [Philip HaldimanMail](#) | Twitter: [@PhilipHaldiman](#)

Quote #4,

"A number of parents in the Deer Valley Unified School District reached out to ABC15 after their kids reported overcrowding on their school bus.

In fact, one of the parents sent us several photos and in one photo, you can see students sitting in the aisle of the bus.

Parents have also complained that the buses are often running late.

"It was frustrating. Very frustrating," explains Michelle Baker, who has three children in the district. Baker sent ABC15 a photo, showing her high school-aged daughter, sitting in the aisle of the bus one morning"

I do have other reasons and concerns that determine my opposition to this development. Perhaps I will share these at the meeting.

I do Thank You for your time and consideration!

Sincerely, Susan (Redacted)

Susan L(Redacted) – End of Correspondence

Sent: Thursday, September 12, 2024 1:25 PM -From Sarah Dircks

Fernando,

I have received your letter of opposition for the case file GPA24-06 and Z00-10A.6. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 8:50 AM - From: Fernando B

I live in West wing and I am in opposition to this rezoning from Cibola Vista Resort 12.5 units per acre to a Cibola Vista single family apartment complex 21.5 units per acre .

Fernando Bonifaz



Fernando Bonifaz – End of Correspondence

Sent: Thursday, September 12, 2024 11:50 AM – From Sunni Johnson

Hello.

I'm strongly against these resort style apartments being built in my community. It's going to bring safety issues and an apartment complex is a horrible idea being right by the beautiful Cibola Vista resort. We also don't have room in our schools for that many kids. Many bought in North Peoria because it's beautiful and because of the desert landscape, this is NOT what the residents want.

My address is [REDACTED]

Sunni Johnson

Sunni Johnson – End of Correspondence

Sent: Monday, September 16, 2024 10:03 AM – From Sean

Sean,

Thank you. I will update for the record the original email below game from Sean Armstrong at 27144 N Whitehorn Trail. I then will redact your contact information before including the information in the staff report.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 9:58 AM - From: Sherri Armstrong

Hi Sarah,

This is Sean emailing you. If you would like to scan my information to submits my denial letter.

Sean Armstrong



On Thu, Sep 12, 2024 at 1:34 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Sean/Sherri,

Can you please confirm if this is Sean or Sherri emailing me? I have received your letter of opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report. Individuals are only able to provide written documentation for themselves. I cannot record correspondence on behalf of a spouses or neighbors. I would need something in writing from them to scan into record.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant next Monday on 09/16/2024 at 6:00 PM at Sunset Heights Elementary School ([9687 W Adam Ave, Peoria, AZ 85382](https://www.google.com/maps/place/9687+W+Adam+Ave,+Peoria,+AZ+85382)). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 9:56 AM From: Sherri/Sean Armstrong

Hi Sarah,

I am writing to express my strong opposition to the proposed construction of a four-story apartment complex in the heart of our neighborhood. While I fully support the need for affordable housing, I believe this location is not suitable for such a development, as it could disrupt the character and charm of our community.

I kindly urge you to consider alternative locations for this project that would better align with the existing environment and needs of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Sean & Sherri Armstrong

Sean Armstrong – End of Correspondence

Sent: Monday, September 16, 2024 8:28 AM – From Sarah Dircks

Melanie,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. The opposition will be recorded for Melanie Squires located at [REDACTED]. Your contact information and address will be redacted before including the email below in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 6:23 PM – From Melanie

Hello

Our families live at [REDACTED]. It is a [REDACTED] one in construction gated community. The development was established decades ago and has attracted a very stable and responsible ownership. We are collectively writing to PROTEST the zoning of Lake Pleasant and Pinnacle Vista Drive for apartments and rentals. The area has fought to grow respectable residence and business establishments with a desire to be the new north west and to maintain resort attraction and growth out towards 303 and the large beautiful lake, park and coming schools and businesses. We feel rentals create non permanent investments and truly will lessen our value and investment in Peoria tax dollars and future value. The value of this area depends on sustaining the value of property zoning through encouraging and supporting stable and invested residents. Peoria will lose rapidly its potential to pace its' quality as a sought after city attracting the growth of professionals due to TSMC and investment builders of high caliber housing for those stable employees and families. This area resuscitated itself through the housing crash and now has high end multi million dollar homes that attract high end retail and restaurants. All this brings more tax dollars to the area. Please note we vote No to any zoning that allows apartments in what has been high end homes and single family homes.

THANK YOU

Regards,

Melanie & Kevin Squires (Contact Info Redacted)

Melanie Squires – End of Correspondence

Sent: Monday, September 16, 2024 8:28 AM – Sarah Dircks

Jamie,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. The opposition will be recorded for Jamie Johnson located at 9645 W Bellissimo Lane. Your contact information and address will be redacted before including the email below in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 6:28 PM

Hello

Our family lives in [REDACTED] gated community. The development was established decades ago and has attracted a very stable and responsible ownership.

We are collectively writing to protest the zoning of Lake Pleasant and Pinnacle Vista Drive for apartments and rentals. The area has fought to grow respectable residence and business establishments with a desire to be the new north west and to maintain resort attraction and growth out towards 303 and the large beautiful lake, park and coming schools and businesses. We feel rentals create non permanent investments and truly will lessen our value and investment in Peoria tax dollars and future value.

The value of this area depends on sustaining the value of property zoning through encouraging and supporting stable and invested residents. Peoria will lose rapidly its potential to pace its' quality as a sought after city attracting the growth of professionals due to TSMC and investment builders of high caliber housing for those stable employees and families.

This area resuscitated itself through the housing crash and now has high end multi million dollar homes that attract high end retail and restaurants. All this brings more tax dollars to the area.

Please note we vote No to any zoning that allows apartments in what has been high end homes and single family homes.

Signed respectfully,

TJ and Jamie Johnson

Jamie Johnson – End of Correspondence

Sent: Monday, September 16, 2024 8:37 AM

Dr. Stephanie Herrick Kays,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

I noticed your letter of opposition is focused on the height of the building and increase in density. Please be aware, currently the subject site has zoning that allows a commercial resort use. More specifically, they can currently build a 4- story hotel expansion but they currently are not permitted to have multi-family. The requested change is related to the increase of density and allowance of multi-family instead of commercial.

As an interested party, please be informed there is a neighborhood meeting hosted by the applicant Today, 09/16/2024 at 6:00 PM at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 7:03 PM, From: Stephanie Herrick Kays

Good Evening Sarah,

I am writing in opposition of apartments on Lake Pleasant and Pinnacle Vista drive. Apartments 4 stories in height and the increase in population is going to overburden the educational system that is already over capacity in this area. Additionally, current structures in this area are not 4 stories in height. The proposed area does not have apartments currently and this is a negative impact to the current home owners who have been in this area for a long time, many of which have custom homes.

Thank you

Dr. Stephanie Herrick Kays

Stephanie Herrick Kays – End of Correspondence

Sent: Monday, September 16, 2024 8:43 AM

Nick,

Can you provide me with your address for the record. Your email indicates your last name is Allen. Can you confirm that is correct. Your contact information and address will be redacted before including it in the public staff report. I will document your letter of opposition below for the case file GPA24-06 and Z00-10A.6.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 8:58 PM, Nick Allen

Hello,

I'm writing to voice my opposition to the proposed complex in this area. The plan as is will be far too dense for the plot of land. It will increase traffic, it won't mesh well with the tight nit family oriented community and will contribute to the overcrowding of the already full schools.

-Nick

Nick Allen – End of Correspondence

Sent: Monday, September 16, 2024 8:46 AM

Stuart,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. As an interested party, please be informed there is a neighborhood meeting hosted by the applicant today at 6:00 PM at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). This meeting is not hosted by the City; however, I will be in observance at the meeting.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 11:26 PM

Not in favor of the rezoning efforts

Stu Steffan



Stu Steffan – End of Correspondence

Sent: Monday, September 16, 2024 8:57 AM

Brad,

I have received your letter of opposition and will document it for the case file GPA24-06 and Z00-10A.6. The opposition will be recorded for Brad Nally at [REDACTED]. Your contact information and address will be redacted before including the email below in the public staff report. Please be aware the meeting today is an applicant hosted meeting to invite citizen participation. This is not a city hosted meeting before a commission or council.

Sarah Dircks, MCP, AICP

Sent: Friday, September 13, 2024 9:41 AM - From: Brad Nally

Dear Sarah,

First off thank you for your service to our community.

I wanted to take a moment to submit my concerns with an upcoming rezoning meeting to be:

Help on Mon Sept 16h at Sunset Heights Elementary Scholl on the matter, #7: CIBOLA VISTA RESORT & SPA - APN# 201-06-987, #201-36-604 Lot 9B. My wife and I are out of town that evening or we would otherwise be in attendance to

Express our concerns on the matter.

I live at (Address redacted) and I have some major concerns with the High density project I reference in the subject line and the attempts to rezone these Parcels to high density.

My disapproval of this type of projects is similar to my friend and neighbors in the area and I will list my legit concerns below.

- 1. I am concerned about the traffic issues that are already very bad and dangerous in this area, and thus concerned for the safety of our children and families.*
- 2. There are already existing school capacity issues in the DVSD and the PSD, and these capacity issues continue to compound and high density projects in this area don't make since for this issue alone.*

3. *This area constitutes a majority of existing homes are on larger home lots and this high density project would certainly affect relate home values and thus another reason to ask you to not support this rezoning ask.*

These are just a few of my concerns and I appreciate your time to read and hear our families thoughts, concerns & opinions on the matter.

Take care

Brad Nally | Partner

Brad Nally – End of Correspondence

Sent: Friday, September 13, 2024 9:48 AM - From: Tabitha Cayo

Hello,

I do NOT agree with this! Please do not allow as it will destroy my community! There are not enough lanes to support this, which we already have issues over school. I am a homeowner and love the area. No to this!

Tabitha Cayo

Tabitha Cayo – End of Correspondence

Sent: Friday, September 13, 2024 10:24 AM - From: Kathy Z

I'm writing in regards to Site Plan (Case No:SP24-07 and Z)-10A.6) which is about the proposed apartment building structure on the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive in Peoria. I live in the area of 91st Ave and Happy Valley. I'm asking that this proposal not get passed for the following reasons:

- At this time, we have limited resources to accommodate the rapid growth in this area.
- There is no public transportation
- The public schools in the area are already above capacity
- Hotels have already been approved for the area of Lake Pleasant Parkway and Jomax Road.

The rapid growth is putting pressure on already limited resources and the increase in traffic with just the hotel alone is going to put pressure on an already overcrowded roadway. The residents in the apartments would have to travel to the Lake Pleasant/Happy Valley area to access gas, grocery stores, and retail shopping and that area already has heavy traffic due to the retail shopping stores on both sides of Happy Valley Road. Many residents use Happy Valley to access 303 and Vistancia area.

Please consider approving the apartment complex in an already established area that can accommodate the extra traffic, and have more resources available.

Thank-you,

Kathy Zayas

Kathy Zayas – End of Correspondence

Sent: Tuesday, September 17, 2024 9:58 AM

Tammy,

This is a new application that was submitted this year. A neighborhood meeting hosted by the applicant is required before staff complete their review of the case, and before the case is presented to Planning and Zoning Commission, or ultimately City Council. For reference, the Prestige case Z21-08, that was presented at Planning and Zoning Commission 9/05/24 was submitted in 2021 (Please note I was not the reviewer on that case, and I cannot speak to that case).

I have included the original email as your letter of opposition compiled for Planning Commission and Council. Email chains can become hard to follow when compiled into a packet for Commission or Council, for that reason I follow up emails providing addressed and answering questions are not included. Did you want me to replace your email with a letter?

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 1:50 PM – From Tammy

Thank you.

Can you tell me how far down the road these investors have gotten with this proposal?

Please tell me the city of Peoria DID NOT allow this land to be rezoned for this purpose? We count on you to be our advocates, not cave to investors.

If you don't live here, you won't get it and those inventors obviously don't live here and don't care how detrimental these apartments would be to our neighborhood.

Our schools can't support them, our roads can't support them. We have no crime here – this opens that Pandora's box for crime and unwanted visitors. Our fire and law enforcement can't handle it...

I appreciate your support for our neighborhood...

Tammy O'Neal

Sent: Monday, September 16, 2024 1:33 PM - From: Sarah Dircks

Tammy,

I have recorded your opposition, and your contact information will be redacted.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 10:10 AM From: Tammy O'Neal

Here is my information. Yes, please redact before any public publishing, thank you.

Tammy O'Neal



Sent: Monday, September 16, 2024 8:40:14 AM

Tammy,

Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report. I will document your letter of opposition below for the case file GPA24-06 and Z00-10A.6.

Sarah Dircks, MCP, AICP

Sent: Thursday, September 12, 2024 8:04 PM - From: Tammy O'Neal

Sarah,

I am unaware of your position with the City of Peoria, but I'm hopeful you will be an advocate for our community here and do everything in your power to NOT ALLOW THE 265 LOW INCOME RENTAL/APARTMENT UNITS to be built at the southeast corner of Lake Pleasant and Pinnacle Vista.

Our neighbors came out in the masses at the recent Planning and Zoning Committee meeting on September 5th to voice our concerns and our absolute disapproval of the project (similar to this one – 179 units of low income housing nearby) and our voices were heard – the committee voted to DENY the change in zoning to prevent the low income apartments just down the street from this proposed site.

