

Joe Schmitz

From: [REDACTED]
Sent: Monday, February 17, 2014 11:37 AM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application #13-210-000006 Avilla PAD

Gentlemen:

It is bad enough to have houses being built on the opposite pad. These already smell of low income HUD type of a development Adding these apartments right next door is just adding fuel to the fire. If Goodyear allows this I believe my real estate taxes should be significantly reduced. If I'm going to live adjacent to these proposed developments I should be taxes accordingly.

Sincerely,

Harvey Post

Joe Schmitz

From: Gail Leverett [REDACTED]
Sent: Saturday, February 15, 2014 5:11 PM
To: DL-GoodyearPlanning&Zoning
Subject: Avila high density rental project

Goodyear Planning Commission:

My husband, Wm Charles Leverett, and I, G. Gail Leverett are shocked to discover that you are even considering a high density use of the land across from PebbleCreek Senior Citizen Housing that has been in Goodyear for decades. You are thinking of introducing the elderly home owners in the area of PebbleCreek that runs along the south side of Indian School Rd. Many who live in that area exit PebbleCreek from the gate that enters onto Indian School Rd. Many of the drivers are slow for fear of having an accident. We have already had a death at that intersection. Now you want to place a high density housing area where the inhabitants will exit onto Indian School Rd. right across the street from Pebble. For goodness sake, there are numerous areas where such a project could more successfully be built. Destroying the values of the last house elderly people own, and who depend upon the money they will receive when they sell their homes to pay for their end of life care. That money, for many elderly residents, will decide what quality of care they can depend upon. In other words, their care can be severely reduced because of the decision you make. With the noise now generated by the vehicles bringing supplies to the 303 work site our home's selling value has already been lowered. Thus, the decision you make now may alter the lives of many of us. In other words, you may be dooming many of these people to end their days in second-rate nursing homes.

Sincerely,
Charles and Gail Leverett
PebbleCreek Residents

Joe Schmitz

From: Tiffanie Aguirre [REDACTED]
Sent: Sunday, February 16, 2014 1:36 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application #13-210-000006 Avila PAD

Joe Schmitz,

I am writing this to show my immense opposition to the above named rental housing project at Falcon Dr. and Indian School. I am a very concerned home owner in the Palm Valley Phase V area who is strongly against this project. This will negatively affect our livelihood. This project can not be approved! It is not in the best interest of our community and of our schools. The negative effects on our neighborhood far outweigh any positive reasons there might be!

I am joining my neighbors in voicing my negative opinion about this and I am recommending a denial.

Tiffanie Aguirre
Palm Valley Phase V
[REDACTED]

Joe Schmitz

From: Julie Moncavage [REDACTED]
Sent: Sunday, February 16, 2014 4:21 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application 13-210-000006 Avilla PAD

To Whom It May Concern,

I reside at 15389 W. Westview Dr. (Cabada Corners) in Palm Valley phase five. I oppose the building of high density rentals on the corner of Indian School and Falcon. Please disapprove the application.

Thank you for your time,

Julie Moncavage

Joe Schmitz

From: David Fernandez [REDACTED]
Sent: Monday, February 17, 2014 3:11 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning application #13-210-000006 Avilla PAD

Mr. Schmitz,

This E-mail is in reference to the planned project on the Northwest corner of Falcon Road and Indian School Road; The Avilla project (*Rezoning application #13-210-000006 Avilla PAD*).

My wife and I moved to the Phoenix area in 2008. We purposely rented our first year (in Surprise) in order to do our due diligence before committing to a neighborhood, and community. This was going to be our last move. We chose Goodyear, and specifically, Palm Valley. We purchased our home at 15349 W. Westview Dr. as a foreclosure. It was in pretty rough shape. After investing over \$40,000 into the house we are considering moving on yet again. We love the quality of life in Goodyear, and Palm Valley, but it's all about the money. When it starts becoming a losing investment, it's time to cut losses. With a high-density housing project literally, going in my backyard, it makes no sense for us to stay here.

It very much bothers me that this type of project is even being considered. Is there no sense of loyalty to the families that bought these foreclosures and invested their hard-earned dollars to make this a model neighborhood? Is anybody looking out for us? We have lived all over this nation as both military and civilians. This project can be spun any way they want but in no way will this project do anything but kill the value of the house, and community, we chose to invest in. We have seen it many times before in many different cities. Please go for quality over quantity because quantity alone will not keep, nor lift, Goodyear and Palm Valley to the highest level.

Sincerely,
David & Martha Fernandez
15349 W. Westview Dr.
[REDACTED]

Joe Schmitz

From: Richard Blomberg [REDACTED]
Sent: Sunday, February 16, 2014 10:40 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application # 13-210-000006 Avilla PAD

Joe Schmitz, Planning Manager
City of Goodyear
190 N. Litchfield Road
Goodyear, AZ. 85338

My name is Richard Blomberg and my wife and I live within 750 ft of the property which Avilla CO. is requesting a change in the zoning as referenced in the above application.

