From: [redacted]
To: Jon Edwards; Cody Gleason
Subject: The Cove at Camino
Date: Monday, February 23, 2026 12:35:28 PM

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Councilmember Edwards,

I am writing to formally express my strong opposition to the recently recommended rezoning of the northeast corner of Lake Pleasant Parkway and Deer Valley Road.

As a homeowner in the Meadows community, I am deeply concerned that the proposed zoning change introduces a product that is incompatible with the established character, lot configuration, and long-term planning vision of the surrounding area. While I understand growth is inevitable, growth must remain consistent with the City's General Plan and with the expectations set when existing homeowners invested in this community.

The proposed density, reduced lot sizes, and overall development model appear materially inconsistent with the adjacent residential pattern. This creates legitimate concerns regarding:

- Compatibility with surrounding property values
- Increased traffic impacts at an already burdened intersection
- Long-term ownership stability depending on the final product type
- Deviation from the planning framework that residents relied upon

My concern is not about preventing development, but about ensuring development is appropriate, balanced, and aligned with the community standards that make this area desirable.

I respectfully ask that you reconsider supporting this rezoning when it comes before City Council. At minimum, I urge you to require meaningful conditions that address density, buffering, traffic mitigation, and compatibility with adjacent homes.

Homeowners deserve confidence that zoning decisions are guided by sound planning principles and not simply by development pressure.

Thank you for your time and for your service to our community. I would welcome the opportunity to discuss this matter further.

Respectfully,

Mike Steg

From: Jon Edwards
To: Mike Faust; Chris Jacques; Cody Gleason
Subject: FW: The Cove at Camino Opposition to Rezoning – NE Corner of Lake Pleasant Parkway and Deer Valley Road
Date: Thursday, February 26, 2026 3:16:13 PM
Attachments: image001.png

FYI

Jon Edwards
Councilmember
Willow District
8401 West Monroe Street
Peoria, AZ 85345-6560

From: Mike [redacted]
Sent: Thursday, February 26, 2026 10:51 AM
To: Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Rick Stokes <rick.stokes@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>; Peoria Mayor <mayor@peoriaaz.gov>; Jeanne Stockard <jstockard@associatedasset.com>
Subject: The Cove at Camino Opposition to Rezoning – NE Corner of Lake Pleasant Parkway and Deer Valley Road

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Mayor and Members of the Peoria City Council,

I am writing regarding the proposed rezoning of the parcel located at the northeast corner of Lake Pleasant Parkway and Deer Valley Road. I respectfully request that the Council deny this rezoning application.

While I understand that this parcel will ultimately be developed, rezoning it to allow a higher-

density product that is inconsistent with the surrounding Meadows community would create long-term impacts that deserve careful consideration.

The proposed smaller-lot, higher-density housing model has increasingly become associated with investor-driven or build-to-rent conversions. Across the Valley, smaller detached products with limited yard space are frequently acquired in bulk by institutional investors due to their lower acquisition cost and high rental yield efficiency. Once converted to rental inventory, these neighborhoods often experience:

- Reduced owner-occupancy rates
- Higher turnover frequency
- Deferred exterior maintenance in some cases
- Diminished neighborhood cohesion and community engagement

This is not theoretical. Residents in Vistancia have raised similar concerns regarding smaller-lot developments transitioning into rental-heavy environments. Community discussions there have centered on the long-term impacts to stability, property values, and neighborhood character when ownership shifts from resident homeowners to corporate or absentee landlords.

Additionally, our local schools are already operating at or near capacity. Both Sunset Heights Elementary School and Liberty High School are at maximum enrollment capacity. Before approving additional density that will inevitably introduce more school-aged children into the area, there must be a clear and realistic plan for educational infrastructure expansion. Without it, we are placing additional strain on already stretched classrooms, faculty resources, and student services. Adding density without addressing school capacity is not responsible growth planning.

The Meadows community was developed under a planning vision emphasizing stability, appropriate lot sizing, and long-term owner occupancy. Introducing a product type that is structurally attractive to rental investors risks altering the very fabric of the area.

Additional concerns include:

1. **Incompatibility with Surrounding Development**
   The proposed density and lot configuration are materially different from adjacent homes, disrupting established transition standards.
2. **Property Value Protection**
   Appraisers evaluate comparable product types and occupancy trends. Introducing smaller, rental-prone product adjacent to established single-family homes can negatively influence valuation comparables.
3. **Traffic and Infrastructure Impacts**
   Lake Pleasant Parkway and Deer Valley Road already experience significant traffic volumes. Increased density amplifies congestion and safety concerns without clear mitigation commitments.
4. **Deviation from the Area's Planning Intent**
   The master planning principles for this corridor emphasized quality, compatible residential growth—not high-yield density that prioritizes unit count over neighborhood integration.