This neighborhood is a beautiful one consisting of large custom residential homes, beautiful parks, schools, a library and a church; however, with the growth in our

neighborhood from recent new builds, we are already busting at the seams with traffic down Lake Pleasant and the schools are already overcrowded. This project is NOT conducive to this neighborhood – we made that very clear and the Zoning Committee agreed.

We SIMPLY cannot accommodate – nor want – this type of housing in a neighborhood that is designed to house custom residential property – NOT APARTMENTS! All of us in this community and neighborhood have work long and hard to be able to afford to live in this zip code and it is NOT our responsibility to make it “affordable” to low income tenants. They want to live here, they can buy a house or a piece of land and build one – just like we all had to do.

These investors need to take their plan elsewhere – NOT HERE!

Tammy O'Neal

Tammy O'Neal – End of Correspondence

Sent: Monday, September 16, 2024 9:17 AM

Mark,

I can document your opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your name and address for the record. Your email seems to imply your name is Mark Kwasny. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Friday, September 13, 2024 2:38 PM - From: Mark Kwasny

I strongly object to this change in zoning proposal because it will lower the values of the homes in this area. An area that Peoria is trying to develop similar to Scottsdale's high value areas. This will undermine all the planning that has been done to accomplish this goal and all the current achievements Peoria has gained. This location and the look of the homes in this area are the reason I bought a home in this neighborhood. Had this zoning existed I would not have purchased here. This is like a bait and switch tactic and is unethical to do and unfair to do it now. Please do not approve this proposal .

Sent from my iPhone

Mark Kwasny – End of Correspondence

Sent: Monday, September 16, 2024 9:18 AM

Dorie,

I can record your letter of opposition for case file GPA24-06 and Z00-10A.6. Can you please provide me with your address?

Sarah Dircks, MCP, AICP

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

Sent: Friday, September 13, 2024 4:49 PM - From: Dorie Gipson

Hello! We live in westwing and oppose more building along Lake Pleasant. 5 more lights have been added just to drive less than 5 miles. LPP cant be widened and additional housing will add to congestion/pollution/crowding

Thank you

John and Dorie Gipson

(Address Reacted)

Have an Awesome Day!

Dorie Gipson – End of Correspondence

Sent: Monday, September 16, 2024 11:56 AM

Micheal,

All letters from the public need redacted before they are sent externally. My goal is to have them compiled and redacted before the meeting. There were a number, so if not provided to the applicant today they will go to them afterwards.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 10:08 AM- From: Michael

Thank you Sarah!

I know several neighbors and residents have sent opposition for this proposal as well. Will those be submitted to the developers tonight?

Mike

On Mon, Sep 16, 2024 at 10:01 AM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Micheal,

I have documented your letter of opposition for Michael Wales [REDACTED] in Peoria. Your contact information and address will be redacted before including the email below in the public staff report. Those opposed to Prestige Z21-08 may also oppose Cibola Vista Resort Residence GPA24-06 and Z00-10A.6, however I cannot carry over letter of opposition submitted from one case to another case file.

Please be aware:

- *I am not the reviewer of Prestige , which was submitted in 2021. Planning and Zoning Commission recommended City Council deny the Prestige case Z21-08. I am not the reviewer on that case*
- *I am the reviewer on the Cibola Vista which was recently submitted this year.*
 - *The case is in early stages of review.*
 - *Today's meeting is an applicant hosted meeting to gauge public comment. I will be in attendance, but City is not hosting the meeting.*

- o *I am documenting all letters of opposition, support, and inquiry for the record to compare against their report of tonight's meeting and to provide to commission and council at a later date.*

Sarah Dircks, MCP, AICP

Sent: Friday, September 13, 2024 4:49 PM From: Michael Wales

Good evening Mrs. Dircks,

My name is Michael Wales and I live on [REDACTED] in Peoria.

I have attached 2 documents with over 150+ opposition emails from the community, neighborhood, and concerned residents for the previous proposal that was denied at last week's Planning and Zoning meeting (Prestige Homes: Z21-08).

This parcel is directly next to (GPA24-06 and Z00-10A.6) proposal Resort Residence at Cibola Vista 265 apartments. The neighborhood and Peoria have the same opposition to this proposed development as well.

There are several reasons and factors that will be noted at the Neighborhood Meeting on Monday.

I know several residents have also sent their opposition for this proposal (GPA24-06 and Z00-10A.6) directly to you as well. Will these new oppositions be sent over to the attorneys office before Monday's meeting too?

Please confirm you have received the two attachments.

Thank you

Michael Wales

Michael Wales – End of Correspondence

Sent: Monday, September 16, 2024 1:50 PM

Elizabeth,

I have updated my table to include your address with the letter of opposition you provided me on 9/13/24. Thank you for your citizen participation.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 10:43 AM - From: Elizabeth Osborne

Re; my opposition to the proposal to rezone the 23 acres for multiple housing.

Elizabeth Osborne



Elizabeth Osborne – End of Correspondence

Sent: Monday, September 16, 2024 3:00 PM

Sherri,

I have documented your opposition for Sherri Payson at [REDACTED] for GPA24-06 and Z00-10A.6. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Friday, September 13, 2024 6:29 PM

Dear Sarah,

I am writing to let you know that I OPPOSE the apartment complex. My husband and I live in [REDACTED]. Our email is [REDACTED]. Again, we are totally against the rezoning. Thank you

Sherri Payson – End of Correspondence

Sent: Wednesday, October 22, 2025 9:44 AM

Destiny,

Thank you. I have updated my record to include your information.

Sarah Dircks, MCP, AICP

Sent: Wednesday, October 22, 2025 9:32 AM - From: Destiny Ortiz

And thank you for your information on the correct meeting date

Destiny

On Oct 15, 2025, at 7:30 AM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Destiny,

I am the Senior Planner assigned to this case. I have recorded your opposition to the Resort Residences at Cibola Vista at GPA24-06 and Z00-10A.6. For my record, can you please let me know your address so I can track where public comment is coming from. In response to your feedback, I will also add you to the city's interested party list so you will be notified if any meeting date changes. My director responded yesterday to you, however, here is a copy of the postcard mailed to residents within the noticing area.

Sarah Dircks, MCP, AICP

Sent: Tuesday, October 14, 2025 3:08 PM - From: Chris Jacques

Ms. Ortiz-

Good afternoon. Thank you for your input on the proposed Rezone. Your comments will be retained as public comment and included in the agenda packet(s) to the Planning & Zoning Commission and City Council.

However, please be advised that this item is not scheduled for the October 16, 2025, Planning & Zoning Commission. The information posted on social media is not

accurate. While we do have a regularly scheduled Planning and Zoning Commission on 10/16, this case will not be part of that agenda. The agenda for 10/16 can be accessed through this [link](http://www.peoriaaz.gov/planning) from the City of Peoria website at www.peoriaaz.gov/planning.

The case that you are interested is scheduled for the November 6, 2025, Planning & Zoning Commission. That evening, the Commission will hold a public hearing, take comment, and potentially make a recommendation on this case. That recommendation will then be forwarded to the City Council for their final consideration and action. The City Council hearing is scheduled for December 16, 2025. I have attached a copy of the Notice of Hearing for your review.

We apologize for any inconvenience. It's always mystifying how misinformation gets pushed out through social media. At any rate, we wanted you to have the correct information.

Sincerely,

Chris M. Jacques, AICP

Sent: Tuesday, October 14, 2025 10:46 AM - From: Destiny Ortiz

Hello,

My name is Destiny and I unfortunately can not attend the meeting on October 16th. But I am writing to plead with you to stop this development of these low income, multi family rentals. I grew up in a poor community in Tucson and lived there most of my life and have seen what these developments bring. I've worked very hard to earn enough money to purchase my home and to live in a community like Cibola vista and love that I moved far from developments like the one being proposed. These rentals will make our area more crowded than it already is. They will also invite in more crime that will endanger our children and increase problems and noise. Please respect us as residents who moved all the way out here to get away from the low income, multi family developments. Please do not bring these to my neighborhood. We all beg for this to stop.

Also, in my opinion, if this proposal was truly created to help the public then why can't you build smaller more affordable single family homes that these people could purchase and have the pride of owning a home. Rent costs as much as a mortgage and it is a waste for the tenant. Rentals only benefit the owner. I would know since I've rented for 22 years after my divorce. I just bought this home in Cibola Vista in

2022 and it has been a dream come true. Don't you think this would help the community more? If you would like to speak to me directly, please feel free to email me back.

Destiny Ortiz

Sent: Monday, September 16, 2024 3:23 PM

Destiny,

I have recorded your letter of opposition below for Destiny Ortiz [REDACTED] [REDACTED] GPA24-06 and Z00-10A.6. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Friday, September 13, 2024 8:34 PM

Hi Sarah,

My name is Destiny and I unfortunately can not attend mondays meeting. But I am writing to plead with you to stop this development of these low income, multi family rentals. I grew up in a poor community in Tucson and lived there most of my life and have seen what these developments bring. I've worked very hard to earn enough to purchase my own home as a single mother and to live in a community like Cibola vista, and love that I moved far from developments like the one being proposed. These rentals will make our area more crowded than it already is. They will also invite in more crime that will endanger our children and increase traffic. Please respect us as residents who moved all the way out here to get away from the low income, multi family developments. Please do not bring these to my neighborhood. This is just not an appropriate fit and there are other places that would suit them better. We all beg for this to stop. If you would like to speak to me directly, please feel free to email me back.

Destiny Ortiz

[REDACTED]

Destiny Ortiz – End of Correspondence

Sent: Monday, September 16, 2024 5:20 PM

Rosalie,

I have record your opposition with your address.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 3:34 PM

Our address is [REDACTED]

Rosalie Soward

On Monday, September 16, 2024 at 03:24:40 PM MST, Sarah Dircks

Rosalie,

I can record your letter of opposition for case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Saturday, September 14, 2024 9:39 AM - From: Rosalie Soward

Good Morning Sarah.

I am writing to strongly oppose the construction of the proposed apartment complex for several reasons.

My family and I specifically chose to purchase a home in WW Mountain to escape the congestion and hectic environment of Glendale and North Phoenix, which are heavily affected by apartment complexes and resulting traffic issues. Our neighborhood is a serene retreat, valued for its tranquility and low density. The addition of another apartment complex would disrupt this peaceful environment.

Additionally, I have assisted many clients in purchasing homes in this area, and they have consistently expressed concerns about the potential negative impact of new apartment complexes on the community. With ongoing home construction and an existing apartment complex in Northlands, this area does not require further high-density development.

The introduction of an apartment complex would likely lead to a decrease in property values in and around our neighborhood, which would be detrimental to current homeowners. This concern extends to properties I have sold in nearby communities such as Cibola Vista.

I urge you to consider these points carefully and to recognize that the proposed development would not align with the values and needs of our community. Our neighborhood's unique character and property values deserve protection from such high-density projects.

Respectfully,

Rosalie Soward

Rosalie Soward – End of Correspondence

Sent: Saturday, September 14, 2024 1:26 PM

Hello,

I would like to voice my opinion on not allowing any apartments in Peoria around Lake Pleasant and Happy Valley.

This area was a nice quiet area but with all this new development it is no longer quiet. I don't want anything that is going to increase traffic, ruin the beautiful mountains and surrounding areas and wildlife. Adding any additional apartments, house low income or not is going to lower our current home values and increase the crime. Since I have moved here we have witnessed more crime with no help insight. The increased traffic has increased the amount of accidents in this area.

You are destroying the area and I don't want any more development in this area. It is bad for homeowners!

Stop the destruction!

David Valencia

David Valencia – End of Correspondence

Sent: Wednesday, September 18, 2024 10:58 AM

Thomas,

I just read your email yesterday. Generally speaking we try to respond within the next working business day. I hope you found the information you needed before the meeting. The agenda yesterday did not include Cibola Vista Resort Residence.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 17, 2024 9:40 AM - From: Thomas Alberte

Thanks - what time is the CC meeting tonight?

On Sep 16, 2024, at 1:48 PM, Sarah Dircks <Sarah.dircks@peoriaaz.gov> wrote:

Good Afternoon Tom,

I will record opposition from Tom Alberte [REDACTED], for to case file GPA24-06 and Z00-10A.6. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 15, 2024 4:59 AM

Our names are Tom and Mary Alberte. We live at [REDACTED]

We are very opposed to the rezoning to 25 apartments of the Chula Vista Resort land.

This will result in increased crime, more traffic, more crowded schools and is unnecessary - the zoning there is fine and dense enough

Tom and Mary Alberte

Tom Alberte – End of Correspondence

Sent: Tuesday, September 17, 2024 10:32 AM

Doreen,

Thank you. The record is updated.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 5:30 PM

You bet:

[REDACTED]

Thanks!

Sent: Monday, September 16, 2024 5:21:09 PM

Doreen,

Can you provide me with your address. I didn't mean to ask for your email.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 3:48 PM - From: Doreen P

Yes, Per below my email address is [REDACTED]

Thank you for redacting my personal information as there are fears in the community of retaliation for having opposing views to the massive industrialization and high-density growth this administration is pushing.

Have a great rest of your day.

