

Suggest filing this along
w/ Independent article in
" Rancho Estates " vertical file

Subject: Re: Sun City

From: steveheld@kw.com

To: edsonallen@yahoo.com

Date: Friday, April 6, 2018, 4:21:37 PM MST

Ed,

Sorry I could not make the event earlier this week - calendar conflict. Do you have any photos to share for Facebook?

I'll search for a paper and read the article.

As I understand it "Fred" of Rancho Ventana (which is just across from Rancho Relaxo, no joke) in Rancho Estates is the Western most property, asked to be annexed into Youngtown because Sun City would not give him a business permit to repair RV's. He bought all the land around him, 13 acres in all. He requested to be annexed out so Youngtown would give him his permit. But they annexed him and refused to give him his permit due to lack of egress and ingress to the property. So now there is a monstrosity of building now just sitting out there. Last I heard the property is for sale, \$795,000.

I am still researching the mysterious Phase IV - but I think there was simultaneous building above and below Grand Ave: the framing yard on the north, and quail run on the south.

Steve



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Getting the word out

A.J. Kovac, left, of the Sun Cities Historical Society, provides a history of Sun City to new residents during the March 29 Sun City Home Owners Association orientation session. Other presenters were, from left, Jim Hunter, SCHOA board president; Polly Cosino, Sun City Visitors Center manager; Mike Murphy, Sun City Posse commander; Hugh Duncan, Sun City Community Assistance Network board president; Tom Wilson, SCHOA compliance manager; and Greg Eisert, SCHOA board member. The HOA presents a variety of informational meetings throughout the year. The next will be a Social Security workshop 10 a.m. Monday, April 9 in the meeting room at the SCHOA office, 10401 W. Coggins Drive. [Roger Ball/Independent Newsmedia]

DEVELOPMENT

Youngtown to consider development

Builder, Sun City residents reach agreement

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Despite earlier opposition, Sun City residents reached agreement with a developer who plans to build homes in Youngtown adjacent to the Rancho Estates.

A Youngtown Planning and Zoning hearing is scheduled 1:30 p.m. Wednesday, April 4 in the council chamber, 12030 Clubhouse Square. The hearing was originally scheduled Jan. 16 but was delayed 60 days to allow Youngtown officials to go through the general plan amendment process to allow rezoning about 22 acres of property between

the town's Agua Fria Ranch subdivision and Sun City's Rancho Estates.

The town council will conduct a special meeting 2 p.m. Friday, April 6 in the council chamber to consider the Planning and Zoning hearing officer's recommendations.

Strategic Development of North America approached Youngtown officials with a rezoning request for the property fronting 112th Avenue and extending west between North Kolina Lane and West Cumberland Drive. The property is zoned for single-family dwelling and rural districts.

The Rancho Estates area was originally zoned to allow for larger lots, allowing for a house and outbuildings, separate from the res-

IF YOU GO:

What: Youngtown Planning and Zoning hearing
When: 1:30 p.m. Wednesday, April 4
Where: Council chamber, 12030 Clubhouse Square, Youngtown
What: Youngtown special council meeting
When: 2 p.m. Friday, April 6
Where: Council chamber, 12030 Clubhouse Square, Youngtown

idence, on each property. The original design was to allow for horse properties, although there is likely no longer residents who own horses in Rancho Estates.

"We have been negotiating with the developer and we have reached an agreement," said Rancho Estates resident Sheldon Ellison. "We all voted on it and it will go forward."

While Rancho Estates residents believed they had

little choice, they are happy with the concessions they received from the developer, Mr. Ellison said.

SDNA officials stipulated they would construct a wall around the subdivision, expected to have 125 one- and two-story homes. Mr. Ellison said the builder agreed the wall would be eight feet in areas that directly adjoin Rancho Estates. He also said a "crash" gate will be installed on 112th Avenue to allow emergency access into the new development.

"Residents of the new development will have no direct access to Rancho Estates," Mr. Ellison said.

Part of the proposed development property was once within Sun City but was annexed by Youngtown

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in 1996.

Rancho Estates residents objected to the development in the form it was presented to Youngtown officials. SDNA officials want to construct a planned area development with selected use for only single-family residences, according to John Luke of SDNA in a letter to residents.

"The current site has the Hansen residence and two out buildings," he stated in the letter. "The remaining part of the site has been graded or disturbed."

Rancho Estates resident Doug Hill believed the new development would, prior to the developer's concessions, bring increased traffic into the ranchette neighborhood.

"This could bring up to 200 cars per day out of there, we have no street lights and the roads are designed more for a rural neighborhood," Mr. Hill said.

Rancho Estates residents did not oppose housing on the property, but wanted it to match their neighborhood. However, the concessions reached with the developer will address most

of their concerns, according to Mr. Ellison.

Youngtown Mayor Mike LeVault said housing developments are not, by their nature, always sensitive to the surrounding community.

"When developers plan something like this they are most interested in how much money they can make," he said. "By planning it as they have, they believe that is the most cost effective for them."

Developers will incur additional costs to the development because of potential requirements to get the plan approved. Mr. LeVault said it is likely a sewer lift station will need to be moved closer to the development. He added the developer could make a deal to share costs with EPCOR Water Co. or have the water company cover the entire cost.

"They will construct a road on the west edge of the development to connect with Peoria Avenue," Mr. LeVault explained.

Mr. LeVault hopes, if the development gains approval, it will help get an extension of Peoria Avenue from where it drops into the Agua Fria riverbed area to

between Agua Fria Ranch's northern wall and a business there to connect with Agua Fria Parkway, which eventually connects with Olive Avenue.

"That would help alleviate increased traffic on Peoria east into Sun City and clean up the north entrance/exit to Agua Fria Ranch," he explained.

Mr. LeVault said town officials will require the property developer to make streets and roadways within the housing development privately owned so Youngtown will not be responsible for maintenance.

Youngtown has no property tax so will not receive revenue in that way if the development gets the green light. The town's revenue is more tied to state-shared revenue, so could see some benefit from the added housing.

"If there is no growth, we will not benefit from state-shared revenue coming from growth," Mr. LeVault said.

Youngtown is limited in growth to some infill opportunities, such as the SDNA housing development.

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