With the information available to me right now it is hard to determine if the current zoning should be set aside in favor of another. Obviously the site must have been reviewed by Planning in the process of establishing a master plan for development, thus the current zoning was adopted. A great number of factors enter into these decisions but now that almost all of the immediate property has been developed, to make a major change of use must be scrutinized very carefully to see that the integrity in the immediate area is maintained.

It must pass the test that the property is usable to the owner or developer at its current zoning or is the request made by the petitioner an attempt to make more profit by re zoning. The city does not owe the petitioner the chance to maximize his investment if it is in fact usable at the present zoning. I'm sure the city has drawings and plans for the development and will weigh all discussion before making the final decision.

We have been this route many times ourselves as my wife served the City of Livonia MI. on the Planning Commission for 4 years and I was on the Zoning Board of Appeals for 13 years hearing over 3300 cases.

Sincerely,

Richard & Patricia Blomberg
4050n. 151st. Lane
Goodyear, AZ. 85359

Joe Schmitz

From: THOMAS BAILEY [REDACTED]
Sent: Tuesday, February 18, 2014 1:14 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application #13-210-000006 Avilla PAD

Mr. Joe Schmitz, Planning Manager
City of Goodyear
190 N. Litchfield Road
Goodyear, AZ 85338

Dear Sir:

This email is written to oppose the Rezoning Application #13-210-000006 Avilla PAD. The property in question is now zoned for Mixed-Use Commercial and the rezoning request is to High Density Rentals.

There exists today a great number of high density zoned residential rental properties in the immediate area of the subject property. All along Bullard Ave., Indian School Road, Wigwam Blvd. and Litchfield Road there exist areas for high density residential use. The general area of concern does not need nor want another parcel zoned for high density residential rental use. We oppose the rezoning application for the following reasons:

1. The rezoning would adversely impact an already increasing, heavy residential population density which in other areas seems to result in eventual residential blight.
2. The area in question could use additional local mixed-use commercial endeavors such as dry cleaners, dentists, medical evaluation clinics, and/or mini-marts.
3. The best over-all use of the subject 10 acres, in our opinion, would be open space, community park, green space type uses which reduce the local demands created by higher traffic flow and population density increases.

Thank you for your consideration and attention to these issues.

Respectfully,
Thomas and Elizabeth Bailey

Joe Schmitz

From: Mary Lou Frisbie [REDACTED]
Sent: Tuesday, February 18, 2014 11:16 AM
To: DL-GoodyearPlanning&Zoning
Subject: Avilla Project

To Joe Schmitz, Planning Manager
City of Goodyear

To Whom It May Concern,
I have reviewed the 2/14/14 letter regarding the development by Avilla Property on Falcon Drive and Indian School.

I want to register my opposition to this high density residential rental project. Since the original zoning in 2003 was for commercial, I can accept a few small stores that service the needs of the local residents. This Avilla Property plan can decrease local home values just by its high density rental aspect. It will especially prevent the open space/park issues for the existing residents as they expected their neighborhood to appear; and, will have some contribution to the other issues mentioned.

To place a high density all rental development in this primarily single home family residential area is objectionable, and a detriment to the existing surroundings. As a rule, renters do not preserve their rental property as strictly as a tax paying home owner. I know this from experience as a property owner with a rental in a prime residential area. It is a headache to the owner, and can be objectionable, on occasion, to neighbors. Low density residential and small commercial retail is what was expected in this area when current residents purchased. Small commercial offers less traffic and can be a service to local residents as originally zoned and accepted.

Please record my objection to the high density rental plan by Avilla Property.

Luella M. Frisbie
15330 W Amelia Dr
Goodyear AZ 85395
Mary Lou

Joe Schmitz

From: Chris f [REDACTED]
Sent: Tuesday, February 18, 2014 9:10 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application #13-201-000006 Concerns

Mr. Schmitz,

My wife and I would like to voice our concerns about the proposed property going in at the Northwest corner of N. Falcon Drive and Indian School Road in Goodyear, AZ.

A woman representing Avilla (NexMetro Communities) came by the house last week asking me to sign a paper in favor of the property being rezoned from commercial to residential. The woman did not explain the plans very well and I took it as there were going to be single family homes built and not 125 rental units. After doing my own research and speaking with others I have determined that this is not good for our community and as an owner I DO NOT support the rezoning application. I was uninformed when put my signature on her piece of paper and I would like you to disregard my signature.

I have spoken with neighbors and feel that there is overwhelming opposition for this development and we would much rather see a commercial development established. Unfortunately I am unable to attend the meeting tomorrow evening but I would not mind you reading this aloud if appropriate.

If you have any questions at all please feel free to contact me.