Sent: Monday, September 16, 2024 3:39 PM

Doreen,

I will record your opposition. Can you please provide me with your email for the record? Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 15, 2024 11:52 AM

Ms. Dircks,

I am writing in opposition to the proposed development of 4 story apartment rentals next to Cibola Vista due to:

- Increase in traffic and congestion along an already very busy main roadway in North Peoria.*
- High density apartments are not a fit next to a luxury vacation resort and spa and at the entrance to residential communities.*
- Schools are already incredibly overcrowded with no new schools in the pipeline.*
- The city continues pushing rezoning to high density or industrial in north Peoria which threatens existing residential communities who have invested in homes located safe distances to schools, churches, walking trails and parks. This aggressive push by city leadership that the planning and zoning council is giving in to is changing the lifestyle and qualities that made Peoria an attractive suburb to raise a family or retire in. Please protect this vision!*

Sincerely,

Doreen Power

Peoria resident

Doreen Power – End of Correspondence

Sent: Monday, September 16, 2024 3:43 PM

Kim,

I will record your opposition. Can you please provide me with your email for the record. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 15, 2024 1:11 PM

We are longtime Peoria residents and oppose this multi family housing proposal.

Kim Stiner

Kim Stiner – End of Correspondence

Sent: Monday, September 16, 2024 3:51 PM

Danielle,

I will record opposition for to case file GPA24-06 and Z00-10A.6. Can you confirm your name is Danelle Hasselbar and provide your address? Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 15, 2024 6:23 PM - Danielle Hasselbar

Hello,

Reaching out to strongly vote against the proposed rental units near Cibola Vista. My husband and I have worked incredibly hard to buy our home in Peoria, and don't want the value of our home, quality of life, or neighborhood to be diminished by these rental units. The traffic out this way is already congested, and the crime is increasing every day. I've lived in North Peoria for 10 years now and I've watched our community sites, Ring, and Citizen app blow up with more crime, robberies, assaults etc. over the last year than ever before. I'm tired of it, and I fear that potential multi family, low income rentals will bring more of this. Please add my vote against this proposal.

Thank you.

Danielle Hasselbar – End of Correspondence

On Sep 16, 2024, at 3:55 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Cambria,

I will record your opposition for Cambria Dudiak. Can you please provide me with your address for the record? Your contact information and address will be redacted before including it in the public staff report. I will need to receive something in writing from Michael Dudiak to document his public comment. Please be aware, the application is requesting to increase the density and change the zoning to allow for multi-family. The subject site is already zoned for a 4-story commercial resort.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 15, 2024 7:47 PM

To Whom It May Concern:

We are writing in opposition to the above site plan (Chibola Vista Planned Community). It is our belief that this will not serve our community and provide little to no benefit(s).

When we moved to the area several years ago, we were drawn to the natural, open beauty North Peoria offered while also providing esthetically appealing conveniences in concentrated areas. As so much growth has transpired recently, it has taken away much of that beauty. However, most of that growth has been within the guidelines of what North Peoria promises. While we are not opposed to growth, we hope it serves the community and benefits our neighbors. This proposal does none of that. A four story high rise apartment complex (potentially lower income) does not coincide with the outlook of North Peoria, especially in the middle of a subdivision. The majority of neighborhoods have to adhere to HOA rules and regulations in order to protect and maintain the integrity of our community and higher property values. It is important to us homeowners that the city protects us/these values as we are the ones investing into North Peoria. They can do this by ruling against this plan.

And the fact that we're writing this in the middle of the Bears' game speaks volume to how much we oppose this!

Kind Regards,

Cambria & Michael Dudiak

Cambria Dudiak – End of Correspondence

Monday, September 16, 2024 7:42:39 AM

Sarah,

We are voicing our concerns due to the 4-story apartment proposal on the SE Corner of Lake Pleasant and Pinnacle Vista. We are expressing our concerns and disapproval. This would increase our traffic, which is already compromised from Vistancia area traffic. Furthermore, a danger to children in our neighborhoods. Our school are already at their maximum and children needed to be bussed to other schools' miles away

We are not zoned for apartments and rentals in our area. Our real estate values will drop

We want to keep our neighborhood free from crime, noise and lack of privacy.

The impact will be detrimental to our neighborhood.

Thank you

Quentin Vandenheuvel

Theresa Vasconcellos

Theresa Vasconcellos – End of Correspondence

Sent: Monday, September 16, 2024 9:59 AM

Hello,

This is regarding case number SP24-07 and Z00-10A.6. The 265 rental and apartment units going up in Cibola Vista. We cannot make it to the meeting but I am a concerned resident in Cibola Vista. We are concerned that this will lower the real estate value of our homes in this community not to mention the additional traffic and noise it will bring. There are also two proposed hotels that is supposed to be going up really close to these units. We are also concerned that this could increase the crime in our area. If you can bring these concerns to the meeting I would really appreciate it.

Thank you and this if from Byron and Karen Carr

Karen Carr – End of Correspondence

Sent: Monday, September 16, 2024 10:14 AM

Ms. Dircks,

I am emailing to express my opposition to these apartments. The planning and zoning commission has already denied a rezoning request for rental condos/common wall homes just south of this area, mainly for the reason that it just does not fit the area, it's too much of an abrupt change in housing type. This applies to these apartments as well. This is a neighborhood of single family homes and apartments do not fit. In addition, I have concerns about increased traffic and the impact on already overcrowded schools. Mountain Ridge High School, Liberty High School, and Sunrise Mountain High School are already far over capacity.

Chris Moore



Chris Moore – End of Correspondence

Sent: Tuesday, September 17, 2024 10:58 AM

Daniel,

Thank you for providing your address. Just to clarify the mailed letters went 600 feet away to property owners (not 1 mile), and 1 mile to HOA management companies.

Have a nice day,

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 17, 2024 10:21 AM

Thank you very much for your reply! I'm happy to hear that my email made it to you and am very grateful for the information provided! My address is [REDACTED]. The Cibola Vista Resort is practically in my backyard so definitely less than a mile away. Must've missed that letter but I'm definitely looking forward to the next neighborhood meeting. Thank you again for taking the time to read my email and share with me this information!

On Tue, Sep 17, 2024, 9:49 AM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Daniel,

I will record opposition for to case file [GPA24-06](#) and Z00-10A.6 with the email sent for each of you. Can you provide me with your address for documentation? Your contact information and address will be redacted before including it in the public staff report.

Thank you for sharing the flyer. The applicant posted a sign on the property and mailed a letter to property owners within 600 feet and HOAs within a mile on 8/29/24. There was also a postcard mailed by the City mailed on 4/29 to property owners within 600 feet and HOAs within a mile. You may have been outside of the 600 feet area; however the city requires a sign posted on the property and that all HOAs within 1 mile are notified to ensure that any other interested party is notified about the case.

I did want to clarify a couple things. The meeting last night was an applicant hosted neighborhood meeting to gauge initial feedback and allow for citizen participation. It was not a City hosted meeting and there was not a voting body present at the meeting. I also wanted to clarify the zoning that is in place is currently for a Commercial Resort use, intended for a 4-story timeshare hotel. It is not zoned for single-family residential. The applicant is requesting a general plan amendment to

increase the density allowance from Traditional residential to urban residential and a PAD amendment to rezone the property from Commercial Resort to multi-family. After the meeting last night, the applicant has identified they will host another neighborhood meeting before the case progresses.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 1:32 PM

Hello and good afternoon Ms. Dircks.

I'm a resident of the Cibola Vista area and am messaging you today to voice my opposition of the rezoning of an area near my home. I apologize for messaging you so late but I only learned about the matter after checking my mail and seeing a bright orange notice on the side of the mailbox (I'll be attaching a picture of this notice). Without this notice I would have never learned that there were people trying to push for this area to be rezoned for apartment units up to four stories high. I can confidently say that if our community had a vote on the matter the result would be beyond contestation. We would adamantly oppose this change and maintain that traditional homes be built there as intended. For any investor to say otherwise would be a gross misrepresentation of this community at large. I hope my message may reach you in time that my voice might be heard. I hope that the meeting today proves beyond a shadow of a doubt that the values of this community do not align with that of investors.

Thank you for time. Be well and God bless.

Daniel Baltazar – End of Correspondence

Sent: Monday, September 16, 2024 1:18 PM – From Sara

Dear Sarah Dircks,

I am writing to express my strong opposition to the proposed development plans in case SP24-07 and ZOO-1010A.6, which would significantly impact the Cibola Vista and West Wing Mountain communities in far North Peoria. While I understand the importance of urban growth and housing solutions, I believe this development presents serious concerns for our existing community.

Strain on Public Services

Having lived in this community for the past decade, I have witnessed firsthand how the growth of residential areas has far outpaced the development of essential infrastructure, particularly schools. Our local schools are already near or over capacity, and the introduction of more families would only exacerbate this issue, directly affecting the quality of education for current students.

There has not been a new high school built in our community since Liberty High School opened in 2006—and it is located outside our school boundaries. Due to severe overcrowding, no variances have been granted for years. Currently, our children attend a school in the Deer Valley School District, with Mountain Ridge High School, built in 1995, as the designated feeder school. This means that our community has gone nearly 30 years without the construction of a new high school to accommodate the growing population.

Similarly, West Wing Elementary, which serves grades K-8, was built in 2005. Despite substantial population growth, no new elementary or middle schools have been constructed in our area since then. West Wing’s student-teacher ratio is currently 20.7, the highest among the 31 elementary schools in the district, making overcrowding a serious concern. Adding more residential units will only intensify the strain on these already overburdened public services.

Decline in Property Values and Economic Opportunities

Overcrowded schools and population growth without sufficient infrastructure negatively impact property values by reducing the overall desirability of the area. Prospective homebuyers often prioritize access to quality schools when deciding where to live. If schools become overcrowded and

underperforming, the area becomes less attractive, leading to lower demand for homes and, ultimately, a drop in property values.

In addition, a rapidly growing population can strain other essential public services, such as healthcare, emergency response, and utilities. When these services are stretched too thin, the community's appeal diminishes, further depressing property values.

Moreover, the quality of education is vital for attracting economic opportunities. Businesses depend on a well-educated workforce and strong community infrastructure. If our school system becomes overwhelmed, it will not only lead to a decline in property values but also hinder our community's ability to attract new businesses and jobs, limiting long-term economic growth.

Local Infrastructure and Safety

The existing infrastructure in Cibola Vista and West Wing Mountain is not designed to accommodate a significant population increase. More vehicles will lead to heavier traffic, longer commute times, and greater safety risks for residents—especially for children who regularly ride bikes and scooters around the neighborhood and to Paloma Park. The addition of apartment homes will only increase traffic, jeopardizing the safety and tranquility that we currently enjoy.

Change in Community Character

The Cibola Vista and West Wing Mountain areas are known for their close-knit, residential feel, with lower-density housing that supports a suburban lifestyle. A high-density apartment building would disrupt this balance, leading to overcrowding, noise pollution, and an erosion of the neighborhood's character. This large-scale construction will also have adverse effects on local wildlife and reduce our cherished green spaces, which are crucial for maintaining the environmental health and overall quality of life in the community.

Conclusion

My family and many of our neighbors moved to this area to enjoy a peaceful, safe, and close-knit community. The proposed development undermines these core values, putting our schools, safety, and property values at risk. I

strongly urge you to explore alternative locations better suited for high-density housing.

Thank you for your time and consideration. I hope you will take the concerns of our community seriously and make a decision that reflects the long-term well-being of Cibola Vista and West Wing Mountain.

Respectfully,

Sara Brunelle

Cibola Vista Resident

Sara Brunelle – End of Correspondence

Sent: Monday, September 16, 2024 6:59 PM

Thank you for your response.

Our address is [REDACTED]

Thank you and have a blessed day,

Sara Bayus

> On Sep 16, 2024, at 5:26 p.m., Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Sara,

I received yours and Thomas's emails. I will record opposition for to case file GPA24-06 and Z00-10A.6 with the email sent for each of you. Can you provide me with your address for documentation? (Only one of you need to send me it and I will update the tracker for both of you) Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 4:01 PM

I am writing in opposition to the rezoning of land for the property near my home.

Site plan (case # sp24-07 and Z00-10A.6)

From my own experience and research on the proposal, this will only have a negative impact on myself and other homeowners nearby.

Thank you and have a blessed day,

Sara Bayus

Sara Bayus – End of Correspondence

Sent: Monday, September 16, 2024 3:54 PM

I am writing in opposition to the rezoning of land for the property near my home;

Site Plan (Case No: SP24-07 and Z00-10A.6)

From my own experience and research on the proposal this will not have a positive impact for homeowners nearby. Thank you.

Thomas Bayus

Thomas Bayus – End of Correspondence

Sent: Monday, September 16, 2024 5:24 PM

Travis,

I will record opposition for to case file GPA24-06 and Z00-10A.6 with the email below. Can you provide me with your address for documentation? Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 4:00 PM

Good day,

I'm writing this email to express my strong opposition of the Cibola Vista apartment project that are being proposed at Lake Pleasant Parkway and Pinnacle Vista Drive.

My wife and I live directly south of this area and will be directly affected if the city would approve this project. We live in the acre lots and custom home community on Freedom Trail. Every community member has strongly opposed this project. By approving a 265 four story rental apartment complex will only have a negative affect.

The area already contains a high density of residential neighborhoods. This project will only add to the congestion. The traffic will absolutely get worse and the impact to public safety and education, two areas that are already at a breaking point, will also be negatively impacted.

