

Christopher Flodin

From: Katie Wilken
Sent: Tuesday, April 07, 2015 5:10 PM
To: Sara.Gardner@wellsfargo.com
Cc: Christopher Flodin
Subject: RE: Pebblecreek Renaissance

Sara,

Thank you for contact the City of Goodyear regarding the PebbleCreek Renaissance. I wanted to let you know that your e-mail came to the Planning and Zoning Division. We will include your e-mail with our staff report which goes to the Planning and Zoning Commission and City Council so they will see your comments, I wanted to make sure you knew the e-mail did not go directly to them though.

I would encourage you to attend the public hearings at the Planning and Zoning Commission scheduled for April 15th at 6pm and the City Council on May 18th at 6pm.

Thanks,

Katie Wilken, AICP
Planning Manager
City of Goodyear – Development Services Department
623.882.7948 (direct)
623.932.3005 (main Planning & Zoning Line)
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

From: Sara.Gardner@wellsfargo.com [mailto:Sara.Gardner@wellsfargo.com]
Sent: Tuesday, April 07, 2015 4:26 PM
To: DL-GoodyearPlanningZoning
Subject: Pebblecreek Renaissance

Council Members:

I do not know if you are the individuals deciding on the fate of the proposed Renaissance development on the corner of Pebblecreek Parkway and Clubhouse Road but here goes. I currently reside in Pebblecreek and the idea that I could continue to live in this community (I am only 57 years old) until I would need additional assistance and still be a golf cart ride away from all of my friends is a wonderful idea. This community is more than just a development of houses it is a community of friends.

My husband passed away two years ago and I built a new smaller home again in this community because of the wonderful job Robson does and the people in the development. Everything that the Robson community does is top notch and to be able to live in this community with additional assistance would be a blessing to so many of our residence. A lot of us live far from family and children. If Robson would be able to build on this parcel of land independent an assisted living facility we still close remain to all of friends! What a wonderful idea and hats off to Mr. Robson!!

Please approve the Renaissance application. My mother (who is 85 and also lives in a home in Pebblecreek) is excited that should she need assistance she can just go down the block to Renaissance and all her friends are still here. Ed Robson you rock!!

Christopher Flodin

From: Katie Wilken
Sent: Tuesday, April 07, 2015 5:16 PM
To: Leah Kiekbusch
Cc: Christopher Flodin
Subject: RE: PebbleCreek Renaissance

Leah,

Thank you for providing comments on the proposed PebbleCreek Renaissance. We will include these comments in the staff report to the Planning and Zoning Commission and City Council. I would encourage you to attend the public hearings at the Planning and Zoning Commission scheduled for April 15th at 6pm and the City Council on May 18th at 6pm.

If you have further comment or any questions, please let me know.

Thank you,

Katie Wilken, AICP
Planning Manager
City of Goodyear – Development Services Department
623.882.7948 (direct)
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14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

-----Original Message-----

From: Leah Kiekbusch [mailto:leah2012@cox.net]
Sent: Monday, April 06, 2015 4:51 PM
To: DL-GoodyearPlanningZoning
Subject: PebbleCreek Renaissance

I have viewed the proposal for the Renaissance development at PebbleCreek Parkway and Clubhouse Drive and wholeheartedly support it. It is perfect for the parcel - quiet, minimal traffic, convenient for residents who are from PebbleCreek and wish to maintain social relationships and activities. The structure is very classy and functional, designed with minimal impact on neighboring properties. Those who complain about three stories or other contrived issues forget that the property was already zoned commercial when they bought their houses. Did they think it would be a large, ugly field forever? The potential alternatives to the Renaissance - a gas station, convenience store, car wash, tire store, Goodwill, Burger King, etc would pose a drastic, negative impact on PebbleCreek and this area. Please approve this application.

Note: My husband is the President of the PebbleCreek HOA and an employee of Robson Communities. I have written this as my personal, independent opinion.

Leah Kiekbusch
16195 W Mulberry Drive
Goodyear 85395

Christopher Flodin

From: Katie Wilken
Sent: Tuesday, April 07, 2015 5:17 PM
To: SJNATHAN@aol.com
Cc: Christopher Flodin
Subject: RE: PebbleCreek Renaissance

Stephen,

Thank you for providing comments on the proposed PebbleCreek Renaissance. We will include these comments in the staff report to the Planning and Zoning Commission and City Council. I would encourage you to attend the public hearings at the Planning and Zoning Commission scheduled for April 15th at 6pm and the City Council on May 18th at 6pm.