Thank you,

Chris Frakes
4263 N. 153rd Lane
Goodyear, AZ 85395
[REDACTED]

Joe Schmitz

From: john martello [REDACTED]
Sent: Wednesday, February 19, 2014 12:31 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning application #13-210-000006 Avilla PAD

To: Joe Schmitz, Planning Manager

This email is in response to the rezoning application being submitted by Avilla. Due to work restraints my wife and I cannot attend the public meeting this evening, but wanted to ensure that the board is aware of our opposition to this rezoning. I will tell you that when this project was first presented to us we thought it sounded like a good thing vs. an empty lot directly behind us. What we learned over the next few months was that the opposite corner is approved for 288 residential homes and by approving the Avilla proposal we will loss the original intent of that land as commercial/retail space. Our home butts up directly to the proposed Avilla project and we are concerned that as rentals the overall property will not be maintained and thus decrease our property value.

Please ensure that our voice is heard and that we object to this rezoning proposal. thank you ...

John and Mary Martello
15345 W. Westview Dr.
Goodyear, AZ

Shaine T. Alleman
Taylor R. Bell
Michael W. Brewer
Tiffany F. Broberg
Robert Erven Brown
Ernest Calderón
Jeannette B. Cross
Michael D. Curry
David G. Derickson
Michael R. Golder*
Robert J. Hackett
April M. Hamilton
James R. Hienton
Dustin C. Jones
John P. Kaite
Lawrence S. Koplou
Meaghan K. Kramer

A Professional Limited Liability Company

Ridenour, Hienton & Lewis

Chase Tower ■ 201 North Central Avenue ■ Suite 3300
Phoenix, Arizona 85004-1052 ■ (602) 254-9900 ■ fax (602) 254-8670

Tamelyn E. Lewis
Michael S. Love
Zora Manjencich
Matthew H. Mason
Damien R. Meyer
Michael J. Minnaugh
Brian D. Myers
Kurt A. Peterson
Patricia A. Premeau
Calvin L. Raup
William G. Ridenour
David R. Smith*+
Jesse M. Squier*
Kathy Ann Terry*
Scott S. Wakefield
Blake E. Whiteman
Jerry D. Worsham II

*Of Counsel

+Licensed in New York Only

February 19, 2014

SENT VIA E-Mail to joe.schmitz@goodyearaz.gov

City of Goodyear, Planning and Zoning Division
Attn: Joe Schmitz
190 N. Litchfield Road
Goodyear, AZ 85338

***Re: Legal Protest of Rezoning Application # 13-210-00006 Avilla PAD Amendment
Northwest Corner of of Indian School Road and Falcon Drive***

Dear Mr. Schmitz:

On behalf of the adjacent property owners within 150 feet of the subject property for rezoning application #13-210-00006 Avilla PAD Amendment (the "Rezoning Application"), we are formally protesting the Rezoning Application per Arizona Revised Statutes 9-462.04.H and City of Goodyear Zoning Ordinance, Article 1-3-1.D.4.c. The attached letters contain the required petition and signatures of the adjacent property owners.

We respectfully request a three-quarter majority vote by City Council be required for approval of the rezoning application. If you have any questions, please do not hesitate to contact me.

Sincerely,

RIDENOUR, HIENTON, & LEWIS, PLLC



Dustin C. Jones, Esq.

Attachments

cc: Sheri Wakefield-Saenz, City of Goodyear, Development Services Director
Steven Treger, Treger Financial
Shaine T. Alleman, Esq. (firm)



Argentina, Australia, Austria, Belgium, Bolivia, Brazil, Bulgaria, Canada, Cayman Islands, Columbia, Cyprus, Denmark, England, Estonia, France, Germany, Greece, India, Ireland, Israel, Italy, Japan, Malaysia, Mauritius, Mexico, Netherlands, New Zealand, Peru, Portugal, Romania, Singapore, Spain, Sweden, Switzerland, Thailand, UAE, USA

LEGAL PROTEST of Rezoning Case # 13-210-00006 Avilla PAD Amendment

Applicant – Southwest Next NWC Indian School & Falcon LLC



Assessor Parcel Number 508-13-172

As property owners of the City of Goodyear, we desire to see responsible development in our City that recognizes the compatibility of land uses that are appropriate and suitable for each other. The rezoning case # 13-210-00006 Avilla PAD Amendment (the "Avilla PAD") for the property located at the Northwest corner of Falcon Dr. and Indian School Rd. (APN 508-13-172) is not supportive of this notion.

The Avilla PAD proposes a change from Mixed-Use Commercial to UR/H-High Density R (12-18 du/ac). This change is not consistent with the balanced land uses established by the original Palm Valley Master Plan and the Palm Valley Phase V PAD zoning. Additionally, we recognize that 288 high-density residential units are already approved and ready for development on the Northeast corner of Falcon Dr. and Indian School Rd. The Palm Valley neighborhood does not need additional high-density housing.

The additional housing units will 1) bring increased traffic to the major entrance of our neighborhood at Falcon Drive and Indian School Road, 2) overburden the already overcrowded schools in the area, 3) decrease our housing values with the addition of non-compatible rental housing, and 4) will remove any opportunity for mixed-use commercial uses to be located near our neighborhood. Additionally, we will be severely affected by a high-density residential development that does not provide any appropriate land use buffering and/or transitioning to our existing houses.