These types of project communities are going up at a concerning rate. Rental properties such as this result in a transient resident, which is the opposite of what this area currently consists of. There's no pride of ownership and investment into the community. The area contains single family homes that people invest in to raise families.

It's very obvious the developer is only concerned about the profit this project will produce and the local community will pay the price.

My wife and I are natives to Arizona and have lived in the west valley for fifteen years. We moved to this area because of the city, community and the open space. If this project were to be approved my family and I would move as having 265 apartments behind are back wall is a safety concern for us. There are to many unknowns with

project communities such as this. I currently work in public safety and have personal experiences that cause me to have these very real concerns.

After many conversations I've been told the best course of action is to write the P&Z committee. I will be attending all community and city meetings in the future to expression opposition to this project. Please let me know what else can be done to oppose this project.

Thank you,

-Travis Slater

Travis Slater – End of Correspondence

Sent: Monday, March 3, 2025 2:36 PM

Mr. Randall,

I have received your email of continued opposition. I will add your letter of opposition to the public record, which includes your initial email on 9/16/2025. I have your contact information saved previously, and will let you know if the case is scheduled for a public meeting before Planning and Zoning Commission.

Sarah Dircks, MCP, AICP

Sent: Monday, March 3, 2025 1:58 PM

Miss Dircks,

I am writing today regarding the proposed apartments at Lake Pleasant and Cibola Vista. I have been to a couple of meetings regarding this request of changed zoning. I will be out of town during the next meeting on March 18th, but I wanted to share my thoughts as a resident of the Cibola Vista community.

I will not go into the many reasons that I oppose the apartments, as I'm sure you have heard these concerns already. There is a huge difference between a resort, and a 265 unit apartment complex.

We knew that the area would eventually grow when we moved to north Peoria in 2006. We never dreamt that we would be fighting to keep apartment complexes out of our backyard(literally). I humbly ask you to consider the negative impacts on my family, and neighbors. We strongly oppose the requested change. I am happy to give specific concerns if you'd like, please feel free to contact me.

I appreciate you hearing the residents out, and taking our concerns into consideration. Thank you for your time, and again, I am happy to discuss this further if that is helpful. Have a good day!

Sincerely,

Jared Randall

On Monday, September 16, 2024, 5:28 PM, Sarah Dircks wrote:

Jared,

I will record opposition for to case file GPA24-06 and Z00-10A.6 with the email below. Can you provide me with your address for documentation? Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 4:21 PM From: J Randall

Hello,

I am writing today to voice my strong opposition of the current proposal at Pinnacle Vista and Lake Pleasant. I am a long time resident in the area, and love the area/community a great deal. I would like to express why I feel that this proposal is not appropriate.

We moved to the Westwing community in 2006. Things looked much differently than they do today. What made this area special in my opinion, was the Sonoran desert beauty blended into the newer and nice homes. The schools were great, traffic was light, and at that time it was still affordable for middle class families like mine. I knew that the remoteness and traffic inevitably would change. In 2015 our family moved to Cibola Vista. It is full of proud homeowners who care about the community. I am very happy with the community that our kids are growing up in.

As time has progressed, the area has grown immensely. Traffic and infrastructure are stretched thin. I work as a fireman in the area, and have seen the stress in public safety resources. There are several apartment complexes nearby at 107th and Happy Valley, Vistancia north of El Mirage, and the current apartment project at 83rd and Lake Pleasant. Christopher Todd type communities at 119th and Happy Valley, and 117th and Happy valley are also multi family rental properties. There are many options for renters to be in the area.

As a homeowner whose back yard butts up to the proposed site, I am seriously concerned. Speaking from a statistical standpoint, crime, traffic, increased stress on classrooms and public safety services are a few of the reasons that I oppose this project.

I worked really hard to put my family in a nice/safe area. It was at the top of my economic limits, but we did that and are very happy. I am confident that these apartments will change all of that.

I thank you for taking the time to read my concerns. I know that my neighbors feel the same. There are other locations within the city of Peoria that would make more sense for multi family dwellings. Please take my family's opinion into consideration. North Peoria is a desirable area to live. A large part of that is nice communities with ownership pride. Please don't let this great area be destroyed by companies looking to cash in on the occupants per square foot. Please feel free to contact me with any questions or further clarification.

*Respectfully,
Jared Randall*



Jared Randall – End of Correspondence

Sent: Tuesday, September 17, 2024 10:04 AM

Gina,

I will record opposition for to case file GPA24-06 and Z00-10A.6 with the email sent below. Thank you for providing your address. I do want to clarify because you mentioned height, the zoning that is in place is currently for a Commercial Resort use, intended for a 4-story timeshare hotel. The applicant is requesting a general plan amendment to increase the density allowance to urban residential and a PAD amendment to rezone the property from Commercial Resort to multi-family. The proposed density and use is in question, however the site is currently permitted to have a multi-story commercial building.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 2:40 PM - From: Gina Baker

If you are wanting to add apartments for the TMC employees. The apartments need to be built by the TMC plant. Do not bring them into our neighborhoods. We are already over ran with employees that have been brought in from outside the United States. Please do not build apartments in our neighborhoods that will lower our home value.

I Vote NO to having tall multiple unit apartment buildings any where near Cibola Vista Resort.

My address is [REDACTED]

Gina Baker

Gina Baker – End of Correspondence

Sent: Tuesday, September 17, 2024 10:07 AM

Suzi,

I have updated the record. Thank you for providing your address.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 2:40 PM

My name is Suzi Dykes



On Sep 16, 2024, at 1:55 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Good Afternoon,

I can document your opposition for the case file GPA24-06 and Z00-10A.6. Can you provide me with your name and address for the record? Your email seems to imply your name is Suzi Dyke, can you confirm that is correct? Your contact information and address will be redacted before including it in the public staff report. I will upload the email below as your written letter of opposition.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 11:09 AM

I am in total opposition of rezoning the Cibola Vista Resort from 12.5 units per acre to 21.5 units per acre. We are taxing our Police, Fire, Schools and the fact that this is currently comprised of single family housing and we are already dealing with so much traffic in the area. I'm not opposed to more apartments in north Peoria, but would like to see them being built adjacent to the 303 and not in current, mostly developed neighborhoods. Please consider building apartments where you won't get so much push back from your residents.

Suzi Dykes – End of Correspondence

Sent: Tuesday, September 17, 2024 10:26 AM

Amy,

I have recorded your opposition for Amy Neier at (Address redacted) to case GPA24-06 and Z00-10A.6. The applicant has requested to change the density of the site to urban residential and rezone the property from resort commercial to multi-family land with GPA24-06 and Z00-10A.6. A site plan (SP24-07) is an administrative process which would occur if the density and zoning is permitted. I wanted to let you know because you mentioned height, the site is currently zoned for commercial resort (a 4-story timeshare hotel). Based on the meeting last night, the applicant had told neighbors they would host another neighborhood meeting before the case progresses.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 4:44 PM

Hi Sarah!

I am writing to express my STRONG opposition to the proposed development of 265 rental/apartment units on the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (Case No: SP24-07 and Z00-10A.6).

The impact of this development on our community's quality and value cannot be overstated. The proposed four-story buildings will significantly increase traffic, posing a danger to our children and adding to the already congested roads. Our local schools, particularly West Wing Elementary and Mountain Ridge High School, both of which I have children currently attending, are already over capacity, and this development will only exacerbate the strain on our educational system. My husband and I are original owners and have been in the Cibola Vista Community since 2007. We purchased this house after falling in love with the city life away from the city it offered. I'm from a small town in New Mexico and it brought me back to when I was younger. Although we are slowly being pushed out of that feel, I can't do much about the big chain restaurants and stores in surrounding areas, I'd be upset with myself if I didn't at least try to advocate to keep our close knit community just that and not have any rise apartments come in.

The introduction of low-income housing in such a dense format is likely to lead to increased crime, noise, and light pollution, further diminishing the quality of life for

existing residents. The transient nature of the tenants typically associated with such developments will prevent a sense of community and investment in the area.

Additionally, the current zoning regulations do not support this type of development, and the density of over 21 dwelling units per acre is not suitable for our neighborhood. A previous proposal for 10 units per acre was rightly denied, and I believe we should uphold that standard.

I urge you to consider the long-term implications this development will have on our community. It is crucial that we maintain the quality and value of Cibola Vista and its surrounding neighborhoods.

Thank you for your attention to this matter. I appreciate your efforts to represent our community's interests.

Sincerely,

Amy Neier



Amy Neier – End of Correspondence

Sent: Tuesday, September 17, 2024 10:29 AM

Danyel,

I can record your opposition to the Cibola Vista Resort Residential property case GPA24-06 and Z00-10A.6. Can you please let me know what your address is for the record? Your contact information will be redacted before it is included in the public record for the cases.

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 5:06 PM

Afternoon Sarah

I just wanted to reach out as I will not be able to make the city meeting this afternoon at 6 pm. I am a Peoria Resident for 10 years currently and live in 85383 area. We moved to this area to get out of Glendale AZ because it became low income and trashy and run down. I don't expect fancy but a nice area and something I can raise my son in and feel somewhat safe in is what I'm wanting. Apartments where they are proposing seem too not only make our area run down but who wants to even look at them when I drive to football practice or to grocery store or even to dinner. Our area is not ment for such building and especially lower income crime and run down broken cars etc. I've seen first hand how Glendale was ran down and that is not what I want this area to be.

This is just my voice speaking out. Our area needs more restaurants, family fun , local mom and pop places not apartments that focus on lower income cheap rent let's see how many people we can fit in an apartment to live.

Storage units apartments low income housing should be moved to another area of the city .

Clearly in summary I am and my house hold are opposed to this

Thank you

Danyel Davy

Peoria 85383 resident

Danyel Davy – End of Correspondence

Sent: Wednesday, September 18, 2024 11:21 AM

Ambre,

I have recorded your public comment for to case GPA24-06 and Z00-10A.6.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 17, 2024 11:00 AM

Sarah, I also strongly oppose to the multi-unit development and would like to be recorded as such.

Thank you.

-Ambre

On Tuesday, September 17, 2024, 10:43 AM, Sarah Dircks wrote:

Steven,

I will record your opposition for Steven Tuttle at [REDACTED] to case GPA24-06 and Z00-10A.6 for the Cibola Vista Resort Residence. I will record the email below with your address and contact information redacted before including it in the public record.

Ambre,

I see you were copied in the email and cited below. Spouses and neighbors are unable to submit public comment on behalf of someone else. Did you want to submit a comment into the record?

Thank you for your time,

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 6:16 PM

Sarah,

My wife and I are both residents and homeowners in the Escena development at the corner of Lake Pleasant Parkway and West Wing Parkway.

This letter is intended to notify you that we are strongly against the multi-unit development being proposed and would like to ensure our voices are included in the dissenting population. This type of development adds traffic, devalues properties, and creates an overconsumption of public facilities like schools.

Please let us know if any additional input would be appreciated from us.

Thank you,

Steven and Ambre Tuttle

Ambre Tuttle & Stevonn Tuttle – End of Correspondence

Sent: Tuesday, September 17, 2024 10:53 AM

Brook,

I received your inquiry on the Cibola Vista Resort Residence application that was submitted to the City this year. There are three applications:

- *GPA24-06 – A request to change the general plan’s future land use map designation from traditional residential (2-5 dwelling units per acre) to Urban residential (12+ dwelling units per acre)*
- *Z00-10A.6 – A request to amend the existing planned area development with underlying commercial resort C-2 zoning designations on the subject site to allow approximately 265 multi-family residential units.*
- *SP24-07 – Administrative process reviewing the physical layout of the development*

I believe you are reaching out about GPA24-06 and Z00-10A.6. Please note, the site is currently zoned for a resort commercial (4-story hotel timeshare). The applications submitted by the developer are related to density and land use. The case is in early stages of review. Based on the neighborhood meeting hosted by the applicant yesterday they identified they would have another neighborhood meeting before progressing further.

For record keeping did you want me to document your email below as an inquiry, support, or opposition?

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 6:55 PM

Hi I’m a resident in [REDACTED] I wanted to express my concerns on to this 4 Story apartments that is possibly going in by our residence , we barely have room in the schools around us not to mention the traffic and possible crime and how it will decrease the value of our homes . What can be done to not have this happen?

Thank you Brook McBane

Brook McBane – End of Correspondence

Sent: Wednesday, September 18, 2024 11:13 AM

Michelle,

I will record your opposition for I will record your opposition for Michelle Youngquist at [REDACTED] to case GPA24-06 and Z00-10A.6 for the Cibola Vista Resort Residence. I will record the email below with your address and contact information redacted before including it in the public record. The referenced site plan case is an administrative process. The associated GPA24-06 case is the entitlement request to increase the density allowance from Traditional Residential to Urban Residential.

Sarah Dircks, MCP, AICP

Sent: Tuesday, September 17, 2024 1:04 PM

Attention:

We are emailing you regarding the site plan case (listed above) to voice our concerns and disapproval. Please let us know if there are any other details you may need.

Our home address:

(Contact info redacted)

Michelle Youngquist – End of Correspondence

Sent: Thursday, October 3, 2024 3:43 PM

George Diaz

[REDACTED]

Thanks.

