



February 4, 2025

RE: Case # Z-164-24-3 – Rezoning Application Request for the Property Located at the Southwest Corner of Cave Creek Road and Peoria Avenue in Phoenix, Arizona

Dear Property Owner or Neighborhood Organization Representative:

The purpose of this follow-up letter is to inform you that, on behalf of Allante Corp., Norris Design has recently filed a rezoning request (Rezoning Case Number Z-164-24-3) for an approximately 2.21-acre site located at the southwest corner of Cave Creek Road and Peoria Avenue (the "Property"), and that meetings/hearings have now been set by the City of Phoenix to review our case. The meeting/hearing details are provided below.

Our request is to change the zoning designation of the Property from "Commercial C-2 District—Intermediate Commercial" (C-2) to "R-5 Multifamily Residence District—Restricted Commercial" (R-5). This rezoning request would allow for the development of a larger, approximately 5.2-acre site (inclusive of the Property) as a multi-family residential community, also referred to as "Valle View." Valle View is a proposed 4-story (48 feet) multifamily residential community with approximately 240 residential units (46.15 dwelling units per acre).

The meetings/hearings have been scheduled by the City of Phoenix as follows:

North Mountain

Village Planning Committee:

February 19, 2025
6:00 p.m.
Sunnyslope Community Center
Multi-Purpose Room
802 East Vogel Avenue
Phoenix, Arizona 85020

Planning Commission:

March 6, 2025
6:00 p.m.
Meeting may be held at the City Council Chambers
(200 W. Jefferson St.) or virtually.
For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

**City Council Hearing / Ordinance
Adoption:**

April 9, 2025
2:30 p.m.
Meeting may be held at the City Council Chambers
(200 W. Jefferson St.) or virtually.
For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

You are welcome to attend any or all of these meetings/hearings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending as they are subject to change. Hearing information may also be found on



the sign posted on the Property and in the Record Reporter. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, Zoning Section, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003 and referencing the case number. Your letter will be made part of the case file.

The North Mountain Village Planning Committee will forward a recommendation to the Planning Commission after considering testimony from affected parties and reviewing the staff report prepared by the Planning and Development Department. The village planner who will staff this meeting is Robert H. Kuhfuss, AICP, MPA, and can be reached at 602-534-1608 or via e-mail to robert.kuhfuss@phoenix.gov. This planner can answer your questions regarding the village review and city hearing processes as well as the staff position once their report is complete. You are also welcome to contact me at 602-254-9600 or via e-mail to abeaudoin@norris-design.com to learn more about the case and express your thoughts.

If a case is not appealed within seven calendar days after the Planning Commission Hearing, the decision will be ratified and scheduled for Ordinance adoption by the City Council without further discussion.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-254-9600 or via e-mail to abeaudoin@norris-design.com.

Sincerely,

Alan Beaudoin
Principal