By signing below we acknowledge that we are adjacent to and within 150 feet to the subject property of the proposed Avilla PAD and that we are formally protesting the Avilla PAD rezoning application. We respectfully request an increase of majority vote by City Council to three-fourths be required for approval of the rezoning application as mandated by Arizona Revised Statute 9-462.04.H.

NAME (Please Print)	ADDRESS	SIGNATURE	DATE
Michael Treger	4195 N Falcon Drive, Goodyear AZ		2/19/2014
STEVEN TEEGEL	4195 N. FALCON DRIVE, GOODYEAR AZ		2/19/2014
Harmony @ Goodyear, LLC	4195 N. Falcon Drive, Goodyear AZ	SWN - Manager	2/19/2014

Joe Schmitz

From: Corey Reichert [REDACTED]
Sent: Wednesday, February 19, 2014 2:42 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application #13-210-000006 Avilla PAD

ATTN: Mr. Joe Schmitz, Planning Manager
City of Goodyear
190 N Litchfield Rd
Goodyear AZ 85338

Dear Mr. Schmitz,

My wife and I are concerned about the subject and, as Goodyear city residents, wish to express our opinion.

We live in the Mazari Cove section of the Palm Valley Phase 5 development and are among the few original homeowners that are left in this area since the economy tanked. The moderate density of this community is one of the reasons we elected to live here.

Sadly, we feel that the subject rezoning and the proposed development will adversely affect the well-balanced quality of living in this community through:

- 1) increased traffic,
- 2) decreased home values,
- 3) no open space buffers between the project and existing residences,
- 4) overburdening of the schools in the area, and
- 5) loss of commercial/retail development.

While we understand the potential "pros" this project might bring the City of Goodyear in the short-term, we ultimately feel it to be a long-term detriment. As a result, we strongly urge the Planning Commission to deny this application.

Thanks for your attention and consideration.

Very Respectfully,



COREY D. REICHERT
15312 W Turney Ave
Goodyear AZ 85395-6323

LEGAL PROTEST of Rezoning Case # 13-210-00006 Avilla PAD Amendment

Applicant – Southwest Next NWC Indian School & Falcon LLC

Assessor Parcel Number 508-13-172

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The additional housing units will 1) bring increased traffic to the major entrance of our neighborhood at Falcon Drive and Indian School Road, 2) overburden the already overcrowded schools in the area, 3) decrease our housing values with the addition of non-compatible rental housing, and 4) will remove any opportunity for mixed-use commercial uses to be located near our neighborhood. Additionally, we will be severely affected by a high-density residential development that does not provide any appropriate land use buffering and/or transitioning to our existing houses.

By signing below we acknowledge that we are adjacent to and within 150 feet to the subject property of the proposed Avilla PAD and that we are formally protesting the Avilla PAD rezoning application. We respectfully request an increase of majority vote by City Council to three-fourths be required for approval of the rezoning application as mandated by Arizona Revised Statute 9-462.04.H.

NAME (Please Print)	ADDRESS	SIGNATURE	DATE
Kelly Bohm	15353 Westview Dr.	Kelly Bohm	Feb 18, 2014
Don Bohm	15353 W. Westview Dr.	Don Bohm	Feb 18, 2014
Martha Fernandez	15349 W. Westview	Martha Fernandez	2/18/2014
David Fernandez	" "	David Fernandez	
Patti Hunt	4255 N 153rd Ln	Patti Hunt	2/18/14
Marilyn Yelder	4320 N. 154th Ave.	Marilyn Yelder	2/18/14.
Brian Yelder	4320 N 154th Ave	Brian Yelder	2/18/14.
Chris Frakes	4263 N. 153rd Lane	Chris Frakes	2/18/14
Ashley Frakes	4263 N. 153rd LN.	Ashley Frakes	2/18/14

LEGAL PROTEST of Rezoning Case # 13-210-00006 Avilla PAD Amendment

Applicant – Southwest Next NWC Indian School & Falcon LLC










Assessor Parcel Number 508-13-172

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The additional housing units will 1) bring increased traffic to the major entrance of our neighborhood at Falcon Drive and Indian School Road, 2) overburden the already overcrowded schools in the area, 3) decrease our housing values with the addition of non-compatible rental housing, and 4) will remove any opportunity for mixed-use commercial uses to be located near our neighborhood. Additionally, we will be severely affected by a high-density residential development that does not provide any appropriate land use buffering and/or transitioning to our existing houses.

By signing below we acknowledge that we are adjacent to and within 150 feet to the subject property of the proposed Avilla PAD and that we are formally protesting the Avilla PAD rezoning application. We respectfully request an increase of majority vote by City Council to three-fourths be required for approval of the rezoning application as mandated by Arizona Revised Statute 9-462.04.H.

