

PMPC Suggested “Individual” Talking Points

OPPOSITION to Proposed “VERDIN” Taylor Morrison Development

Quick “Individual” Talking Points & Requests

- As a concerned Phoenix Citizen I am working with PMPC (Phoenix Mountains Preservation Council) and alongside hundreds of concerned Phoenix citizens and City staff to ensure that the Sonoran Desert Preserves are protected and maintained as a valuable resource for all citizens of Phoenix.
- I also support the critical protections Phoenix has enacted to prohibit intense development in and around the Cave Creek Wash area outlined in the Desert Maintenance Overlay District (Desert Overlay). These protections should be kept intact, without compromise.
- The Desert Overlay was enacted by Ordinance specifically to protect the Cave Creek Wash area – located directly between the Sonoran Desert Preserves – from intense residential development, like the massive “Verdin” development, proposed by Taylor Morrison.
- The proposed Taylor Morrison “Verdin” development would be the first one within the Desert Overlay area, and will set a disastrous precedent if allowed to move forward, totally bypassing the Desert Overlay.
- I don’t oppose a development on Taylor Morrison’s property, but it must be consistent with the development standards and zoning requirements that exist today.
- Doing anything short of this will seriously degrade fragile desert ecosystems in this area, sever the connection between the two Preserves, and set a dangerous precedent – where developers can easily bypass important Overlay protections for our unique landscapes across Phoenix.
- The City of Phoenix should not allow this. Phoenix has already spoken on this matter with the approval of the approval of the Desert Overlay.