Sent: Thursday, October 3, 2024 2:32 PM

George,

I received your letter of opposition below for GPA24-06 and Z00-10A.6. For tracking purposes, can you please tell me our address? Your address and email address will be redacted before the email is added into public record. I am also tracking email address and plan to update "interested parties" if the case moves forward.

Sarah Dircks, MCP, AICP

Sent: Thursday, October 3, 2024 12:43 PM

Hi Sarah, I attended the neighborhood meeting held on September 16th. Just following up.

I am opposed to this proposal.

What are the next steps in the process for this case?

Thank you.

George Diaz - Cibola Vista Homeowner

George Diaz – End of Correspondence for opposition

See letter of support 1 year later (10/15/2025)

Sent: Monday, April 28, 2025 1:47 PM – From Admin

Thanks, Sarah

Sent: Monday, April 28, 2025 1:32 PM

Good Afternoon,

I am speaking of Cibola Vista Resort Residence GPA24-06 and Z00-10A.6. I am unsure where they are on their timeline. The 1st submittal was not approved by staff, and we required revisions before we could schedule a hearing before Planning and Zoning Commission. Generally, applicants take between 1-6 months to prepare a citizen participation report and revised plans after a neighborhood meeting.

Sarah Dircks, MCP, AICP

Sent: Monday, April 28, 2025 11:52 AM

Sarah,

With regards to the email below, resubmitting plans, you would be referring to, Cibola Vista, right?

Thank you

On Apr 28, 2025, at 7:43 AM, Admin wrote:

Hi Sarah,

Thank you. I did find the March email. It was in my spam folder. Thank you & have a great week.

Sent: Monday, April 28, 2025 7:35 AM

Good Morning,

I'm responding to both of your emails over the weekend with this email. The applicant is required to submit revised plans for staff to review. They should be resubmitting revised plans to us by November so we can have a 2nd review any changes they made in response to feedback received at the last meeting and throughout the citizen outreach process. If they decide to move forward staff will mail a Notice of Hearing postcard (to the same individuals who received the notice

of application), the applicant will update their neighborhood sign with the meeting date, and I will email the interested party email list.

In regard to your second email, [REDACTED] was on the mailing list on March 25, 2025 sent around 6:30pm. Can I help you by updating the email address to ensure you receive any outgoing emails from me to the interested party list. I see you received a copy of the email below. Were you able to locate the email in your inbox, or did you have it forwarded to you.

Sarah Dircks, MCP, AICP

Sent: Friday, April 25, 2025 9:05 PM

Good evening everyone,

Could you please confirm whether the Cibola Vista rezoning case will be coming before the Planning and Zoning Commission soon?

On Mar 25, 2025, at 6:28 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Afternoon,

I'm writing to inform you that Withey Morris Baugh, PLC, will be hosting a 3rd Neighborhood meeting for the Cibola Vista Resort Residence. You are being emailed because you reached out to the City related to Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) application submitted to the City in April 2024. In response to your public participation, you were placed on the city's interest parties list for these two projects. An additional neighborhood meeting is not required; however, the applicant has elected to host another meeting to create space for additional dialog and an avenue for their team to share potential plan updates. The upcoming meeting is scheduled as follows:

Date: Monday, April 14, 2025, from 6:30 – 7:30

Location: 9687 W Adam Ave, Peoria, AZ 85382 (Sunset Heights Elementary - School Gymnasium)

City staff has not reviewed a submittal for this project since May 2024 and does not have any new information on the cases at this time. A public hearing before Planning and Zoning Commission and City Council will be required before any action can be considered on these entitlement cases. I have cataloged all public comments to date regarding both cases above. Additional public comment can be cataloged

public comment through the public comment tab on the online planning [page](#), referencing GPA24-06 and Z00-10A.6. As with any case we provide any written correspondence with Planning and Zoning Commission and City Council communications.

If you have any questions regarding the application submitted by Withey Morris Baugh, they can be contacted by phone (602-230-0600) or email (stephanie@wmbattorneys.com).

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Monday, March 3, 2025 3:02 PM

Received and thank you

On Mar 3, 2025, at 2:48 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Afternoon,

You are being emailed because you reached out to the City related to Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) application submitted to the City in April 2024. In response to your public participation, you were placed on the city's interest parties list for these two projects. The applicant has elected to schedule a third voluntary outreach meeting on Tuesday, March 18, 2025, from 6:30 – 7:30 pm in the Cafeteria at Sunset Heights Elementary School. The applicant has mailed out the attached notice. You are invited to attend.

City staff has not reviewed a submittal for this project since May 2024 and does not have any new information on the cases at this time. I have recorded any prior comments to both cases above. As with any case we provide any written correspondence with Planning and Zoning Commission and City Council communications.

If you have any questions regarding the application submitted by Withey Morris Baugh, they can be contacted by phone (602-230-0600) or email (stephanie@wmbattorneys.com).

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Friday, November 15, 2024 10:48 AM

Mayor Beck, City Council Members, City Manager Darwin, and Staff,

As the city considers future rental community developments, it is essential to evaluate the broader implications of these projects. Such developments can exacerbate strains on our quality of life and potentially lead to higher fees or reductions in critical services. This makes it crucial for city leaders to prioritize land use that maximizes value and long-term community benefits.

We must ask: Does homeownership provide greater value compared to multifamily rental and build-to-rent communities?

The repeal of Arizona's rental tax, enacted through Senate Bill 1131, signed into law by Governor Katie Hobbs in 2023, takes effect on January 1, 2025. This legislation eliminates taxes on long-term residential rentals, which previously served as a vital revenue stream for cities. For Peoria, the repeal is projected to result in an annual revenue loss of approximately \$12.5 million, primarily impacting the city's general fund. This fund supports essential services such as public safety, parks, and libraries. As a result, Peoria may be compelled to consider increased taxes, reductions in services, or delays in infrastructure projects to address this financial shortfall.

Given these challenges, it is imperative that Peoria carefully assesses the implications of future rental developments and prioritizes sustainable land use strategies that enhance community wellbeing.

Respectfully,

The Residents for Smart Growth

Sent: Thursday, November 7, 2024 7:49 PM

Good evening, Mayor, Council, and Staff,

Our team discussed the upcoming meeting we invited you to attend. While we would greatly appreciate your presence, we believe it would best serve the community and city leadership for your staff to attend on your behalf. We hope you understand our decision and request.

Could you kindly confirm your staff's availability and let us know if any accommodations will be needed?

Thank you.

Sent: Wednesday, November 13, 2024 12:37 PM

Mayor Beck, Council Members, City Manager, and Planning and Zoning Director,

The citizens of North Peoria, specifically those of us who are opposed the projects mentioned in our previous letter, invite you to meet us, Tuesday, November 12th, 2024, at 10:00AM to look at and discuss the properties in dispute, specifically the build to rent homes and apartments, proposed in our community. The meeting will begin at 10:00AM and will be held at the church, located 9543 W. Jomax Road, Peoria, AZ 85383. We wish to discuss the impact these two mentioned projects, the proposed Cibola Vista conversion to a multifamily community, the Basis School traffic, in the AM & PM and the proposed 833-unit project will not only affect our property values, but those communities around us, West Wing Mountain and others. We want to address the burden these projects will put on our infrastructure, specifically traffic.

We look forward to discussing our concerns with you and working with you toward a resolution.

Sincerely,

Jeremy Bower

Please reserve your attendance at [REDACTED]

Admin Neighborhood Group – End of Correspondence

Sent: Monday, November 18, 2024 8:10 AM

Kyle,

There are several different requests submitted in the area. I am the reviewer for Z00-10.a.6 and GPA24-06 the Resort Residence at Cibola Vista and I will mark your opposition. This case is not actively in review and went out to applicant in May 2024. I will forward your opposition to the reviewer for Cibola Vista Mini-Storage Facility SP22-34 and the reviewer for Prestige Homes on Lake Pleasant Parkway SP21-25 so they too can mark your opposition.

Sarah Dircks, MCP, AICP

Sent: Friday, November 15, 2024 4:48 AM

I am vehemently opposed to the proposal to build 800+ apartments between Jomax and Cibola Vista Dr and the 833-unit self-storage facility across the street.

Congestion in this area is already unbearable due to poor city planning. Street lights every 100 yards have turned Happy Valley road into a parking lot. Try considering quality of life issues for your citizens rather than benefits for greedily developers.

Kyle and Julie Mohan



Kyle Mohan – End of Correspondence

Sent: Wednesday, November 20, 2024 9:23 AM)

Alaina,

Thank you.

Sarah Dircks, MCP, AICP

Sent: Wednesday, November 20, 2024 8:29 AM

Good Morning,

My Address is listed below.



Thank you for reaching out.

Alaina Dykes

Sent: Tuesday, November 19, 2024 4:16 PM

Alaina,

To aid in my tracking of opposition can you tell me your property address?

Sarah Dircks, MCP, AICP

Sent: Tuesday, November 19, 2024 10:59 AM

Ms. Dykes,

Thank you for your email. Please note that the only item that is going to hearing tonight is the Cibola Vista Mini-Storage. This email will be compiled with all other correspondence that has been received to date and provided to the City Council prior to the hearing regarding the storage facility.

Cibola Vista Conditional Use Permit Appeal Hearing

Date and Time: 11/19/2024 @ 6pm

Location: 8401 W. Monroe Street Peoria, AZ 85345

I have copied the planners for the multi-family cases referenced (Z21-08 Prestige Homes – Lorie Dever, and Z00-10A.6 Cibola Vista Multi-Family – Sarah Dircks) so that they are aware that you have been responded to, but they will document the email for those relevant cases as well.

Thank you for your time.

Cody Gleason, MBA, AICP

Sent: Tuesday, November 19, 2024 10:28 AM

Good Morning,

I am completely in opposition to the rezoning of land on Jomax and Lake Pleasant Parkway to apartments and the self storage unit in the same area. There are already multiple storage units down Lake Pleasant Parkway. Please consider putting the storage units by the freeway and not in neighborhoods. Apartments and storage units do not belong in neighborhoods. This beautiful land should be used for single family homes. Apartments should be built right off the freeway so they are not causing more traffic and blocking out the beautiful mountain views. Please do not block out our beautiful desserts by building more apartments and storage units in residential areas.

Alaina Dykes

West Wing Resident

Alaina Dykes – End of Correspondence

Sent: Tuesday, November 19, 2024 4:51 PM

****Why Building an Apartment Complex and storage facility in north Peoria is a Bad Idea****

1. ****Changes the Neighborhood's Character****

The Cibola vista neighborhood is a very high quality low crime neighborhood. Bringing in apartments and storage will disrupt this lifestyle.

2. ****Increased Traffic and Noise****

More people mean more cars, noise, and congestion, disrupting the peaceful environment.

3. ****Strain on Infrastructure****

Roads, utilities, and services may not handle the added demand, leading to issues for everyone.

4. ****Lower Property Values****

Nearby homes will lose value due to overcrowding and parking issues.

5. ****Loss of natural Space****

The Apartments will replace potential parks, trees, or desert areas, making the area less appealing.

6. ****Better Locations Exist****

High-density housing fits better in busier areas with proper infrastructure, not near quiet neighborhoods.

In short, apartment complex and storage property will create problems that disrupt the balance and peace of the existing nice neighborhoods.

Thank you,

Concerned Peoria Resident

Scott

Scott Ingram – End of Correspondence

Sent: Tuesday, November 19, 2024 5:05 PM

Dear City of Peoria Planning Commission,

I am writing to express my strong opposition to the proposed construction of a 600-apartment building in the North Peoria/LPP/Westwing area, a project that would have significant negative consequences for our community.

First and foremost, our local schools, including the high schools, are already operating at or above capacity. Adding such a large number of new housing units will only exacerbate the existing strain on educational resources, potentially compromising the quality of education for current and future students.

Additionally, the area is already dealing with issues related to overcrowding. Traffic congestion, limited parking, and insufficient infrastructure to support the existing population are persistent challenges. Introducing a development of this scale will only amplify these problems, reducing the overall quality of life for residents in what is currently an upscale neighborhood.

While I understand the need for growth and housing options, I urge the commission to consider alternative solutions that align better with the character and capacity of our community. I strongly believe this project, as proposed, is not in the best interest of our residents or the long-term sustainability of the neighborhood.

Thank you for taking my concerns into account. I would appreciate an update on the status of this proposal and any future opportunities for public input.

Sincerely,

Kelly Ingram

Kelly Ingram – End of Correspondence

Sent: Tuesday, November 19, 2024 5:43 PM

Dale,

Thank you for your email. I am a reviewer for one of the two multi-family pieces (GPA24-06 Z00-10A.6 Resort Residence at Cibola Vista) which is currently out to applicant. I will mark opposition from Dale Schantz on Resort Residence at Cibola Vista. For my record keeping can you provide your address? Your personal information will be redacted and not publicly shared.

I have also copied the planners for the other multi-family cases referenced (Z21-08 Prestige Homes – Lorie Dever) so that she is aware that you have been responded to and so she can document opposition for their case accordingly.

Sarah Dircks, MCP, AICP

Sent: Tuesday, November 19, 2024 9:09 AM

Planning and Development,

Please reconsider the addition of developers adding apartments to the NEC of Jomax & Lake Pleasant.

Apartments do not increase our property values as we are trying to be convinced.

Truth is Truth!

The zip code has been named one of the most desired in the metro area - please leave it that way!

We are opposed to the apartments being put into our area.