NAME (Please Print)	ADDRESS	SIGNATURE	DATE
Brian Fay	15374 W. Westview		2/19/2014
Katy Fay	15374 W. Westview		2/19/2014
Trey Shaffer	15374 W. Westview		2/19/2014
George Gomez	15377 W. Westview Dr		2-19-14
Christine Gomez	15377 W. Westview Dr		2-19-14
Dennis Wheeler	15341 W. Westview Dr		2/19/14
Charles Trachsel	4347 N. 153rd Ave		2/19/14
Debra Trachsel	4347 N. 153rd Ave		2/19/14
Debra Smart	15338 W. Montebello		2/19/14

Steven Spiek
Chris Underwood
PAGE ____ of ____
2/19/14
2/19/14

LEGAL PROTEST OF AVILLA PAD AMENDMENT-Case # 13-210-00006

Erin Estes
Denise McCallum
15479 W. Glensrosa Avenue
15473 W. Glensrosa Ave
2/19/14
2/19/14

February 17, 2014

Joe Schmitz
City of Goodyear
190 N Litchfield Road
Goodyear, AZ 85338

Dear Mr. Schmitz:

My husband and I would like to voice our concerns regarding the Avilla PAD, Reference Rezoning Application #13-210-000006.

We moved to Goodyear in September, 2013, purchasing our home with much anticipated pride and excitement. On hearing about the possibility of 125 rental units around the corner from our home, our hearts dropped. This certainly was not what we expected in this lovely community. The worry of our home value, added traffic and the lack of owner financial responsibility is very concerning.

Hopefully, the City of Goodyear will not approve this change in land use and keep it mixed-use commercial as originally planned for all Palm Valley residents.

Thank you for your assistance with this issue.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marilyn Trachsel".

Marilyn Trachsel
Rene Trachsel
4347 N 153rd Lane
Goodyear, AZ 85395

February 18, 2014

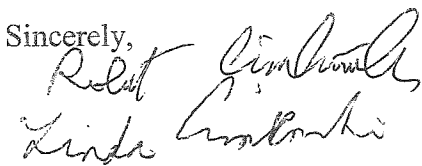
Joe Schmitz
Planning Manager
City of Goodyear
190 N. Litchfield Road
Goodyear, AZ 85338

Dear Mr. Schmitz:

We are writing to indicate our opposition to the proposed high-density rental housing project by *Avilla* at the northwest corner of N. Falcon Drive and Indian School Road. We are the owners of a home close to the proposed development area and believe that such a project would severely disrupt the balance of land uses that were thoughtfully determined for our Palm Valley neighborhood many years ago. Adding another 125 rental units adjacent to the already-approved *Harmony* 288 high-density housing unit project would greatly increase traffic on Indian School Road and Falcon Drive, decrease home values in Palm Valley, and overburden local schools that are already at capacity. The *Avilla* project would also remove the open space buffer between itself and existing homes.

We urge you to reject the application by *Avilla* to rezone the property as high-density residential and preserve the original land use plan for our Palm Valley neighborhood.

Sincerely,

Handwritten signatures of Robert and Linda Cimikowski. The signature for Robert is written above the signature for Linda.

Robert and Linda Cimikowski
3380 Aster Drive
Prescott, AZ 86305

Joe Schmitz

From: joan smith [REDACTED]
Sent: Thursday, February 20, 2014 6:49 PM
To: DL-GoodyearPlanning&Zoning
Subject: Ref Rezoning Application #13-210-000006 Avilla PAD

Joe Schmitz, Planning Manager
City of Goodyear

We are asking you to deny the proposed high-density 125 residential rental units rezoning application. This does not fit with the Palm Valley Master Plan that was adopted by Goodyear in 2000, and will severely disrupt the balance of land uses that were thoughtfully determined for the Palm Valley neighborhood many years ago.

This will increase the traffic issues on Falcon Road and Indian School Rd and overburden the transportation system in the area. This will also overburden the Palm Valley schools which are already at capacity.

The open spaces and parks were originally designed to accomodate the existing planned residential uses with an open space buffer to the residential. The Avilla property has no buffer and will be right next to the existing homes.

Thank you for your thoughtful consideration of this.

Respectfully,

Ronald and Joan Smith
PebbleCreek residents

Joe Schmitz

From: Mitri Halabi [REDACTED]
Sent: Monday, February 24, 2014 11:08 AM
To: DL-GoodyearPlanning&Zoning
Subject: Ref: Rezoning app #13-210-000006 Avilla - opposition

Categories: Red Category

Dear Mam/Sir,

I was just informed about this rezoning application. I am the owner of the property below in the area. Although I currently rent it, this will be my retirement home. I bought it after careful planning and review of the area around my home.

15406 W Monterosa St, Goodyear AZ 85395

I bought this home, under the expectation that this will be a quiet community with near access to the commercial area that is subject to the zoning request above. I think rezoning this area to provide high density rental is not in line and not in the spirit of the general area landscaping and congestion. This area needs to comply to the original architecture and zoning characteristics designed originally by the city. Trying to pull these rezoning "tricks" seems to be deceptive to the overall planning and city quality and congestion parameters.

Please add my vote to the opposing category.

Mitri Halabi

Joe Schmitz

From: ortiz m [REDACTED]
Sent: Sunday, February 23, 2014 1:58 PM
To: DL-GoodyearPlanning&Zoning
Subject: rezoning application #13-210-000006 Avilla Pad

Categories: Red Category

We as residents in Palm Valley are opposed to the Avilla development. There already is zoning for homes on the N.E. corner of Indian School and Falcon drive. Now that our subdivision is sold out, traffic is starting to get heavier at certain times of the day and evening.

