
From: Robert Kuhfuss [REDACTED]
Sent: Thursday, February 12, 2026 8:00 AM
To: Chris Jacques <Chris.Jacques@peoriaaz.gov>
Cc: LuAnn Kuhfuss [REDACTED]
Subject: RE: Kuhfuss comments re PIC

7 total in Pradera.

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Feb 12, 2026 at 7:46 AM, Chris Jacques
<chris.jacques@peoriaaz.gov> wrote:

Hi Rob-

Comments received. We will evaluate with ASLD and our consultant. Quick question – is the row of homes in Pradera all 1-story? I know the zoning allowance provides for 1- and 2-story.

Chris M. Jacques, AICP

Planning Director

Planning & Community Development Department

City of Peoria, AZ

P 623.773.7609

chris.jacques@peoriaaz.gov

Office schedule: Monday - Thursday

P Please consider the environment before printing this e-mail.



From: Robert Kuhfuss [REDACTED]
Sent: Thursday, February 12, 2026 7:24 AM
To: Chris Jacques <chris.jacques@peoriaaz.gov>
Cc: LuAnn Kuhfuss [REDACTED]
Subject: Kuhfuss comments re PIC

Good morning, Chris. Thank you for meeting with me on Monday. Following up on our conversation, I have prepared a comment letter and associated slide deck outlining what we would like to see with respect to the southern edge of Parcel 1P.

I look forward to speaking with you further and plan to be present at the work session on February 19th.

Thank you again,

Rob Kuhfuss

Robert H. Kuhfuss

Peoria, AZ 85383

February 12, 2026

Chris Jacquez, AICP
Director
City of Peoria Planning Department
9875 N. 85th Avenue, 1st Floor
Peoria, AZ 85345

RE: Peoria Innovation Core – Edge Treatment, Parcel 1-P

Dear Mr. Jacquez:

Thank you for the opportunity to provide my insights into the proposed zoning for the Peoria Innovation Core (PIC). My wife and I have been residents of Pradera at West Wing Mountain since 2018. Our property is located exactly 30 feet from the southern boundary of Parcel 1P of the proposed PIC Planned Community Development (PCD), as shown in Slides 2 and 3 of the attached PowerPoint.

As you are aware, I have been working in public-sector planning and development in various capacities for over 26 years and am well versed in the zoning entitlement process. I have read with great interest the Development Narrative and Standards and Guidelines Report for the proposed zoning entitlement, and I am familiar with the State Land Department's mission with respect to land that is under their management and control.

My wife and I are supportive of the request and believe that the City of Peoria, the Catholic Diocese of Phoenix, the State Land Department, and Kimley-Horn are to be commended for the work that has been done so far to entitle this property as approval of the proposed PCD will represent a win-win for both the city and the property owners within the PIC.

We would, however, like to express our concerns with the edge treatment, particularly along the south side of Parcel 1P. As currently proposed, the PCD documents provide for a 30-foot building height adjacent to a 30-foot "landscape buffer". Our fear is this will create an unsightly condition adjacent to the north side of the Pradera subdivision. We believe these concerns can easily be mitigated with some simple changes to the PCD documents without negatively affecting the ability to develop the land, thereby preserving the viability of the project. These proposed changes and the rationale for these changes are discussed in the following pages.

The aforementioned 30-foot landscape buffer is depicted on Slides 4 through 6. Slide 4 depicts the buffer extending along Parcels 1N, 1O, and 1P, while Slide 5 focuses on Parcel 1P. Slide 6 illustrates the condition as it relates to the south side of Parcel 1P and adjacent to the Pradera subdivision.

As noted, our fear is this will create an unsightly condition adjacent to our residence. Slide 7 depicts such a condition as it currently exists in another development in the area where it is dominated by an expanse of gravel, devoid of any natural beauty, and flanked by a 30-foot-high wall of stucco buildings. This condition can be mitigated by implementing three simple changes to the PCD documents:

- Increase the width of the Parcel 1P Landscape Buffer from 30 feet to 60 feet
- Place a 20-foot height limitation for all buildings located within 180 feet of the common boundary between Parcel 1P and the Pradera subdivision
- Replace the term “Landscape Buffer” with the term “Natural Open Space Buffer”
- Include a provision that negates a wall or fence along the southern boundary of Parcel 1p

To further illustrate, Slide 8 illustrates a hypothetical condition that would exist for much of the south side of Parcel 1P under the currently proposed language of the PCD. This slide suggests three existing single-story residents set 15 feet from the rear lot line. Opposite those lots are three new two-story residents, each with an Accessory Dwelling Unit, with architecture assumed to be contemporary, similar to that depicted in Slide 9. Between the two rows of lots is an existing 30-foot drainage / open space tract as well as a 30-foot landscape buffer per the PCD. Note that under state statute, the property owner would be entitled to a two-story ADU, while under the current language of the PCD, the ADU could be as many as three stories in height as long as it does not exceed 30 feet. This configuration would create an imposing condition along the common boundary.