If you have further comment or any questions, please let me know.

Thank you,

Katie Wilken, AICP
Planning Manager
City of Goodyear – Development Services Department
623.882.7948 (direct)
623.932.3005 (main Planning & Zoning Line)
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

From: SJNATHAN@aol.com [mailto:SJNATHAN@aol.com]
Sent: Monday, April 06, 2015 5:34 PM
To: DL-GoodyearPlanningZoning
Subject: PebbleCreek Renaissance

We wholeheartedly support the Renaissance development at PebbleCreek Parkway and Clubhouse Drive. There could not be a better fit for this vacant parcel of land. We are very impressed with the drawings that we saw. Whatever Robson Communities builds is totally first class. PebbleCreek is truly a gem and the Renaissance development will enhance that gem.

We know there are a few complainers out there who have been very vocal, but I can assure you from our unscientific poll, the vast majority of residents support the Renaissance development. Unfortunately, in today's world all you hear about are the naysayers who complain about everything. The Renaissance development is certainly a better fit than say, a gas station, a fast food restaurant, a car wash, etc.

Please do not be intimidated by the irrational ranting and raving of a small minority of residents. We have lived here over seven years and we have observed and learned there will always be a small percentage of homeowners who are opposed to almost everything.

We are asking that you approve the Renaissance application. Thank you for your attention our comments.

Sincerely,
Stephen Nathan
David Kiesling
16210 W. Indianola Ave.
Goodyear, AZ 85395

March 26, 2015

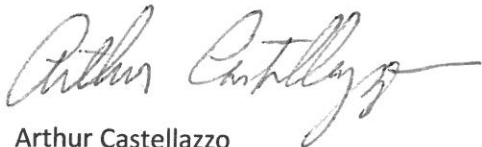
To the Goodyear Planning and Zoning Department

Subject: Proposed "Renaissance" Facility for PebbleCreek Community

Because of the amount of negative opinions associated with the proposed "Renaissance" Care facility, I would like to state my thoughts regarding the project. My comments are mainly in response to the opinions heard at the information meeting held at PebbleCreek on March 24th:

1. Although some feel that this facility will brand our area of town an old forks area, we have to face it that some of us have been living in PebbleCreek for fifteen and more years and we aren't getting any younger. A facility like this will be increasingly in demand.
2. When purchasing in PebbleCreek there were many things we were aware of (planes from Luke were going to fly, the prison to our west wasn't going to move and eventually the 303 and I-10 interchange would expand). Likewise, when someone purchased and built homes adjacent to the 9 acre "commercial" property at the intersection of PebbleCreek Parkway and Country Club Drive, they knew something was eventually going in there. The price they were willing to pay for that risk should have been within their decision making.
3. Although the proposed three story structure may be excessive, the privacy issue is moot in my opinion. Many of us presently own properties which are bordered by two story homes whose window's look down onto "our patios". Also a significant portion of our patios are facing "common areas". What is to stop anyone from observing what is happening on one's patio? The significant question is what could the affected people possibly be doing on their patio that would be of any interest to people living at the "Renaissance"?
4. Point of fact, a developer has the right to develop a property in order to maximize profits as long as said development meets all applicable laws and regulations. Especially when it will be an asset to the community. A town or city cannot dictate what must be constructed on a particular property.
5. Property values and whether this structure will affect that value will not be determined until a particular parcel goes on sale. Maybe the price is affected already simply by the fact that there is a 9 acre vacant "commercial" property adjacent to said property.

In conclusion, I am in general support of this project as a beneficial support facility to our community.



Arthur Castellazzo

15025 West Crenshaw Drive

Goodyear

Christopher Flodin

From: Bobbie Fulbright
Sent: Thursday, March 26, 2015 7:21 AM
To: Christopher Flodin
Subject: FW: Renaissance Project
Attachments: Open Letter to Goodyear Mayor.docx

Bobbie Fulbright
Development Services Administrator
14455 W Van Buren St Building D
Goodyear, AZ 85338
Direct line: 623-882-7951
Work Schedule: Monday – Thursday 7:00 am - 5:00 pm and Friday 7:00 am - 11:00 am

From: Andrew Best Sr [mailto:andrew.bestsr@gmail.com]
Sent: Wednesday, March 25, 2015 8:55 PM
To: Bobbie Fulbright
Subject: Renaissance Project

Bobbie Fulbright,

Please be advised that my wife and I strongly support the Renaissance Project for the vacant parcel at Pebble Creek Parkway & Country Club Drive.