Best Regards,

Dale & Ruby Schantz

Dale Schantz – End of Correspondence

Sent: Tuesday, November 19, 2024 5:54 PM

Good evening,

As a homeowner in the Westwing area and do not want any apartments or multi-family housing bringing down the value of the area. We already have enough renters populating the area with no care for the neighborhoods, speed limits or respecting rules of the roads (constant stop sign runners). There is not enough infrastructure to accommodate the influx of the new home developments in the area either.

We moved to Westwing to get away from renters and we care about the community here, from Westwing school, to the local businesses we support, please do not put apartments or multi-family housing developments in North Peoria and ruin this exclusive community that is already dealing with overcrowding on the roads, in the school, and people who do not care about the community.

Thank you,

Mitchel McCullough



Mitchel McCullough – End of Correspondence

Sent: Thursday, October 16, 2025 8:10 AM

Thank you!

Blessings,

Colleen

On Oct 15, 2025, at 5:39 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Colleen,

I can save your second email for the record. I have your opposition noted from 11/20/2024: [REDACTED]

Thank you for your time,

Sarah Dircks, MCP, AICP

Sent: Wednesday, October 15, 2025 6:58 AM

Hello Sarah,

Thank you for the notice.

Please add my comment yet again to the zoning commissions that it is an absolute NO! to re-zoning, building and crowding the with urban residential! Keep as it is! I worked and continue to work very hard to have chosen to purchase and live in this neighborhood for it to just be overrun with more traffic and overcrowded creating congested living. I moved here and not further in the city because of the space. There are other land areas that are not around neighborhoods - build there. This is only one of many reasons for saying no. Thank you, but no thank you!

Blessings,

Colleen

On Oct 14, 2025, at 10:29 AM, Sarah Dircks wrote:

Good Morning,

You are being emailed because you reached out to the City related to Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) applications submitted to the City in April 2024. As previously identified, in response to your public participation, you were placed on the city's interest parties list for these two projects. I am writing to inform you and interested parties that the Resort

Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) has been scheduled to have the following two meetings:

- 1. Planning and Zoning Commission: November 6, 2025 at 6pm*
- 2. City Council Meeting: December 16, 2025 at 6pm*

Both meetings will be held in the Public Safety Admin Building (8351 W. Cinnabar Ave) in the Peoria Room. Postcards have been mailed to neighbors within the required noticing area, and I have also attached a copy of the notice to this email for your convenience. Your comments previously provided, as with any written public comment received by the City regarding these cases, has been compiled and will be shared with Planning and Zoning Commission as well as City Council in advance of the corresponding public meetings.

Thank you for your time.

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Thursday, January 23, 2025 7:11 AM

Colleen,

I have documented your continued opposition. Your 2nd letter has been added to the record.

Sarah Dircks, MCP, AICP

Sent: Wednesday, January 22, 2025 9:08 PM

Hello Sarah,

Hope this finds you well. I was detained at work late today and missed this meeting. So wanted to resend my very concerned voice that is in objection to multi family housing or other multi story buildings. I am not sure you are the correct person. But wanted to send this today. Thank you for what you do and sending you all the best.

Blessing,

Colleen

On Jan 14, 2025, at 12:08 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Afternoon,

You are being emailed because you reached out to the City related to Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) application submitted to the City in April 2024. In response to your public participation, you were placed on the city's interest parties list for these two projects. The applicant has elected to schedule a second voluntary outreach meeting on January 22, 2025, at 6:00 pm in the gym at Sunset Heights Elementary School. The applicant has mailed out the attached notice. You are invited to attend.

City staff has not reviewed a submittal for this project since May 2024 and does not have any new information on the cases at this time. I have recorded any prior comments to both cases above. As with any case we provide any written correspondence with Planning and Zoning Commission and City Council communications.

If you have any questions regarding the application submitted by Withey Morris Baugh, they can be contacted by phone (602-230-0600) or email (stephanie@wmbattorneys.com).

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Thursday, November 21, 2024 7:17 AM

Good Morning Colleen,

There are a couple pending applications submitted for developments in the area. I am the assigned staff reviewer for the Resort Residence at Cibola Vista (GPA24-06 and Z00-10A.6 Cibola Vista Multi-Family). I will document your email below for opposition from is Colleen Inman ([REDACTED]) to those cases. I have also copied the planner for the other adjacent multi-family case (Z21-08 Prestige Homes – Lorie Dever) so that she is aware that you have been responded to. She will also document the email for Z21-08 as well.

Sarah Dircks, MCP, AICP

Sent: Wednesday, November 20, 2024 5:32 PM

Dear Representative,

I hope this message finds you well. My name is Colleen Inman, and I am a resident at [REDACTED]

I am writing to express my strong opposition to any plans for multi-housing development or storage unit construction at the intersection of Jomax and Lake Pleasant Road.

I understand the financial appeal of such projects, as revenue often takes precedence in development decisions. However, my family and I, along with many other residents, chose this area for its carefully planned neighborhoods, open spaces, and breathtaking views. We have lived here for over 10 years and worked hard to call this community our home.

Adding high-density housing or storage facilities would significantly disrupt the character of the neighborhood. These developments would not only detract from the natural beauty and tranquility of the area but would also compromise the quality of life for current residents. Storage units, in particular, are unnecessary given the abundance of such facilities nearby, just as the Safeway at 83rd Avenue and Happy Valley Road highlighted a lack of need for another chain grocery store.

I urge you to consider developments that align with the existing aesthetic and community values of the area. My children and their friends greatly enjoy the open spaces and freedom this neighborhood provides. Preserving this environment is crucial for our families and future generations.

Thank you for taking the time to consider my concerns. Please feel free to contact me at this email or [REDACTED] if I can assist in preventing this proposed development.

Sincerely,

Colleen Inman

Resident of Peoria

Colleen Inman – End of Correspondence

Sent: Thursday, January 23, 2025 2:36 PM

Thank you, Sarah.

[REDACTED]

On Thursday, January 23, 2025 at 02:18:37 PM MST, Sarah Dircks wrote:

Ms. [REDACTED],

I have received your letter of opposition. I have saved your letter in the case file for GPA24-06 and Z00-10A.6. For the city's documentation of public participation can you please provide me your address in WestWing? Your contact information will not be shared with the public / the applicant.

Sarah Dircks, MCP, AICP

From: Kristin [REDACTED]

Good Morning,

I am reaching out as a concerned homeowner in the West Wing subdivision. I am voicing my concern about this land being re-zoned for multifamily use. I strongly oppose this plan amendment request and want to ensure my concerns are heard.

Adding a multifamily community on the Southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive will impact our community in a detrimental way to the community in the following ways:

Adding Traffic and congestion to the area, increased crime and adding more student to an already overwhelmed school and transportation system- a 265-unit community will house about (530) individuals and cars.

Increasing the risk to our children both physically and emotionally. Physically, because of a significant increase in foot traffic as well as vehicles that our children will have to navigate if they walk to and from school. Emotionally, as it will add and increase in enrollment to the schools in the area that are already over capacity and understaffed.

Schools have had to adjust lunch schedules/recess and all classes to accommodate this. Furthermore, our bus transportation for DVUSD and PVUSD is at max capacity, with no school bus drivers to fill the roles, supervisors are running the routes. Our children are OFTEN late for school, which impacts their emotional

and educational health. This has also affected us as parents, who are trying to work full-time and support our families. Children are waiting at the bus stops and or school for longer periods of time in the extreme elements in the Summer Months when it's 120 degrees. Furthermore, transportation doesn't have air conditioning, so our children could be outside in the heat for well over an hour or more.

It should also be noted that the School districts have dealt with the influx of children needing transportation by making the older grades (7 & 8 Grade) walk to school, which is up to 1.2 miles or a 30-minute walk on an already busy parkway, daily. Parents were told in August 2024 that they may have to make 6th, 7th and 8th grade walk starting next year because they can't handle the number of children who need transportation.

As if adding traffic to the area isn't bad enough, but it also poses a threat to our children. There are multiple Sex Offenders that live in the area that our children have to be aware of, and unfortunately, having a multifamily community will only aid in increasing that threat, especially since more of our children are forced to walk to school since transportation is at max capacity.

Also, Management of these multifamily communities can change their rental criteria at any given time, allowing people with evictions and criminal backgrounds to reside in the community to maintain their business, these businesses are not concerned about the greater implications these changes can make on the surrounding community.

Decrease in Home Value- The area surrounding the resort for the zip code 85383 is \$140k/year and the average home is \$650-\$1M, rent is significantly lower \$1,300-\$2,000/Mo, lower rent or even low income will bring crime and noise to a beautiful high-end area.

The density that this multi-family community will add to the area, should not be approved. This land should be used as it was initially instructed, for commercial development that will add value to the Community.

Thank you for taking the time to read my email. If I can offer support in any way please feel free to reach out.

Best,

Kristin [REDACTED]

Kristen [REDACTED] – End of Correspondence

Sent: Wednesday, October 15, 2025 7:53 AM

Hi Sarah

[REDACTED]

Thank you!

On Wed, Oct 15, 2025 at 7:39 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Austin,

Thank you for reaching out and alerting me of my email address. I appreciate you letting me know so I can help clarify for other. I was able to verify my email was correct in other locations the city references the case, and my number is correct on the postcard so anyone could call me if they receive a bounce back email. To help set you at ease, I have received both calls and emails recently related to the case and am tracking all written correspondence to share with commission and council.

I am glad you reached back out. There appears to be a typo on your address when I took it over the phone, can you please let me know what your address is again?

Sarah Dircks, MCP, AICP

Sent: Tuesday, October 14, 2025 6:16 PM

Hi Sarah

Your email on the attachment is incorrect. It is missing the period between your first and last name.

People's emails might not be getting through to you.

Thank you

On Tue, Oct 14, 2025 at 10:37 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Morning,

You are being emailed because you reached out to the City related to Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) applications submitted to the City in April 2024. As previously identified, in response to your public participation, you were placed on the city's interest parties list for these two projects. I am writing to inform you and interested parties that the Resort

Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) has been scheduled to have the following two meetings:

- Planning and Zoning Commission: November 6, 2025 at 6pm*
- City Council Meeting: December 16, 2025 at 6pm*

Both meetings will be held in the Public Safety Admin Building ([8351 W. Cinnabar Ave](#)) in the Peoria Room. Postcards have been mailed to neighbors within the required noticing area, and I have also attached a copy of the notice to this email for your convenience. Your comments previously provided, as with any written public comment received by the City regarding these cases, has been compiled and will be shared with Planning and Zoning Commission as well as City Council in advance of the corresponding public meetings.

Thank you for your time.

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Tuesday, October 14, 2025 7:42 AM

Good Morning,

Thank you for relaying the information while I was out yesterday. Perfect timing, I am preparing to send an email out today about Cibola Vista. Per your request I have added you (Austin) to the City's interested party list for the Cibola Vista GPA25-06 Minor GPA Amendment and Major PCD amendment Z00-10A.6. This next email I am about to send out will included information about the next two public meetings.

Should you have specific comments related to your support or opposition I can add your comments to the document I am compiling of public comment. Based on the information I have received below, I have marked your correspondence as an informational inquiry. Feel free to email me back directly and I can modify how I track your public comment.

Thank you for your interest in the public process.

Sarah Dircks, MCP, AICP

Sent: Monday, October 13, 2025 2:53 PM - Augustus Gerletti

Good Afternoon,

It was a pleasure speaking with you Austin.

The Senior Planner handling the case for Resort Residences at Cibola Vista is Sarah Dircks. Sarah can be reached by Email: Sarah.Dircks@peoriaaz.com or by Phone 623-773-7514.

Sarah –

Austin Moe would like to be notified of public hearings or information regarding the Resort Residences at Cibola Vista project. His information is below, and he is CC'ed on this email as well.

Austin Moe



If you have any questions, please feel free to reach out.

Thank you,

Augustus Gerletti

Planner I

Austin Moe – End of Correspondence

Sent: Wednesday, October 15, 2025 10:56 AM

Daniel,

Thank you for your respectfulness and interest in the public process. I am the Senior Planner assigned to this case. I have recorded your opposition to the Resort Residences at Cibola Vista at GPA24-06 and Z00-10A.6. I have also added you to the interested party list so should there be any changes to the upcoming meeting you will receive an email from me. For my record, can you please let me know your address so I can track where public comment is coming from?

I did want to clarify; the general plan and rezoning have not been approved. Notifications were distributed related to the case because a meeting has been scheduled in November for a Planning and Zoning Commission meeting. At the meeting Commission (a group of volunteer residents) will hear the request and make a recommendation for a city council decision. Ultimately the decision will be made by City Council (elected officials) in December.

Sarah Dircks, MCP, AICP

Sent: Tuesday, October 14, 2025 5:39 PM

Dear Sarah Dircks,

I hope this message finds you well. I am writing to express my concerns regarding the proposed Cibola Vista multi-family project/new construction project currently under consideration. After reviewing the details of the project, I have several reservations that I believe need to be taken into account before moving forward. I am also a homeowner in the Cibola Vista neighborhood who was approached and misled by a representative of the investment firm wanting to construct the proposed project.

I respectfully urge you to reconsider the approval of this project and take into account the concerns of local residents. I believe that thoughtful, sustainable planning is essential for the well-being of our community, and I hope you will advocate for solutions that prioritize these values.

Thank you for your time and consideration. I would greatly appreciate your attention to this matter.