Slide 10 depicts the same edge condition except that the new residence is limited to 20 feet in height, which would likely develop as a single-story residence. If that owner were to choose to build an ADU, using 8-foot ceilings, they could construct a two-story ADU, as is their right. While this is an improvement, the houses will still be considerably close to the existing residences, especially taking into account the 15-foot rear setback for the primary residence and the 5-foot setback for the ADU. Slide 11 depicts the condition where both a 20-foot height restriction and a 60-foot buffer would exist. This will result in a distance of 110 feet between the existing residences and the new ADU, with an additional 10 feet to the new primary residence.

To address the building height issue, and in consideration of the proposed minimum 120-foot lot depth combined with the proposed sixty-foot buffer in Parcel 1P, we request that the following language be included in Table 4A as a new Table Note 7.

Presumably, this language could be modified with respect to the eastern edge of Parcel 1P as well as Parcels 1N and 1O.

“NO BUILDING, OR PORTION THEREOF, LOCATED WITHIN 180 FEET OF THE SOUTHERN BOUNDARY OF PARCEL 1P MAY EXCEED TWENTY (20) FEET IN HEIGHT. THE 20-FOOT HEIGHT RESTRICTION SHALL BE INCLUDED ON BOTH THE PRELIMINARY PLAT AND FINAL PLAT, AND ALL EFFECTED PLOT PLANS THEREAFTER.”

We further request that the twenty-foot height restriction be noted on Exhibits 3 and 3A of the PCD documents.

Regarding the use of the term “Landscape Buffer, we request the term be replaced with the term “Natural Open Space Buffer” as the current language does not serve to protect the natural vegetation and topography of the buffer. Slide 12 depicts the aforementioned existing edge condition compared to the existing condition that we would like to preserve.

To address this issue, as well as the increase in the width of the buffer, we request that Note 6 of Table 4A on Page 15 of the Standards and Guidelines Report be revised as follows:

“Parcels 1N, 1O, and 1P shall have a landscaped **NATURAL OPEN SPACE** buffer of no less than ~~60’~~ 30’ along the southern and eastern boundary conditions abutting **THE COMMUNITIES OF** Pleasant Valley and West Wing **MOUNTAIN**. **THE REQUIRED NATURAL OPEN SPACE BUFFER SHALL BE INCLUDED ON THE PRELIMINARY PLAT AND FINAL PLAT FOR PARCELS 1N, 1O, AND 1P AS A SEPARATE TRACT FOR THAT PURPOSE. THE NATIVE VEGETATION AND NATURAL TOPOGRAPHY WITHIN THE NATURAL OPEN SPACE BUFFER SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE AND A PLAT NOTE TO THAT EFFECT SHALL BE INCLUDED IN THE PRELIMINARY PLAT, FINAL PLAT, AND ALL GRADING AND LANDSCAPE PLANS FOR THE EFFECTED PARCELS.**”

Finally, we request that a provision be included in the PCD documents that negates the need for a fence along the southern boundary of Parcel 1P. Currently, there is an established paved trail that extends from the Pradera subdivision in a westerly direction to Lake Pleasant Parkway. There is also an earthen trail that extends easterly to 91st Avenue and meanders in and out of the ASLD parcel. Since fencing that area off will create both a physical and psychological barrier, our preference is that the trail be memorialized, with no fencing in that location, and that the developer of Parcel 1P works with the West Wing Mountain HOA regarding a reciprocal cross-access trail easement.

In closing, we are supportive of the requested zoning but seek the aforementioned revisions to the PCD Standards and Guidelines Report as well as the Project Narrative. These proposed changes will enhance the project by improving the compatibility of the PIC PCD with the adjacent Pradera at West Wing Mountain subdivision while resulting in a

minimal impact to the overall viability of the project considering the extensive land mass associated with the PIC in general and Core 1 in particular.

Respectfully,

Robert H. Kuhfuss
Owner and Resident

Attachment:

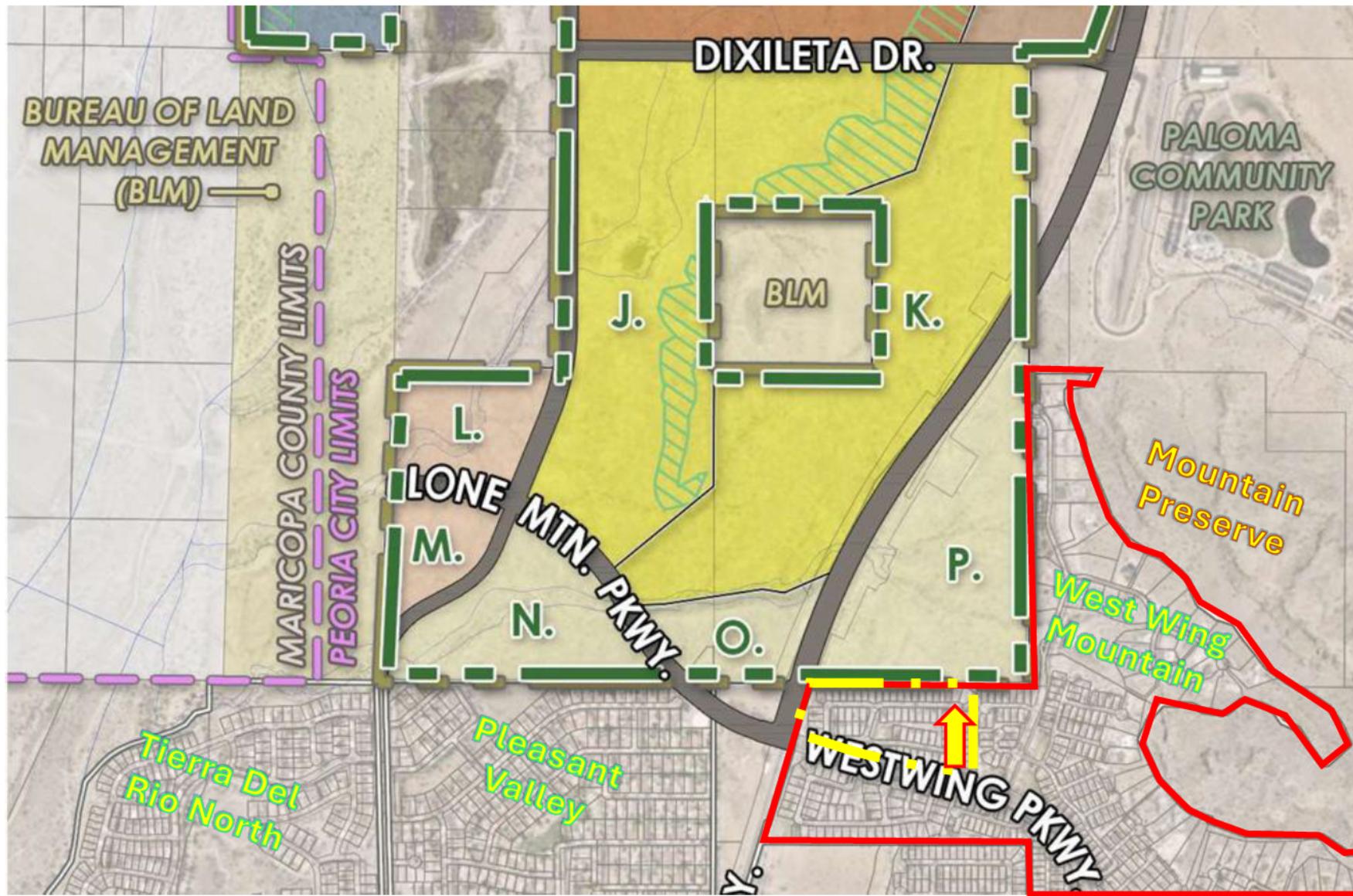
- Peoria Innovation Core Edge Treatment – Parcel 1P