I have attached the letter that we sent to Mayor Lord in support of this project.

Our home of twelve years backs up to the project and we believe the development proposed by Mr. Robson is an excellent addition to our community.

Yours truly,

Andrew J and Kimi Best

Christopher Flodin

From: Katie Wilken
Sent: Thursday, March 26, 2015 9:27 AM
To: Ken & Edna
Cc: Christopher Flodin
Subject: RE: Renaissance Development

Edna,

Thank you for taking the time to write to us. I appreciate the compliments and the comments. We will be relaying all comments to the Planning Commission and City Council. If you are interested, I would encourage you to attend the presentations to the Planning and Zoning Commission scheduled for April 15th at 6pm and the City Council on May 18th at 6pm.

Please let us know if you have any other questions or comments.

Thank you,

Katie Wilken, AICP
Planning Manager
City of Goodyear – Development Services Department
623.882.7948 (direct)
623.932.3005 (main Planning & Zoning Line)
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

From: Ken & Edna [mailto:kenedna@cox.net]
Sent: Wednesday, March 25, 2015 8:27 PM
To: Katie Wilken
Subject: Renaissance Development

Katie,

I want to thank you and the other gentleman that was with you yesterday at the Renaissance Development meeting at PebbleCreek. It was a good informative meeting and I think the Robson people presented the facts very well. I do realize that there are many homeowners who are really concerned about the buildings proposed. I felt the plan was a good one and a much better use of the parcel of land and less adverse impact on the community than the potential of businesses such as Sonic or a gas station. Emotions run high when change is proposed. We know the Planning Committee will look carefully at all aspects of the situation and make a wise decision. Thanks for your time to attend this meeting and give us the information to understand the planned development of the site.

Edna DeFord, Pebble Creek Resident



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Christopher Flodin

From: Katie Wilken
Sent: Wednesday, March 25, 2015 10:22 AM
To: Gene Mahler
Cc: Christopher Flodin
Subject: RE: Renaissance at Pebblecreek

Gene,

Thank you for providing your comments to the City of Goodyear regarding the proposed assisted living facility. Staff will include these comments in the staff report that will be provided to the Planning and Zoning Commission and City Council.

I would also encourage you to attend the presentations to the Planning and Zoning Commission scheduled for April 15th at 6pm and the City Council on May 18th at 6pm.

Please let us know if you have any other questions or comments.

Thank you,

Katie Wilken, AICP
Planning Manager
City of Goodyear – Development Services Department
623.882.7948 (direct)
623.932.3005 (main Planning & Zoning Line)
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

From: Gene Mahler [mailto:genemahler99@me.com]
Sent: Wednesday, March 25, 2015 9:48 AM
To: DL-GoodyearPlanningZoning
Subject: Renaissance at Pebblecreek

The Renaissance at Pebblecreek will be a wonderful asset to the City of Goodyear, just another great addition presented by Mr. Robson. Everything Mr. Robson has done for the City of Goodyear has been positive and done with class.

I hope you will consider and approve this great project.

Irmie @ Gene Mahler
3816 N. 155th Drive
Goodyear, AZ 85395
623-935-0229

Christopher Flodin

From: Catherine Lindstrom <19clinds49@gmail.com>
Sent: Monday, April 06, 2015 10:08 AM
To: Christopher Flodin
Subject: Renaissance Assisted Living facility on PebbleCreek Parkway

It is my understanding that this request for property development is coming to the Planning and Zoning Commission on April 15 at 6 pm. Since I am unable to attend, I would like to express my support for this facility. I live in PebbleCreek, and believe that this facility and the services it offers will be an advantage to the community. Some misinformation about the design of the building is circulating among PebbleCreek residents, claiming that the entire facility will be 3 stories high. That is not my understanding of the facility plan. The advantages to the PebbleCreek community and to others in the area are several:

1. The ability to place a parent or older family member in a well-designed, easy to access facility, with potential for access to some of the events in PebbleCreek.
2. Easy access to the facility for residents in PebbleCreek and the surrounding facility for their older loved ones.
3. An easy transition for current residents of PebbleCreek when they need to move to a higher level of care as they age.

I support Robson Communities in this endeavor.

