

February 22, 2022

City of Phoenix  
Desert View Village Planning Committee  
200 W. Washington St.  
Phoenix AZ, 85003



- RE: PMPC Opposition to the Verdin Planned Unit Development (PUD) and REZONING:
- Z-62-18-2; Rezoning request to change maximum number of dwellings units allowed from 190 to 1,404
  - GPA-DSTV-1-18-2; General Plan Amendment to change the zoning from Preserve/Residential 0-1 or 1-2 du/ac to Residential 2-3.5 or 3.5-5 du/ac.
  - Z-75-18-2; Rezoning application Modify the boundary of the Desert Character Overlay District from Area A to Area B and increase the number of dwelling units allowed.
  - Z-TA-5-18.2; Rezoning application to Modify the boundary of the Desert Character Overlay District and increase the number of dwelling units allowed.

Dear Desert View Village Planning Committee Members,


The Phoenix Mountains Preservation Council, a 501(C)(4) nonprofit organization, charged with the protection of Phoenix Mountains Desert Preserves, stands in strong opposition to the proposed Verdin PUD Application and the intent to "up-zone" the land and increase density, negatively impact animal corridors and to negate the Desert Character Overlay standards that have been written specifically to define and protect the sensitive areas adjacent to the Cave Creek Wash.

The original name, MacEwen 480, has been resubmitted several times. This project is now being submitted under the name "Verdin." Currently, there are four related applications submitted by the developer for this project pending in various stages.

- The Verdin PUD cannot proceed ahead of the General Plan Amendment.
- The Verdin PUD also cannot proceed before the Desert Character Overlay District rezone per Sec. 671(B)(1).
- It also cannot proceed before the zoning map amendment rezone per Sec. 671 (D)(1).

PMPC does not oppose a development on the Taylor Morrison property. Approximately 33 percent of the proposed Verdin Development is impacted by the Desert Character Overlay. Doing anything short of full compliance with the Desert Character Overlay standards for this area will seriously degrade fragile desert ecosystems in the area. The City of Phoenix should not allow this. The City of Phoenix has already spoken on this matter with their approval of the Desert Character Overlay.

Sincerely,

  
Patrick McMullen, PhD  
PMPC President

PMPC: 12950 N. 7<sup>th</sup> ST, Phoenix, AZ 85022

[www.phoenixmountains.org](http://www.phoenixmountains.org)