*Sincerely,
Daniel Ortiz*

Daniel Ortiz – End of Correspondence

Sent: Thursday, October 16, 2025 6:11 AM

Yes

I am opposing the General Plan Amendment and Rezoning Request for Resort Residence at Cibola Vista.

Amy McKeever

[REDACTED]

Thank you

On Wednesday, October 15, 2025, 5:55 PM, Sarah Dircks wrote:

Amy,

I am the Senior Planner assigned to review GPA24-06 and Z00-10A.6. For my record, are you opposing the General Plan Amendment and Rezoning Request for Resort Residence at Cibola Vista submitted on the property located east of the southeast corner of Pinnacle Vista Drive and Lake Pleasant Parkway. Please note this is the first time this request has been scheduled to be presented to Planning and Zoning Commission. There was a different request for a nearby project with a different product type and layout off Lake Pleasant Parkway.

Assuming you are talking about the Resort Residence at Cibola Vista, I can save your email below as written opposition to GPA24-06 and Z00-10A.6. All public comment will be compiled and contact information will be redacted before it is shared with Planning and Zoning Commission and City Council before the scheduled meetings. For my record, can you please let me know your address so I can track where public comment is coming from. Lastly, I wanted to note, in response to your feedback, I will also add you to the city's interested party list so you will be notified if any meeting date changes.

Thank you for your time,

Sarah Dircks, MCP, AICP

Sent: Wednesday, October 15, 2025 2:52 PM

Stop attempt to Re-Zone property at Cibola Vista Resort at Pinnacle Vista Dr and Lake Pleasant road in Peoria.

This issue has already been turned down at a previous meeting yet to resurface again.

This project raises significant concerns regarding its impact on the quality of life, public safety, infrastructure, and environmental stability of our community.

These proposed projects are NOT allowed with existing zoning and re-zoning this area would undermine Peoria's commitment to sustainable and community driven growth.

The "luxury apartments" will only be "luxury" until ownership changes hands and low income multi-unit homes are allowed next door.

The other developer that wants multi-unit low income tiny box homes next to these apartments will cause even higher density and traffic problems across from Basis where huge traffic lines already exist.

Allowing this re-zoning opens the floodgates for both of these proposed projects and for any dense dwellings that will lower property values, increase crime, and strain infrastructure.

Rezoning to allow for multi family units and apartments is not aligned with our surrounding area and will lower the quality of our neighborhood with more "transient" type residents than single family homes and what the current zoning allows for.

Rezoning would also allow for more light and noise pollution where we currently have a Dark Sky Law and quiet neighborhood. It will also create privacy concerns

especially with the multi-story apartments giving a sense of being "packed in" where previous open space was.

Current zoning allows for more of the same and what was expected to be from this neighborhood.

Please shut this re-zoning issue down for good as the residents of this neighborhood have already spoken against it and petitions have been signed.

It feels like Cibola Vista and the land developers think that if they keep asking then eventually we will give them what they want.

However troublesome these meetings are, we are going to continue to oppose it.

Thank you,

Amy McKeever DDS

Amy McKeever – End of Correspondence

Sent: Thursday, October 16, 2025 8:32 AM

Hi Sarah,

Thank you for the prompt response, I appreciate your time.

My address is:



Prior to this home we lived in the Westwing community since 2017.

Take care,

Don Eberhart

On Thu, Oct 16, 2025 at 8:24 AM Sarah Dircks wrote:

Good Morning Don,

I am the Senior Planner assigned to review the General Plan Amendment and Rezoning Request for Resort Residence at Cibola Vista GPA24-06 and Z00-10A.6. I have saved your email below as written opposition to GPA24-06 and Z00-10A.6. For my record, can you please let me know your address so I can track where public comment is coming from. All public comment will be compiled and contact information will be redacted before it is shared with Planning and Zoning Commission and City Council before the scheduled meetings.

To provide a little bit of background on the upcoming process and notice circulating, General Plan Amendments and Major PCD amendments are not administrative (staff level) decisions. The first meeting scheduled on November 6, 2025 is for a Planning and Zoning Commission, which is composed of volunteer residents who hear cases pertaining to planning and zoning. They listen to the request, there will be a longer discussion, and then the commission will make a recommendation to Council. City Council will then be scheduled in December. City council will review the findings from the Planning and Zoning Commission meeting, and the elected officials will vote on the case. In response to your feedback, I will also add you to the city's interested party list so you will be notified if any meeting date changes.

Sarah Dircks, MCP, AICP

Sent: Thursday, October 16, 2025 7:56 AM

Hello,

As a long time resident of the Cibola Vista and Westwing neighborhoods, I strongly oppose the proposition to rezone the land in Cibola Vista from Hospitality to High density housing for Apartments. This issue has come up on multiple lots in the Cibola Vista neighborhood and the residents of Cibola Vista and Westwing have always opposed it. As residents we do not want increased traffic and enrollment in the already overcrowded classrooms.

I've attended the open house of the developers in the past to answer questions about the proposal and the attorneys insist that the apartments will have minimal impact on traffic and school enrollment because the residents will mostly be snow birds. That doesn't make sense. Who is going to rent the units for the other half of the year when the snowbirds leave? Nobody develops apartments to be rented for only half of the year. It is obvious that a large percentage of the residents would be families which would result in a significant number of school aged children.

In terms of traffic, they argue that it won't deviate from the traffic that would occur if Cibola Vista were to develop the same land with more time share units but I have to disagree with that. To come up with this, they used traffic data from a typical hotel and showed that it is comparable to apartments. Cibola Vista is not a typical hotel that would be used for business travelers that leave the property daily, it is a resort and to the visitors at Cibola Vista, the resort is the destination so they rarely leave the property. If it becomes apartments it will definitely lead to more traffic in the neighborhood.

Thank you for your time and I hope you will decide against rezoning the property.

Sincerely,

Don Eberhart

Cibola Vista resident

Don Eberhart – End of Correspondence

Sent: Thursday, October 16, 2025 10:42 AM

Thank you for your reply. My address is [REDACTED] in the Querencia development.

-Crista

On Oct 16, 2025, at 9:16 AM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Morning Crista,

I am the Senior Planner assigned to review the General Plan Amendment and Rezoning Request for Resort Residence at Cibola Vista (GPA24-06 and Z00-10A.6). I understand why it may feel like this is an old project resurfacing. There was a request submitted in 2021 for Prestige Homes (Z21-08). The other request was for a property located on the northeast corner of Lake Pleasant and Jomax Road. The Resort Residence at Cibola Vista is a different application, for a property owned by the Cibola Vista Resort and Spa that has not been brought to a public hearing before. I have saved your email below as written opposition to the application submitted to the city for the Resort Residence at Cibola Vista.

For my record, can you please let me know your property address so I can update my table tracking public comment on the case? All public comment will be compiled and contact information will be redacted before it is shared with Planning and Zoning Commission and City Council before the scheduled meetings. In response to your interest in the case, I have added you to the City's interested party list so that if there are any changes to the meeting information attached you will receive a notification from me.

Thank you for your time and civility,

Sarah Dircks, MCP, AICP

Sent: Thursday, October 16, 2025 7:49 AM

Stop attempt to Re-Zone property at Cibola Vista Resort at Pinnacle Vista Dr and Lake Pleasant road in Peoria.

This issue has already been turned down at a previous meeting yet to resurface again.

This project raises significant concerns regarding its impact on the quality of life, public safety, infrastructure, and environmental stability of our community.

These proposed projects are NOT allowed with existing zoning and re-zoning this area would undermine Peoria's commitment to sustainable and community driven growth.

The "luxury apartments" will only be "luxury" until ownership changes hands and low income multi-unit homes are allowed next door.

The other developer that wants multi-unit low income tiny box homes next to these apartments will cause even higher density and traffic problems across from Basis where huge traffic lines already exist.

Allowing this re-zoning opens the floodgates for both of these proposed projects and for any dense dwellings that will lower property values, increase crime, and strain infrastructure.

Rezoning to allow for multi family units and apartments is not aligned with our surrounding area and will lower the quality of our neighborhood with more "transient" type residents than single family homes and what the current zoning allows for.

Rezoning would also allow for more light and noise pollution where we currently have a Dark Sky Law and quiet neighborhood. It will also create privacy concerns especially with the multi-story apartments giving a sense of being "packed in" where previous open space was.

Current zoning allows for more of the same and what was expected to be from this neighborhood.

Please shut this re-zoning issue down for good as the residents of this neighborhood have already spoken against it and petitions have been signed.

It feels like Cibola Vista and the land developers think that if they keep asking then eventually we will give them what they want.

However troublesome these meeting are, we are going to continue to oppose it.

Thank you,

Crista Kleppe



Crista Kleppe – End of Correspondence

Sent: Thursday, October 16, 2025 11:59 AM

Thanks Sarah!

My address is:



On Oct 16, 2025, at 11:01 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Scott,

I have received your email related to opposition the General Plan Amendment and Rezoning Request for Resort Residence at Cibola Vista (GPA24-06 and Z00-10A.6). I understand why it may feel like this is an old project resurfacing. There was a request submitted in 2021 for Prestige Homes (Z21-08) that went to hearing last year. The other request was for a property located on the northeast corner of Lake Pleasant and Jomax Road. The Resort Residence at Cibola Vista is a different application, for a property owned by the Cibola Vista Resort and Spa that has not been brought to a public hearing before. I have saved your email below as written opposition to the application submitted to the city for the Resort Residence at Cibola Vista.

For my record, can you please let me know your property address so I can update my table tracking public comment on the case? All public comment will be compiled and contact information will be redacted before it is shared with Planning and Zoning Commission and City Council before the scheduled meetings. To provide a little bit of background on the upcoming process, General Plan Amendments and Major PCD amendments are not administrative (staff level) decisions. The first meeting scheduled on November 6, 2025 is for a Planning and Zoning Commission, which is composed of volunteer residents who hear cases pertaining to planning and zoning. They listen to the request, there will be a longer discussion, and then the commission will make a recommendation to Council. City Council will then be scheduled in December. City council will review the findings from the Planning and Zoning Commission meeting, and the elected officials will vote on the case.

In response to your interest in the case, I have added you to the City's interested party list so that if there are any changes to the meeting information attached you will receive a notification from me.

Thank you for your time and civility,

Sarah Dircks, MCP, AICP

Sent: Tuesday, October 14, 2025 5:08 PM

Hello Sarah!

I would like to formally oppose the rezoning that is proposed for the SE corner of Lake Pleasant and Pinnacle Vista Drive. The commission is set to meet on 11/6 on this topic. This is not the type of growth we need in the community and is not supported by the surrounding neighborhoods. This company or another company attempted to rezone this area last year and was met with strong opposition. This would overwhelm an already crowded school system, cause additional traffic congestion, and become an eye sore for a beautiful area within our community. We are for growth and development in our community but not using the proposed approach.

Thank you for your time!

-Scott Keller

Scott Keller – End Correspondence

Sent: Friday, October 24, 2025 1:06 PM

Thank you so much!

My address



Jen Farr

On Thu, Oct 16, 2025 at 12:54 PM, Sarah Dircks wrote:

Good Afternoon Jennifer,

I am the Senior Planner assigned to review the General Plan Amendment and Rezoning Request for Resort Residence at Cibola Vista (GPA24-06 and Z00-10A.6). I have saved your email below as written opposition to the application submitted to the city for the Resort Residence at Cibola Vista. For my record, can you please let me know your property address so I can update my table tracking public comment on the case? All public comment will be compiled and contact information will be redacted before it is shared with Planning and Zoning Commission and City Council before the scheduled meetings.

Based on your comment about single family and request to not build, I wanted to respond to expand/clarify two things in your email:

- 1. The property currently has an underlying zoning of C-2 with the Cibola Vista PAD, it is not zoned single-family residential. I understand the confusion, given the existing land use designation. If single family residential were desired, a developer / the property owner would have to apply for a rezoning request to seek for the zoning to change and there would also have to be a public hearing to allow for residential. The previously anticipated development of the site was a 4-story expansion of the hotel, however technically current zoning allows them to develop any intermediate commercial (C-2) use without a public hearing process.*
- 2. The city is not the applicant on the case. An application was submitted by a developer working with the current owners of the property who also own the Cibola Vista resort. Staff is required to review all application submitted to the*

city; we do not have the authority to approve general plan and major PAD amendment request. The first meeting scheduled on November 6, 2025, is for a Planning and Zoning Commission, which is composed of volunteer residents who hear cases pertaining to planning and zoning. They listen to the request, there will be a longer discussion, and then the commission will make a recommendation to Council. City Council will then be scheduled in December. City council will review the findings from the Planning and Zoning Commission meeting, and the elected officials will vote on the case. As previously noted, I am compiling all comments to share with both commission and board so your comments below will be provided to them.

In response to your interest in the case, I have added you to the City's interested party list so that if there are any changes to the meeting information attached you will receive a notification from me.

Sarah Dircks, MCP, AICP

Sent: Thursday, October 16, 2025 12:26 PM

Hi Sarah,

My husband and I are residents of the Cibola Vista neighborhood and we oppose the multifamily apartment complex proposal that would be built across the street from Cibola Vista resort.

This is NOT best for our community.

Single family housing would be a better option if something needs to be built here.