Catherine Lindstrom
15390 West Pinchot Court
Goodyear, AZ 85395

Christopher Flodin

From: Katie Wilken
Sent: Monday, March 30, 2015 7:10 AM
To: Pxazwiny@aol.com
Cc: wallycampbell@cox.net; Christopher Flodin
Subject: RE: Comment on Proposed Renaissance PebbleCreek

Carolyn,

Thank you for taking the time to provide comments. Staff will include these comments in the staff report that will be provided to the Planning and Zoning Commission and City Council.

Please feel free to attend the public hearing at the Planning and Zoning Commission scheduled for April 15th at 6pm and the City Council on May 18th at 6pm.

Please let us know if you have any additional questions or comments.

Thank you,

Katie Wilken, AICP
Planning Manager
City of Goodyear – Development Services Department
623.882.7948 (direct)
623.932.3005 (main Planning & Zoning Line)
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

From: Pxazwiny@aol.com [mailto:Pxazwiny@aol.com]
Sent: Saturday, March 28, 2015 9:16 PM
To: Katie Wilken
Cc: wallycampbell@cox.net
Subject: Comment on Proposed Renaissance PebbleCreek

Hello Katie,

My husband & I live in PebbleCreek & had attended the meeting held in PebbleCreek about the proposed building of a facility for seniors that might need assistance at some time in the future. I had written an email to our community's Yahoo E-Group, which you can read at the end of this email, & Councilperson Wally Campbell asked that I send it to you.

I'm sorry to have not spoken up at the meeting but it probably would have created another discussion which would have been like beating a dead horse to death. Sadly, there are some people in our community that think anything that is built here or around us is done just to inconvenient them personally, and not think about the good of the City of Goodyear. Some of the points that I wanted to make are:

1. Robson Corp. owns this land, it is not a part of PebbleCreek. Any one or any company could build there. Would they prefer a Walgreens, or Cafe or some fast food? Do they want the noise of tractor trailers making deliveries during the night hours? Do they realize that one store would not use up the whole 9 acres, so that means it could be one of each of the above? I don't think so.

2. When they purchased their home, did they not assume that something would be built there? I don't think so. We are the fourth last house in PC, our back yard faces Bullard Av. The lot across from us was empty, now we have a professional building. We knew something would be there, we accepted it & moved on. Bullard was not a through street, it is now, we

Christopher Flodin

From: Diane and Wayne <dandwjohnson@gmail.com>
Sent: Monday, April 06, 2015 12:30 PM
To: Christopher Flodin
Subject: PebbleCreek proposed building

I am fully in favor of the proposed building by the firehouse at PebbleCreek.

Diane Johnson
Unit 21/68

Christopher Flodin

From: Earl Adamy <earladamy@gmail.com>
Sent: Monday, April 06, 2015 12:31 PM
To: Christopher Flodin
Subject: PebbleCreek Development Application

While I am generally supportive of the concept of using the SE corner of PebbleCreek Parkway and Country Club Drive for an assisted living facility, I do have two major concerns:

1. Three stories exceeds the permitted height under zoning regulations. The residential character of the surrounding neighborhoods argues strongly against granting a height variance for three stories. Any project permitted on this site should not exceed two stories.
2. Ingress and egress using Country Club drive presents a major issue to existing Tuscany Falls gate traffic. The project should be redesigned so that primary ingress and egress take place using PebbleCreek Parkway.

Earl Adamy
2863 N 157th Avenue
Goodyear, AZ 85395
(Tuscany Falls at PebbleCreek)

Christopher Flodin

From: Wayne <woj15024@yahoo.com>
Sent: Monday, April 06, 2015 12:32 PM
To: Christopher Flodin
Subject: PebbleCreek proposed building

I am totally in favor of the proposed building by the firehouse in PebbleCreek.

Wayne Johnson
Unit 21/68

Christopher Flodin

From: Ed Hee <edjane1@earthlink.net>
Sent: Monday, April 06, 2015 10:55 PM
To: Christopher Flodin
Subject: Proposed Care Facility at Tuscany Entrance

This facility should have the following restrictions:

1. No higher than current commercial code requirements – 30 ft. Consistent with current commercial code restrictions.
2. Have its own entry and exit via PebbleCreek Parkway – Not impact the Tuscany Falls Clubhouse Drive entry and cart path to the underground passage from Tuscany Falls to Eagles Nest.

Edward Hee

15200 W Avalon Drive

Goodyear, AZ 85395