Thank you for your consideration to this matter.

Michael Ortiz and Shirley Valverde

Joe Schmitz

From: Marvin Feir [REDACTED]
Sent: Tuesday, February 25, 2014 8:25 AM
To: DL-GoodyearPlanning&Zoning
Cc: Wally Campbell; Georgia Lord
Subject: Reasoning Application #13-210-000006 Avilla PAD

Dear Mr. Joe Schmitz, Planning Manager:

I am writing to strongly oppose the proposed change to allow this high density rental project to occur. I am a frequent user of Falcon Park and am familiar with its surroundings and can foresee major traffic issues such a project will cause. I also live close to the area of the proposed project.

Please do everything possible to prevent the building of any high density rental projects on this site.

I was a personnel friend of former council member Gary Gelzer and know, without doubt, he would have strongly opposed such a measure had he lived.

Thank you for considering my views.

Marvin Feir
14795 W. Piccadilly Rd.
Goodyear, AZ 85395

*Lions *~)*
,,,',,,~),,,,*~)*
(,,,' (,,,' □ Pride! □

Joe Schmitz

From: [REDACTED]
Sent: Saturday, March 01, 2014 12:19 PM
To: DL-GoodyearPlanning&Zoning
Subject: Rezoning Application #13-210-000006 Avilla PAD

Categories: Red Category

Mr. Schmitz, Planning Manager

I am a resident of Pebble Creek and I am opposed to the rezoning application #13-210-000006 Avilla PAD Project. The last thing needed in the area of NWC of N. Falcon Drive and Indian School Road is a change in zoning to allow for high-density rental housing units.

A multi-unit, three-story retirement housing project is currently under construction right now that is called Estrella Park Retirement. Adding to that traffic will be the Harmony project, already approved by the city which is for 288 high-density housing units. I believe approval of the Harmony project was a mistake which will negatively impact the area with increased traffic, strain on existing schools, loss of open spaces, lack of space for commercial development and possibly lower home values which will impact Goodyears' tax base. And now you want to allow another 125 apartments to built. You will be destroying the neighborhood!

Keep in mind that once the 303 is finished, traffic on Indian School will increase dramatically. Please refer to those studies to see what kind of flow there will be this street when that happens. That is yet another reason not to approve any more high-density projects.

I respectfully request that you vote no on this rezoning and encourage other Planning Managers to do the same. We don't want Goodyear to become another Maryvale.

Thank you,

Nancy Christman

Joe Schmitz

From: Jim Hesketh [REDACTED]
Sent: Saturday, March 15, 2014 10:36 AM
To: DL-GoodyearPlanning&Zoning
Subject: Avilla Homes

As a homeowner, tax payer and registered voter, I would like to provide my input on the proposed development of the above referenced project. We are struggling with home values within Phase 5 as it is, and believe developing a low cost housing/apartment project would further destabilize and hinder home equity growth in our Phase 5 neighborhood.

Respectfully,

James Hesketh III

Joe Schmitz

From: GREGORY MAXWELL [REDACTED]
Sent: Wednesday, March 19, 2014 5:51 PM
To: DL-GoodyearPlanning&Zoning
Subject: rezoning

I live in Palm Valley phase V and am against the high density residential rezoning at Indian School and Falcon Dr.

14 March, 2014

Dear Mayor & City Council,

My name is Karen Sumpter and I am a resident of Goodyear, Palm Valley Phase 5. I am writing concerning the area on the Northwest corner of Indian School Road and Falcon Drive that is being considered for a zoning change from commercial, to high-density housing. I as a citizen, homeowner and mother of two children am adamantly against this proposed change.

The planned 'high density housing' that is slated for construction are 125 apartment buildings on 9.7 acres of land. I feel that this type of structure will decrease property values for the area in three ways:

1. by the overall appearance and crowding of the apartment buildings
2. the transient type of tenants this type of housing will attract, who historically, have little pride in property maintenance or courtesy to neighbors
3. due to the close proximity to Palm Valley Phase 5, the tenants of these new apartment buildings will likely and frequently be using our HOA funded green spaces but have no responsibility for upkeep

One other area of concern regarding this zoning change is the amount of traffic congestion apartment buildings will add to the already busy intersections of Falcon Drive and 152nd Avenue, especially during peak commuting and school hours. Mabel Paget Elementary school is only 1 1/2 blocks from the area in question and this zoning change will surely add even more traffic congestion.

Please support those of us who take pride in our safe and family-friendly neighborhoods by rejecting this proposed zoning change. Thank you for your time.