Peoria Innovation Core

Edge Treatment – Parcel 1P

February 12, 2026

PROXIMITY



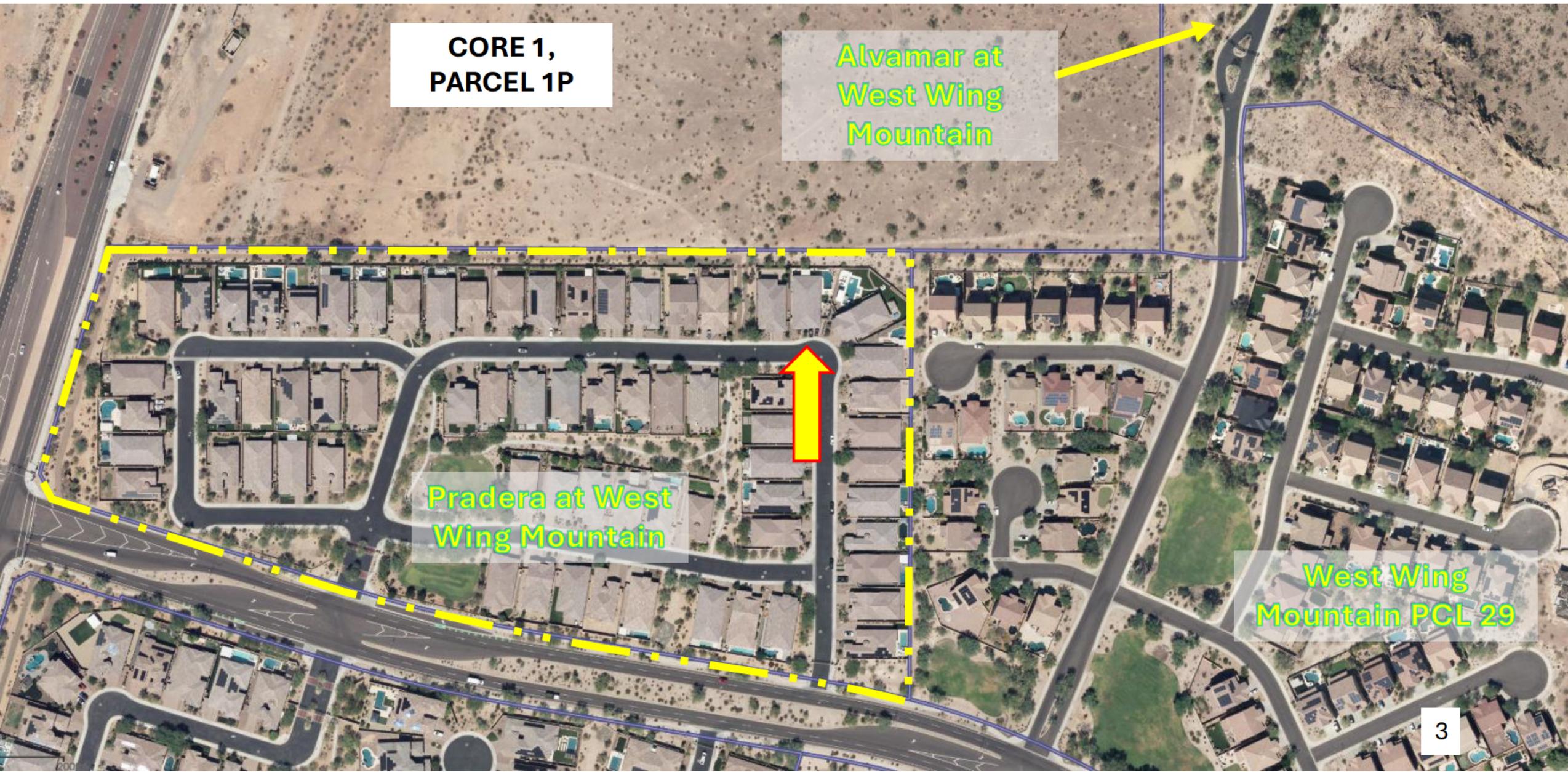
PROXIMITY

**CORE 1,
PARCEL 1P**

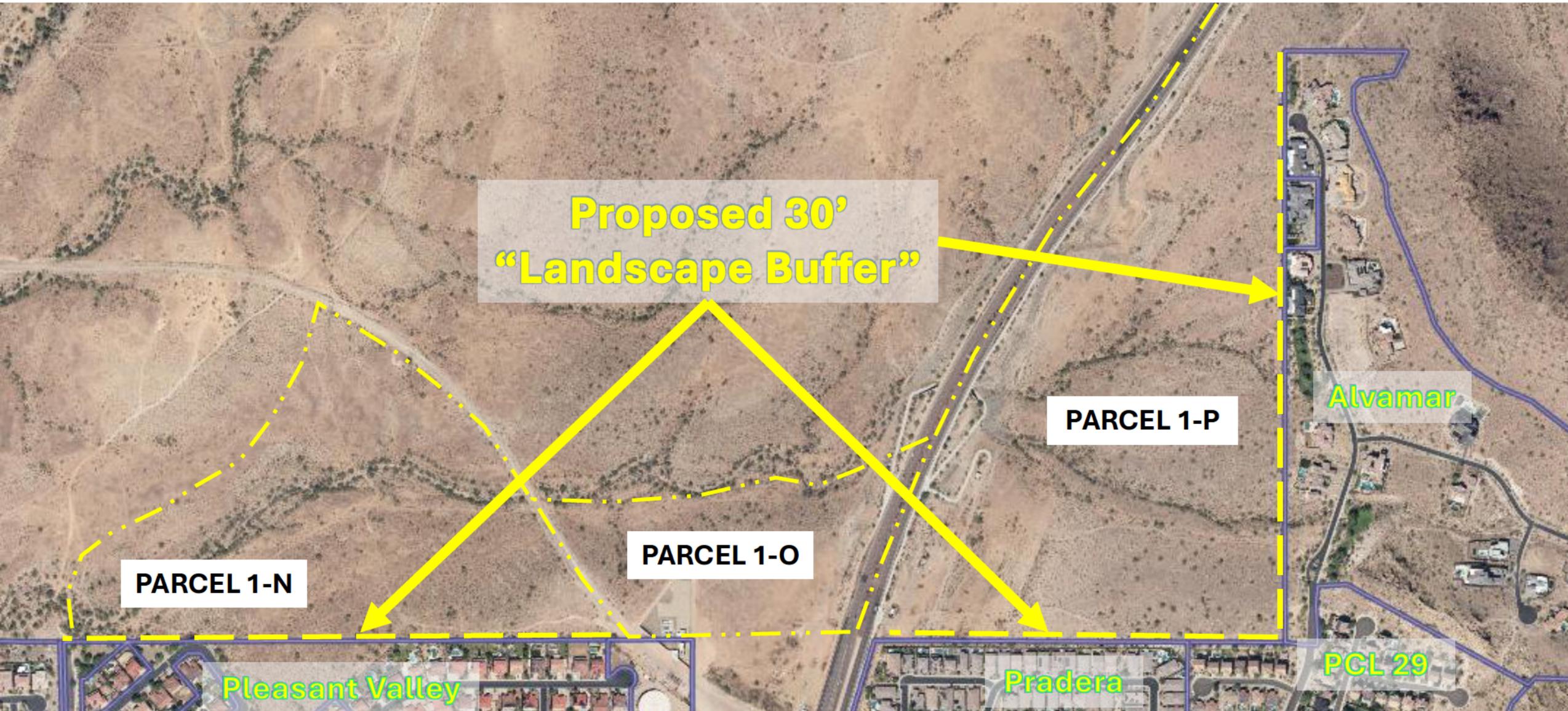
Alvamar at
West Wing
Mountain

Pradera at West
Wing Mountain