We are not opposed to development. We are opposed to rezoning that facilitates a product

model likely to convert to rental concentration, strain already impacted schools, and fundamentally alter the character and stability of our community.

For these reasons, I respectfully request that the Council deny this rezoning request and require a development plan that aligns with existing community standards, infrastructure capacity, and long-term planning objectives.In addition, why is there such a rush to push this project through when this lot has sat vacant forever? Let's include the community and have transparency with the community in a day and age where there seems to be none!

Thank you for your time and consideration.

Sincerely,
Michael R. Steg

From: Jon Edwards
To: Mike Faust; Chris Jacques; Cody Gleason
Subject: FW: Lennar"s building at the corner of Lake Pleasant and Deer Valley
Date: Thursday, February 26, 2026 3:20:19 PM
Attachments: image002.png

For your files

Jon Edwards
Councilmember
Willow District
8401 West Monroe Street
Peoria, AZ 85345-6560

From: rebeccadurfey@kw.com <rebeccadurfey@kw.com>
Sent: Thursday, February 26, 2026 9:29 AM
To: Jon Edwards <jon.edwards@peoriaaz.gov>
Cc: 'Sherri Dastrup' <sherridastrup@kw.com>
Subject: Lennar's building at the corner of Lake Pleasant and Deer Valley

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Good morning, Jon,

Sherri indicated you would love to get more thoughts on the building of homes at Lake Pleasant and Deer Valley Road. My understanding is that there will be single-family homes directly to the south and west of the Meadows community and that Lennar is the builder.

While I understand the fear that homeowners have when something is disruptive to their current community status, from my experience, the very best outcome for that corner parcel is single family homes. Whether they are smaller or larger or two-story or single level, single family homes add

stability and strength to the overall community. From what I am understanding, they would be similar to other products that have been built at 75th and Paradise/Greenway, the homes across Lake Pleasant Parkway at Casa Del Rey, and in Vistancia, to name a few in Peoria. These sample homes have not hurt the values of the surrounding and nearby homes, so the precedent is that the new homes will not hurt current values, especially where they will have their own HOA and community features.

I would encourage the homeowners that are nearby to consider that this opportunity for single family is FAR better than having the light commercial or apartment buildings that could have been added.

I look forward to bringing buyers to the homes that are being built at that location.

Have a great day,

Rebecca

Exhibit 4

From: Jon Edwards
To: Chris Jacques; Cody Gleason
Cc: Nick Nehring
Subject: Building at Lake Pleasant Parkway and Deer Valley
Date: Friday, February 27, 2026 10:16:07 AM

For your files

Jon Edwards
Councilmember
Willow District
8401 West Monroe Street
Peoria, AZ 85345-6560

-----Original Message-----
From: Sherri Dastrup [redacted]
Sent: Friday, February 27, 2026 8:59 AM
To: Jon Edwards <jon.edwards@peoriaaz.gov>
Subject: Building at Lake Pleasant Parkway and Deer Valley

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Jon,
Thank you for helping put homes and smaller commercial building at the corner of Lake Pleasant Parkway and Deer Valley. Having homes versus rental apartments will help the community and have less impact on traffic. I appreciate that you took the time to fight for less drive throughs on that corner too. Hoping the homes in the neighborhood will be good for first or second time home owners.

Sherri Dastrup
North Peoria Resident

From: Jon Edwards
To: Cody Gleason; Chris Jacques; Mike Faust
Subject: Fw: Deer Valley Development
Date: Sunday, March 1, 2026 2:15:53 PM

For your files

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From: Mike Maas <MMaas@pusd11.net>
Sent: Saturday, February 28, 2026 2:17:09 PM
To: Jon Edwards <jon.edwards@peoriaaz.gov>
Cc: Dr. Kenneth Somers <KSomers@pusd11.net>
Subject: Deer Valley Development

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Good afternoon, Councilman Edwards,

The Peoria School District is aware and supports the Commericial/Residential development being considered next Tuesday at the NE corner of Deer Valley and Lake Pleasant Parkway. Our future projections for the neighborhood schools show a continued decline in enrollment due to lower birth rates, expansion of ESA scholarships, and increased competition with Charter schools. We are in favor of continued smart growth for the northern part of our district so that we may compete for the students to attend PUSD schools.

We appreciate the support of the City of Peoria and look forward to our continued involvement in planning future developments.

Please feel free to contact me if you need additional information.

Sincerely,

Mike Maas

Mike Maas
Director, Research, Planning and Assessment
Peoria Unified School District

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