Sincerely,

Karen Sumpter

4589 N. 153rd Ave.
Goodyear, AZ 85395



Joe Schmitz

From: ZONETTE TAM Owner [REDACTED]
Sent: Friday, March 21, 2014 12:40 PM
To: DL-GoodyearPlanning&Zoning; Georgia Lord
Subject: High Density Complex for PV5

Hello,

I am a homeowner in PV5 and bought specifically in this area because of the single family homes with no rentals in the nearby vicinity. Having a subdivision and surrounding areas with more owner occupied homes instead of rentals gave us a sense of security and pride in our neighborhood. I do not have anything against rental properties but having a sleuth of them in one area does poses the threat for crimes, traffic, overcrowding of the already over crowded schools, and the lack of pride in the neighborhood. We are already getting another housing project on the NE corner of Falcon and Indian School Rd. that we have no say in. I do not feel that such a project in PV5 is the right place. When considering your decision please take into consideration the current homeowners and the price we paid to live in such a community.

Thank you for your understanding.

--

Mahalo,
Zonette Tam

Joe Schmitz

From: [REDACTED]
Sent: Friday, March 21, 2014 2:48 PM
To: DL-GoodyearPlanning&Zoning
Cc: Georgia Lord
Subject: High Density Residential Complex

Goodyear Planning & Zoning Committee,

I am expressing my opinion and concerns about the PV5 proposal for a high density residential with multi-family zoning request that is being considered.

My husband and I recently moved to Arizona from Utah. We looked at several towns before deciding that the Goodyear area was where we wanted to be for many reasons. I am upset about the possibility that could change in the very near future if Avilla Homes is allowed to build near our neighborhood.

I believe the Palm Valley homes and neighborhoods are very well maintained, the greenspaces and playground areas are pretty and used by the inhabitants but all of that could change with high density-multi family residences placed beside the neighborhood. Property values will go down, the single family homes will be less desirable to future buyers and I think there is considerable potential for crime to increase with low income housing so close.

Unless the builder plans plenty of space for all those residents our parks and green spaces will be usurped by folks from that area spilling over to our neighborhood for recreational space. I request that this proposal by Avilla Homes be denied and the zoning remains mixed use commercial for further growth and development in the west valley.

I hope that the concerns from current homeowners are heard and considered.

Sincerely,

Lora Akers
Palm Valley Resident

Joe Schmitz

From: Tom Akers [REDACTED]
Sent: Friday, March 21, 2014 6:01 PM
To: DL-GoodyearPlanning&Zoning; Georgia Lord
Subject: Opposition to Zoning Change for Avilla Homes

Goodyear Planning & Zoning Committee and Mayor Lord,

I am concerned about the proposal for a high density residential rental project that is being proposed for the corner of Falcon Way and Indian School. This is of course the primary entrance into the Palm Valley 5 subdivision. When I chose to move to this area the existing zoning was an important factor for choosing this neighborhood. I am strongly against changing the zoning for this planned development that would allow smaller rental units within PV5 and especially at the entrance of the subdivision. I believe this would lower the values of our existing homes.

I believe any zoning change from the original plans should only be made if it enhances the area. This proposal does not pass the test and will decrease the value of our properties if allowed. Mixed Use Commercial would allow for development of conveniently located commercial establishments as originally planned for the community.

Unfortunately I believe that high density rental properties tend to deteriorate more quickly and are not as well maintained as those that are privately owned. Likewise, there is considerable potential for crime to increase within these communities. I make these statements with no prejudice but simply stating what I strongly believe to be true.

Our existing parks and green spaces will potentially be overloaded with high density rental occupants that will also degrade the value of our neighborhood.

I respectfully request that this proposal by Avilla Homes be denied and the zoning remains Mixed Use Commercial for future commercial development.

Sincerely,

Tom Akers
Palm Valley 5 Resident

Joe Schmitz

From: Jennifer Kazmar [REDACTED]
Sent: Sunday, March 23, 2014 12:41 PM
To: DL-GoodyearPlanning&Zoning
Subject: High Density Residential Complex Slated for PV5

To Whom It May Concern,

Hello. I am writing you today to discuss my concerns about the high density residential rental project that is being considered for our community's entrance. I want to let you know that myself, along with my neighbors are all very concerned about this and are highly against this complex being built in our neighborhood. I have worked in the Litchfield/Goodyear area for the past eight years and I purposefully moved into this community two years ago for it's single family homes, safety of the community, cleanliness, and population of residents. I believe that building this high density residential complex will be detrimental to not only our Palm Valley Community, but for the city of Goodyear and surrounding area as well. I hope that you strongly consider the negative affects that this complex will bring and make the decision not to allow the entrance of this project into our community. Thank you for your time.

Sincerely,
Palm Valley Phase V Resident

Joe Schmitz

From: [REDACTED]
Sent: Monday, March 24, 2014 10:51 AM
To: Georgia Lord; DL-GoodyearPlanning&Zoning
Subject: High Density Residential Complex

I and my wife are against this high density residential rental project. This is a bad idea and will not help the city.

David E. Gerlach
15035 W Montecito Ave
Goodyear AZ 85395

Joe Schmitz

From: Ted Howard [REDACTED]
Sent: Sunday, March 30, 2014 11:44 PM
To: DL-GoodyearPlanning&Zoning; Georgia Lord; MaryDrefs@cox.net
Subject: Palm Valley Phase V/Avila Homes

My name is Ted Howard. I own a home in Palm Valley Phase V. My family has lived in Goodyear since 2002, and Palm Valley since 2004.