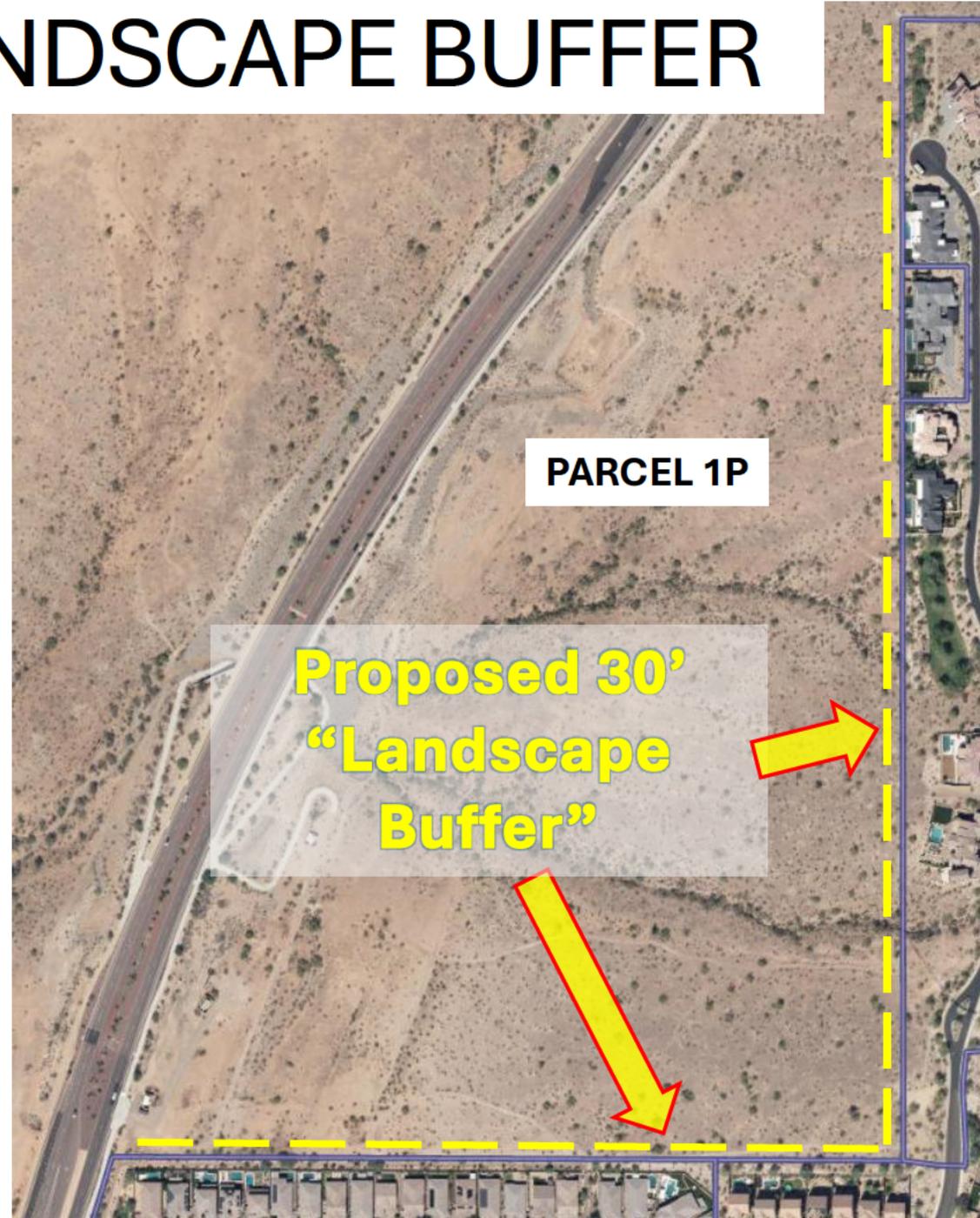
West Wing
Mountain PCL 29



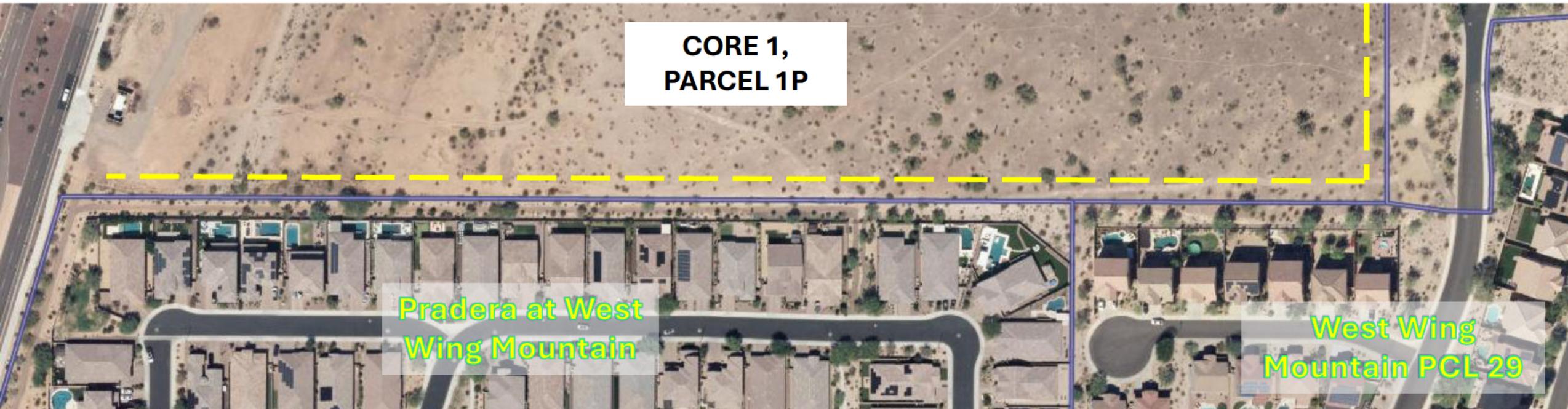
30-FOOT LANDSCAPE BUFFER



30-FOOT LANDSCAPE BUFFER



30-FOOT LANDSCAPE BUFFER



CORE 1,
PARCEL 1P

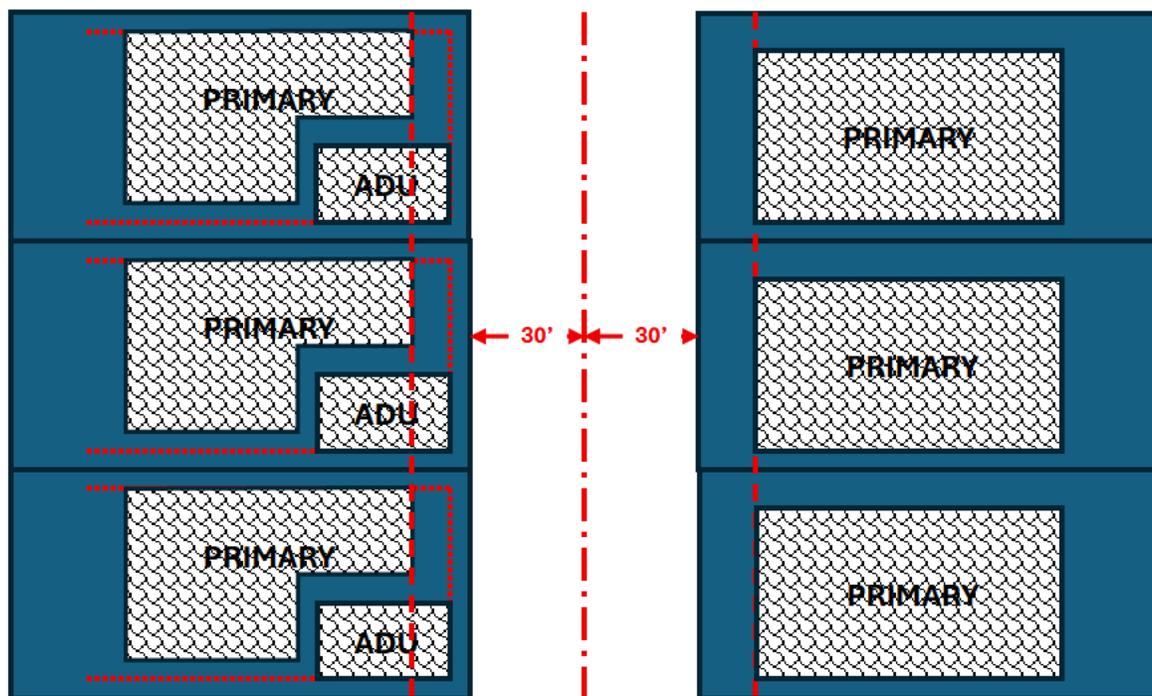
Pradera at West
Wing Mountain

West Wing
Mountain PCL 29

UNDESIRABLE EDGE CONDITION



EDGE CONDITION AS PROPOSED BY PCD



- - - 15' Rear Building Setback
- 5' ADU setback
- · - · Subdivision Boundary

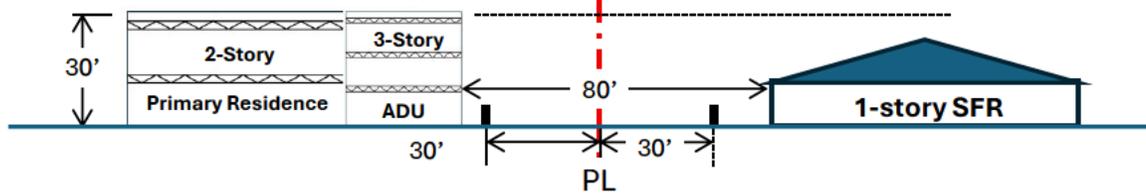
Note that ADUs are not permitted in West Wing Mountain per the CC&Rs