We already are getting a lot of traffic in that area of road due to the resort expanding and becoming more popular. And adding a large housing unit that houses many more people than single family homes is going to increase the traffic, and danger of people crossing that street from the resort to their community building, as well as children who ride their bikes and walk in the area on and around the surrounding walking paths.

I strongly suggest single-family homes in this area rather than a large multi-family apartment complex. Apartment buildings are notorious for providing marginal parking provision for tenants and the overflow from this plus tenants visitors will put parking under pressure into our neighborhood.

Personal privacy for home owners becomes an issue with their property and backyard being overlooked at all times.

Also I have a huge concern that properties values would decrease because of the footprint an apartment building would impose on the neighbourhood detracts from the ambience of the area.

Please do not build apartment complex or Multi-Family housing in this plot of land across the street from Cibola Vista resort.

Thank you

Jennifer Farr and Gregory Farr

Jennifer Far – End of Correspondence

Sent: Thursday, October 16, 2025 4:51 PM

Todd,

Thank you. I was alerted about the space. I was able to verify all places online and all other correspondence identifies the correct email. Thankfully, my phone number is correct on the mailer so people can still reach me if they were not able to find the email address and needed help. Most people have found my email, and provided written correspondence rather than calling me (I received several emails today and yesterday).

Sarah Dircks, MCP, AICP

Sent: Thursday, October 16, 2025 4:35 PM

Thanks - also wanted to let you know that the mailing doesn't have your correct email address - I had to look it up on the city website - it has a space where the period is at.

Regards,

On Oct 16, 2025, at 3:42 PM, Sarah Dircks wrote:

Todd,

As the assigned reviewer for the Resort Residence at Cibola Vista Application (GP24-06 and Z00-10A.6) submitted to the city, I am the correct contact related to the case. I have added your name, address, email, and stated opposition to my record tracking public comment for the case. Your written comments below will be compiled and provided to Planning and Zoning Commission and City Council in advance of the corresponding meetings.

Thank you for your civility,

Sarah Dircks, MCP, AICP

Sent: Thursday, October 16, 2025 3:25 PM

Greetings,

I received a postcard about the proposed development and you were listed as the contact for comments on the project.

I live right next to the proposed development and would like to share that I do not want high density apartments at this location. It will impact my home value, increase traffic congestion, and would be an eyesore for the residents with homes next to the property.

Please let me know if you need anything else from me.

Regards,

Todd Clemens



Todd Clemens – End of Correspondence

Sent: Monday, October 20, 2025 1:04 PM

Nany,

Thank you for your response back with your address. I have updated my public comment tracking document. Have a nice day.

Sarah Dircks, MCP, AICP

Sent: Monday, October 20, 2025 11:09 AM

Hello Sarah,

Thank you for your email.

My address is [REDACTED]

Thanks again,

Nancy

Sent: Monday, October 20, 2025 7:40 AM

Nancy,

I received your email over the weekend regarding your opposition to the Resort Residence at Cibola Vista (GPA25-06 and Z00-10A.6). As the assigned city reviewer to the case, I have recorded your opposition and will save your email below to share with Planning and Zoning Commission and City Council in advance of the corresponding meetings. Please note, Planning Commission is scheduled on November 6th. Commission is composed of resident volunteers who listen to a presentation on the case, listen to public comment, and make a recommendation to City Council. Neither city staff nor commission have the ultimate authority of approving the case. The case, should it proceed would have to go to City Council for final action. In response to your public comment, I will also add you to the City's interested party list so should there be any change to the advertised meetings you can also receive and email from me and the city (copy of postcard attached).

For documentation purposes, can you please tell me your address so I can track where public comments are coming from? Your contact information will be redacted before it is shared with Commission or Council.

Sarah Dircks, MCP, AICP

Sent: Sunday, October 19, 2025 3:04 PM

I am writing to express my opposition to the proposed 300+ unit multi-family complex at the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive. This development would add considerable traffic congestion, impact neighborhood safety, and change the low-density character of the area. I respectfully urge the Commission to deny or reconsider this proposal.

Sincerely,

Nancy Clavelot

NancyClavelot – End of Correspondence

Sent: Tuesday, October 28, 2025 7:11 AM

Dylan,

I received your letter of opposition submitted over the weekend. As the assigned city reviewer I will add your comments to the compilation of public comments received for the case that will be shared with the Planning and Zoning Commission on November 6 and City Council on December 16th. I have also tracked your email below as opposition. For my record, can you please provide me with your address. I will redact your address and not share it publicly; I am merely tracking where comments are coming from for the record. I will also add your email to the city's interested party list so if for some reason the meeting date changes (which is not anticipated) you will receive an email from me notifying you of the change.

Sarah Dircks, MCP, AICP

Sent: Sunday, October 26, 2025 1:29 PM

TO whom it may concern,

I am opposed to the possibility of a 300+ unit multi family home being built on Lake Pleasant and Pinnacle Vista Dr. While on paper this may sound good for the community it would be a detriment for everyone that is already living in the area. There was already a large lawsuit aimed at rental companies that was filed in 2024 by the Attorney General of Arizona that stated that there was frequent price fixing forcing tenants to pay much higher prices than the going market rate would have been. Inviting the chance of price fixing into the area instead of allowing the market to dictate prices will negatively impact the prices in the whole area. Allowing large corporations that focus only on shareholder profits into the area will seep out into the future build sites in this area and invite in landlords that put profit over the families that live there.

The next major problem is the lack of amenities in the area where this massive influx of people would be used. The entire shopping center and parking lots of the intersections around Lake Pleasant and Happy Valley is already almost entirely full, adding in a huge amount of new people into the situation is only going to cause problems and increase the likelihood of accidents occurring in the area. The next problem that relates to the massive influx of people is that prices would increase in the area. There is substantial evidence that suggests across the US as the population in an area increases prices seem to rise almost in tandem with the population.

The next largest problem is that families move into the new apartment complex where the children are going to go to school? There is no elementary or middle school close to the proposed location and the buses that take children into the area to Liberty High School are already full. High school is the next problem as Liberty High School already has enormous class sizes. The student body is already over 2,300 -2,500 students depending on the year and increasing the number of students that have no choice but to go there is going to decrease the effectiveness of teachers in the school. There are many studies that directly correlate large class sizes with decreased student proficiency degrading the chance students have at the school. As a former student at Liberty High School I can almost entirely guarantee that increasing the class sizes past how full they already were back then is going to lower the education quality that students receive.

In summary I understand and know that allowing this rezoning to take place will decrease the quality of living in the area and drive people who live here away. There should be more houses built in the area not large corporate owned apartment blocks as the influx of people will overwhelm the residents already here.

Sincerely,

Dylan Summers

Dylan Summers – End of Correspondence

Letters of Support Directed towards Staff as of 10/27/2025

Sent: Tuesday, March 4, 2025 10:32 AM- From Lawrene Bottorf

The city (especially the last 2 years) has been forthcoming, and you are doing a great job....don't let the emotional "angry birds" get to you....

Blessings, Lawrene Bottorf

[REDACTED]

Above all, keep fervent in your love for one another, because love covers a multitude of sins. - 1 Peter 4:8 (NASB1995)

On Tue, Mar 4, 2025 at 9:51 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Lawrence,

Thank you for your kindness. As an administrator to the public process, I strive to provide clear and relevant information when requested. Have a nice day!

Sarah Dircks, MCP, AICP

Sent: Monday, March 3, 2025 7:51 PM

Thanks Sarah... you all are going over and above to accommodate the community in information distribution...

Blessings, Lawrene Bottorf

[REDACTED]

Above all, keep fervent in your love for one another, because love covers a multitude of sins. - 1 Peter 4:8 (NASB1995)

On Mon, Mar 3, 2025 at 2:48 PM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Afternoon,

You are being emailed because you reached out to the City related to Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) application submitted to the City in April 2024. In response to your public participation, you were placed on the city's interest parties list for these two projects. The applicant has elected to schedule a third voluntary outreach meeting on Tuesday, March 18, 2025, from 6:30 – 7:30 pm in the Cafeteria at Sunset Heights Elementary School. The applicant has mailed out the attached notice. You are invited to attend.

City staff has not reviewed a submittal for this project since May 2024 and does not have any new information on the cases at this time. I have recorded any prior comments to both cases above. As with any case we provide any written correspondence with Planning and Zoning Commission and City Council communications.

If you have any questions regarding the application submitted by Withey Morris Baugh, they can be contacted by phone (602-230-0600) or email (stephanie@wmbattorneys.com).

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Tuesday, January 14, 2025 2:13 PM

Thank you Sarah... We will be there. And thanks for all the work you do for the city.

Blessings, Lawrene Bottorf

On Tue, Jan 14, 2025 at 12:08 PM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Afternoon,

You are being emailed because you reached out to the City related to Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) application submitted to the City in April 2024. In response to your public participation, you were placed on the city's interest parties list for these two projects. The applicant has elected to schedule a second voluntary outreach meeting on January 22, 2025, at 6:00 pm in the gym at

Sunset Heights Elementary School. The applicant has mailed out the attached notice. You are invited to attend.

City staff has not reviewed a submittal for this project since May 2024 and does not have any new information on the cases at this time. I have recorded any prior comments to both cases above. As with any case we provide any written correspondence with Planning and Zoning Commission and City Council communications.

If you have any questions regarding the application submitted by Withey Morris Baugh, they can be contacted by phone (602-230-0600) or email (stephanie@wmbattorneys.com).

Respectfully,

Sarah Dircks, MCP, AICP

Sent: Monday, September 16, 2024 4:08 PM

Yep...and thanks for all your work on this...

I will also pray for peace at the meeting. Many folks these days have lost their manners.



Blessings, Lawrence Bottorf

On Mon, Sep 16, 2024 at 3:49 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Lawrence,

I will record your letter of support for to case file GPA24-06 and Z00-10A.6. Can you provide me with your address for the record. Your contact information and address will be redacted before including it in the public staff report.

Sarah Dircks, MCP, AICP

Sent: Sunday, September 15, 2024 5:04 PM

Hi Sarah... we are in support of the multi family units proposed on Lake Pleasant and Cibola Vista...

We need affordable housing!!!

Thank you for doing this... and I am embarrassed at the behavior of those who don't know how to behave in public, or at a meeting. Hang in there!

Blessings, Lawrene Bottorf

Lawrene Bottorf – End of Correspondence

Sent: Thursday, October 16, 2025 10:52 AM

George,

Thank you for sharing the email you sent to Councilman Bullock. I will record your written comments and document that you reached out to the city related to the case. For my record, I have 2 follow-up questions so I can track your comments appropriately:

1. Can you provide me your contact information? I will redact your address and phone number on the staff report and any public facing document.
2. How should I track your public comment? Based on your comment below, that you are “okay with the plans they shared except for the proposed 4 story main structure” is it appropriate to document that you support the case? Or are you identifying that you are still opposed to the case without a height restriction of 3 stories?

Sarah Dircks, MCP, AICP

Sent: Wednesday, October 15, 2025 8:39 AM

Hi Sarah, I forgot to copy you on my note to Matt. Fyi. Let me know if you have thoughts on top of mine. Thanks.

On Wednesday, October 15, 2025, 8:33 AM, [REDACTED] wrote:

Hi Matt, I met with the developer lawyers and developer on Monday. They shared their latest proposal for the luxury apartments with me. Hopefully they shared with you as well. I am okay with the plan they shared except for the proposed 4 story main structure, I told them it should be 3 stories instead to prevent blocking of Calderwood Butte. Not sure of the overall pulse of my neighborhood on this, I am okay with luxury apartments being developed, just need them to be at acceptable height with current proposal # of buildings/structures. What are your thoughts? Thanks.

**George Diaz – End of Correspondence related to Support
See letter of opposition 1 year prior (10/04/2024)**

Letters of Inquiry Directed towards Staff as of 10/27/2025

Sent: Monday, September 16, 2024 3:37 PM

Susan,

I received your inquiry on case file GPA24-06 and Z00-10A.6. The application was submitted to the City this year and is in its early stages of design and review. A neighborhood meeting, hosted by the applicant, and not the City. I will however be in attendance to observe the applicant meeting. A neighborhood meeting is required for the Citizen Participation Plan prepared by and provided by the applicant.

Just to clarify there are three cases submitted by the Cibola Vista Resort Residence, of which 2 are subject to a neighborhood meeting:

- 1. GPA24-06 - Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) to allow for a multi-family development with approximately 21.5 dwelling units per acre.*
- 2. Z00-10A.6 – Major Planned Area Development (PAD) Amendment on approximately 12.5 acres of the approximately 242-acre Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-Family residential.*
- 3. SP24-07 – The layout and design of the development. This is an administrative process which can only be considered by staff subject to conformance with the general plan and PAD.*

Sarah Dircks, MCP, AICP

Sent: Saturday, September 14, 2024 11:24 AM

Sarah:

As a resident in the area surrounding the proposed development for Case #GPA24-06 and Z00-10A.6, I am confused how a neighborhood meeting can be scheduled prior to the availability of the site plan and site plan details? The residents deserve

the opportunity to review the plan prior to the meeting in order to make better use of everyone's time, yours included.

Isn't a meeting a bit premature? And shouldn't the City post the plan details prior to such a meeting?

Susan Denaro – End of Correspondence

Written Correspondence Provided by applicant as of 10/27/2025

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Note:

See Citizen Participation report for more information about how these letters were compiled by the applicant team.