We are **opposed** to the zoning change at the Northwest corner of Indian School Road and Falcon Drive. Due to conflicts, we can not attend the Hearing scheduled for March 31.

The subject parcel was zoned as mixed use commercial consistent with the overall plan for the City. I believe this type of planning was a factor in the "liveability" award the City earned in 2008.

The Palm Valley area is a wonderful place for families. However, it is in desperate need of commercial business such as restaurants and shopping. Not to mention, it could use a little "personality" in the form of small, independently owned business or restaurants, or even popular "chains" such as Trader Joe's or Oregano's.

The land across from the subject parcel is zoned for high density residential. We assume the community, as originally planned, allowed for parks, roads, and commercial activity consistent with the size of the residential population. As it stands, our local parks are often overrun by people from outside our communities who do not have the same amenities in their neighborhoods. We do not need the additional congestion. Re-zoning to allow more residential property, especially high density residential, will defeat the original purpose and meaning of the planning and negatively impact the quality of life that the City has sold to its homeowners.

Further, high density residential rentals bring a transient population that is not beneficial to the overall health of our schools and neighborhoods.

Finally, we again request that you **deny the subject application**. Please consider property values and the economic health of the City, uphold the "liveability" award Goodyear is advertising, and focus on raising the sophistication level of the City of Goodyear.

Joe Schmitz

From: Barbara Bersch [REDACTED]
Sent: Monday, March 31, 2014 7:15 AM
To: DL-GoodyearPlanning&Zoning
Subject: Against High Density Residential in Palm Valley 5

To Whom it May Concern:

I would like to express my strong opinion against the high density residential complex slated for the corner of Falcon and Indian School. Many of us home owners in Palm Valley purchased homes here for a bit of a slower pace to life and relatively safe neighborhoods.

We pay comparatively high taxes for this lifestyle. High density residential will add a multitude of low income families, often with multiple roommates - even likely exceeding the estimated residency rates. Low income, as we all know, also often equates to lower standards of caring for property and higher petty crime. Palm Valley has NUMEROUS elderly drivers on the road and their pace of driving is far different than the large number of younger individuals that a property like this will attract. We also have schools in the immediate area and younger residents are more likely to speed through school zones.

Ideally, a property like this should be situated in a neighboring city like Tolleson, Buckeye or Avondale. If Goodyear feels strongly about needing to accommodate lower income workers and would like the taxes associated with such a property, please at the very least consider building such south of the freeway - in an area that is far better suited for this type of residence. Not happy about the effect this property would have on my property value or community.

Thank you for listening,
Barbara and John Bersch
15586 W. Westview Dr.
Goodyear, AZ 85395
[REDACTED]

From: Carrie Ellen Jones
15391 W. Monterosa Street
Goodyear AZ 85395
[REDACTED]

To: Joe Schmitz, Planning Manager
City of Goodyear
190 N. Litchfield Road
Goodyear, AZ 85338

RE: Avilla Rezoning Application #13-210-000006

Dear Mr. Schmitz:

My name is Carrie Ellen Jones. I am a resident and homeowner in Goodyear, residing in Palm Valley V. Our home is in the Cabada Corners neighborhood located directly west of the greenbelt that borders the vacant property currently zoned commercially, yet under consideration for a change to residential status for the Avilla high-density project.

I am writing to express our hopes that this change in status will not take place.

Our current schools, both middle and high-schools are overly crowded, with students being bussed to other district schools. It is negligent for the city to open even more residential opportunities in this area when we are currently unable to provide easy access to our public schools with the current amount of homes (and anticipated homes under original zoning).

The neighborhood and city parks in the Palm Valley V location, including Falcon Park, were zoned and created based on the potential numbers of homes in the original zoning plans. Adding additional residential units to the area spreads thin the resources of current parks, roads and businesses. It should not become a habit of the city to change zoning once the decisions have been made and local resources, including parks, planned accordingly.

The proposed community is designed to be a "for lease" housing situation. This means that the neighborhood is specifically designed for those who intend to live temporarily within our community. Some renters make phenomenal neighbors. We, ourselves, rented in the area prior to purchasing our home and took pride in maintaining our home and joining in community events of Goodyear. However, it is also widely known that permanent homeowners are more invested in the maintenance and betterment of their community and surrounding neighborhood than those temporarily residing within an area. A neighborhood specifically designed for this type of temporary commitment does not benefit our community the ways in which residents hope for.

Aesthetically, the design for the proposed project is not in line with that of our current surrounding neighborhoods. We personally, are not interested in looking out of our second-story window at rows of rooftop air-conditioning units as the Avilla project proposed (in design with its model neighborhoods in the Tucson area.)

We hope that our voice and concerns will be taken into sincere consideration in the final decision-making processes involved with this project. If you have any questions, please do not hesitate to contact me at the information listed above.

Thank you for your time and consideration.

Sincerely,


Carrie Jones