- ❖ Right side denotes existing condition along north side of Pradera Subdivision.
- ❖ Left side denotes potential 1P condition as currently proposed in PCD documents.
 - ❖ 30' Landscape Buffer
 - ❖ 30' Building Height
 - 30' High Primary Residence
 - 30' High Accessory Dwelling Unit

For ADUs, per State Statute:

- 1) Cities must allow 1 ADU per lot of record for lots less than 1 acre
- 2) Cities may not impose ADU standards that are more restrictive than would be the case for a single-family residence in the same zoning district
- 3) Cities may not require more than a 5' rear or side setback for ADUs
- 4) Cities may not restrict ADUs to less than 2 stories

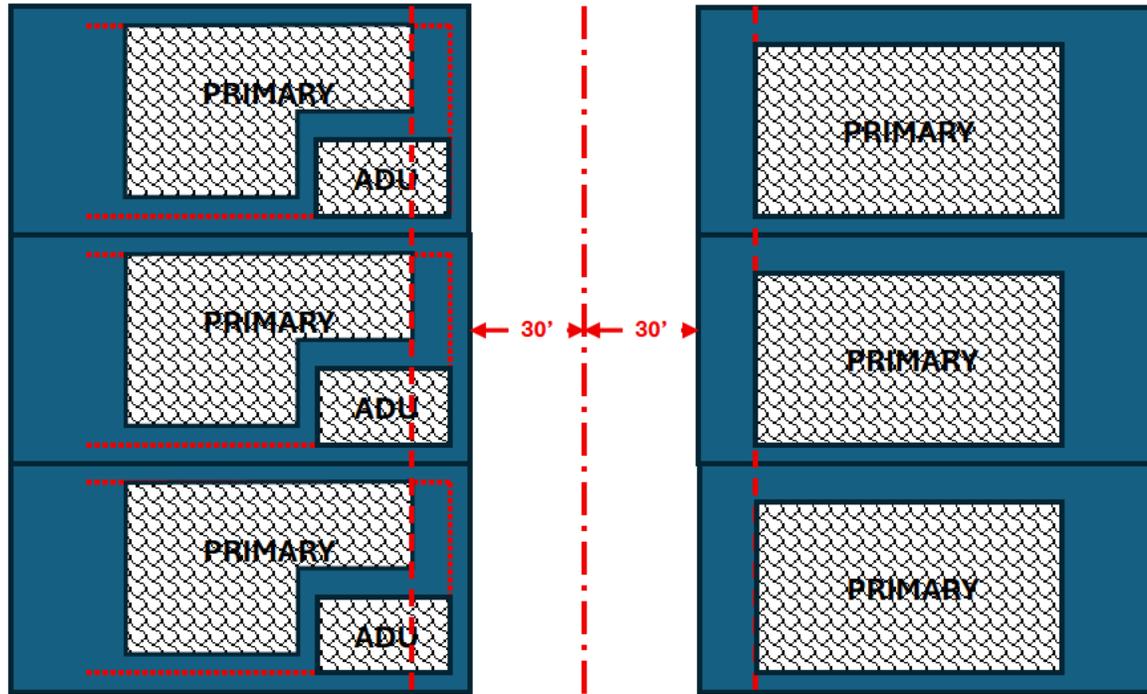
Height restrictions, as currently stated in the PCD, only limit the overall height of the building. They do not limit the number of stories. This could result in a 3-story, flat roof design for both the Primary and Accessory Dwelling Units.



EXAMPLES OF CONTEMPORARY FLAT-ROOF ARCHITECTURE



20-FOOT HEIGHT RESTRICTION



- - - - 15' Rear Building Setback
- 5' ADU setback
- . - . Subdivision Boundary

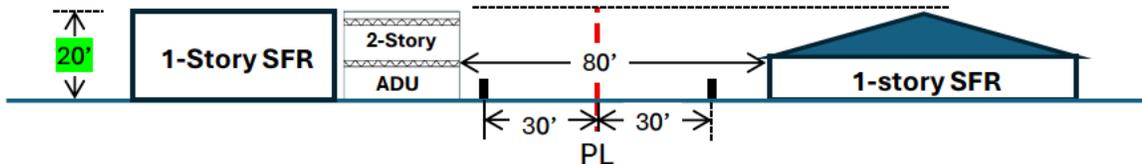
Note that ADUs are not permitted in West Wing Mountain per the CC&Rs

- ❖ Right side denotes existing condition along north side of Pradera Subdivision.
- ❖ Left side denotes potential alternative condition for Parcel 1P:
 - 30' Landscape Buffer
 - **20' Building Height**
 - ✓ **20' High Primary Residence**
 - ✓ **20' High Accessory Dwelling Unit**
 - 5' Setback on ADUs per ARS

