



February 21, 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 for an approximately 2.21-acre site located at the southwest corner of Cave Creek Road and Peoria Avenue (the “Property”), Rezoning Case Number Z-164-24-3. We would like to invite you to a follow-up neighborhood meeting to discuss this rezoning request and the proposed development. The meeting 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). A follow-up neighborhood meeting to discuss the rezoning request and the proposed development has been scheduled as follows:

NEIGHBORHOOD MEETING

Date: Wednesday, February 26, 2025
Time: 6:00 p.m.
Location: Sunnyslope Community Center
Multipurpose Room
802 East Vogel Avenue
Phoenix, Arizona 85020

You are welcome to attend this meeting to learn about the project and proposed zoning. Please be advised that the Planning Commission and City Council are also scheduled to review this case. 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 signs posted on the Property and in the Record Reporter. The City of Phoenix Village Planner assigned to this case is Robert H. Kuhfuss, AICP, MPA, and can be reached at 602-534-1608 or via e-mail to robert.kuhfuss@phoenix.gov. 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.

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