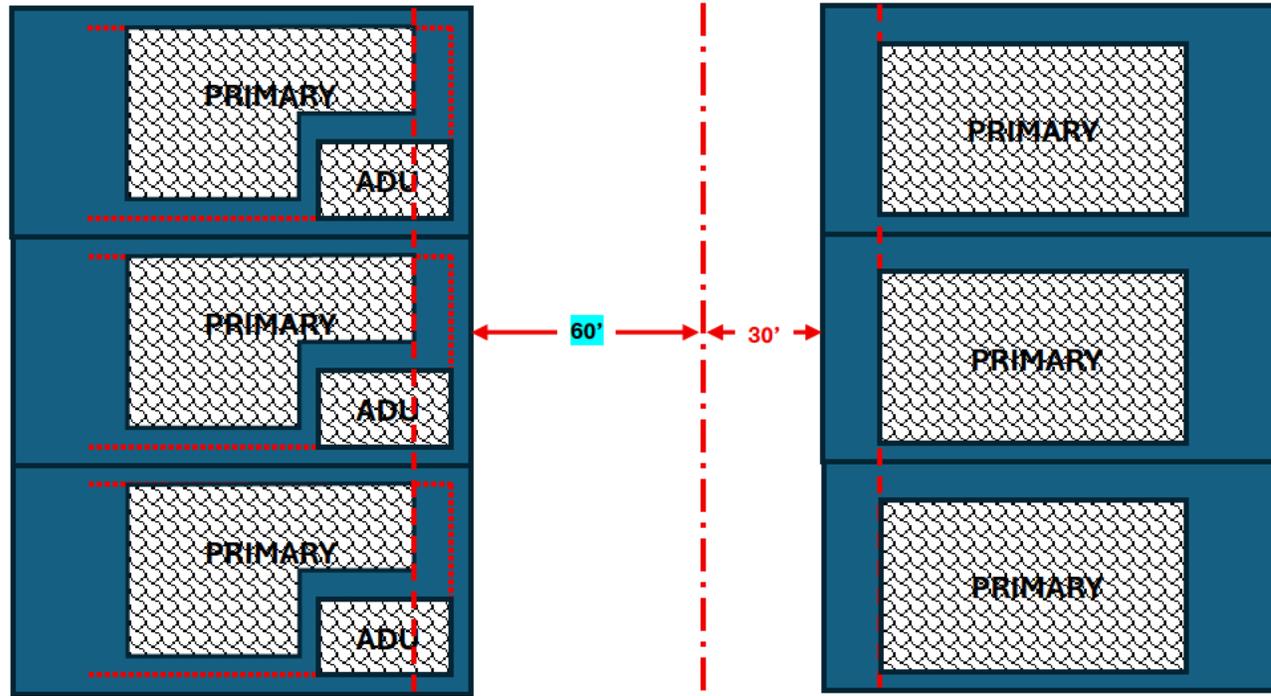
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- 4) Cities may not restrict ADUs to less than 2 stories

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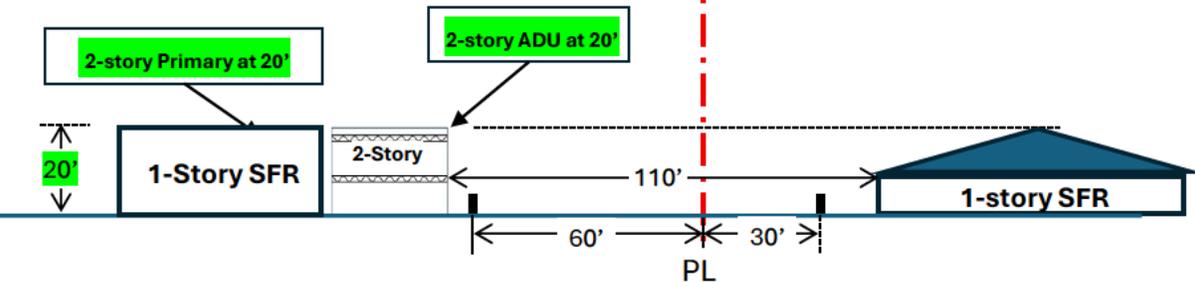
20' BUILDING HEIGHT AND 60-FOOT LANDSCAPE BUFFER



- - - - 15' Rear Building Setback
- 5' ADU setback
- . - . Subdivision Boundary

Note that ADUs are not permitted in West Wing Mountain per the CC&Rs

- ❖ Right side denotes existing condition along north side of Pradera Subdivision (Lots 38 through 51).
- ❖ Left side denotes potential alternative condition:
 - 60' Landscape Buffer
 - 20' Building Height
 - 20' High Primary Residence
 - 20' High Accessory Dwelling Unit
 - 5' Setback on ADUs per ARS



For ADUs, per State Statute:

- 1) Cities must allow 1 ADU per lot of record for lots less than 1 acre
- 2) Cities may not impose ADU standards that are more restrictive than would be the case for a single-family residence in the same zoning district
- 3) Cities may not require more than a 5' rear or side setback for ADUs
- 4) Cities may not restrict ADUs to less than 2 stories

Height restrictions, as currently stated in the PCD, only limit the overall height of the building. They do not limit the number of stories. This could result in a 3-story, flat roof design for both the Primary and Accessory Dwelling Units.

“LANDSCAPE BUFFER” VS “NATURAL OPEN SPACE BUFFER”

