

Del Webb may scale back casitas

By Lori Baker
Staff writer

SUN CITY WEST — Del Webb Corp. is considering scaling back plans to build casitas in the community's commercial core so that some of the land can be used for an assisted-living facility.

Instead of constructing 300 casitas as announced originally, Webb would build 235 casitas — small detached homes — on 40 acres near R.H. Johnson and Camino del Sol boulevards. The other 10 acres

would be available for another developer to build a residential care facility.

"This compromise was a result of discussion with community leaders who identified a need for assisted care living facilities," Chuck Roach, general manager of Del Webb's Sun City West, said at a community meeting attended by about 1,200 residents.

After Roach explained the new proposal at the meeting Thursday, the majority of the audience raised their hands in sup-



■ ROACH

port.

Only a handful of people indicated that they not want Webb to do anything in the commercial core, which has remained undeveloped for 15 years.

Roach asked for the show of hands in response to questions

from the audience about why Webb

doesn't hold a community vote on the question of the development.

"I'm impressed that so many people came here today to get the facts on this issue," Roach said. "But if we had a vote of the people, there are 20,000 residents who didn't come today and don't have all the facts."

Roach said Webb would not proceed with its plans if the majority of residents are not in favor.

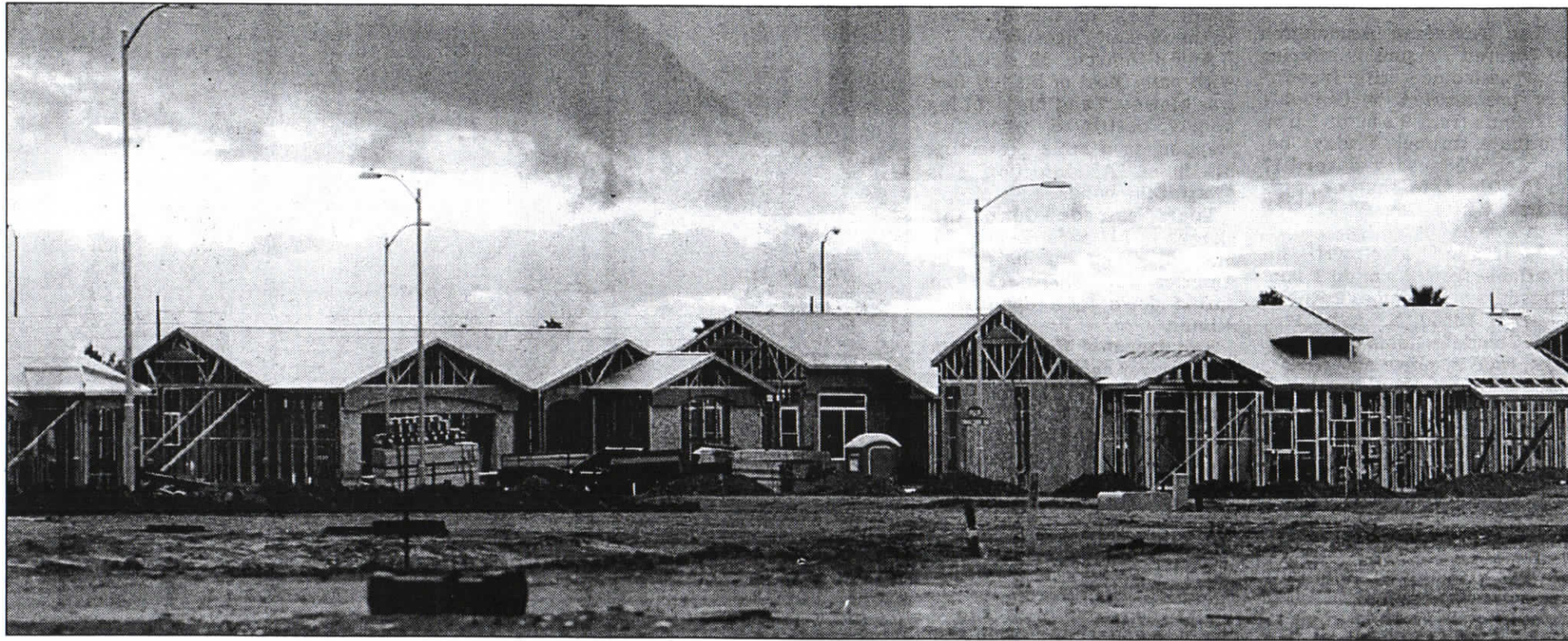
Even with the additional casitas, Webb

in core

still would have fewer than the 17,340 homes in Sun City West that are permitted by the master agreement approved by the Recreation Centers of Sun City West board.

Webb will not buy the commercial property unless the county approves a change in zoning from commercial to residential. The property is adjacent to where a post office will be built this year.

The casitas, which would be like those
See REACTION, Page 5



Steve Cherek/Daily News-Sun

Construction on 45 casita-style homes is under way in Del Webb's development south of R.H. Johnson Boulevard.

Webb begins casita development

By DEBBIE L. SKLAR
Daily News-Sun staff

SUN CITY WEST — A neighborhood is taking shape in the community's commercial core, which a few months ago stirred conflict among residents over the fate of the prime real estate.

To date, 45 homes have risen on the 30 acres destined for 171 casitas, or Southwestern-style bungalows.

Developer Del Webb Corp. originally wanted to build 300 casitas on 50 acres bordered by R.H. Johnson Boulevard and Woodside and Sandridge drives. However, residents balked at the plan that would eliminate space for future life-care facilities.

"The community wanted to keep some land for a life-care facility so Del Webb agreed to build the casitas on only 30 acres," said Connie Watson, public relations associate for Del Webb Corp. "Twenty acres were reserved for the life-care facility."

Denny Ryerson of the Ryerson Company and Ken Meade of Ken Meade Realty, purchased the remaining 20 acres from Webb to build a life-care facility.

The casita-style homes range in price \$92,000 to \$106,000. The detached, single-family homes come in three models and range in size from 1,069-square-feet to 1,352-square-feet.

The casita homes are being sold through

Webb's model home center at 13001 Meeker Blvd.

Watson said the first casita homes are scheduled to be completed in April. Construction on the homes began in December.

It is unknown when Ryerson and Meade will begin construction of their project.

The Ryerson Co., has recently begun a 192-home retirement community in Sun City on 9.1 acres at Palmeras and Boswell. Construction will begin in the first quarter this year.

Ryerson-developed retirement communities include The Heritage at 99th Avenue and Palmeras Drive in Sun City, The Heritage at 31st Street and Indian School Road in Phoenix and The Marquesa in Scottsdale.

Owners of New 'Core' Casitas in SCW to Pay School Taxes

Recently Rezoned Residential Section Not Exempt

By Jack Hawn

Rezoning has been approved, the land is cleared and construction of the first of up to 180 casitas is only two months away.

Prospective buyers seem to be lining up to purchase one of the small homes in what one Del Webb salesman at the model home pavilion called Downtown Sun City West.

"The demand for the casitas is proving to be so great that we plan to sell the homes on a lottery basis," said Nathan Jacobus, Del Webb's senior sales manager, more than a week ago. "Conditional sales for the casitas are anticipated to begin Oct. 1."

But do these prospective buyers know they will be required to pay a Dysart public school tax,

from which other homeowners in the community are exempt?

Asked if new casita homeowners in that section would be billed for school taxes, a Webb salesperson replied, "They probably won't be taxed".

Probably?

"I think it's the same tax structure as other homes in that area," he said.

An official in the Maricopa County Treasurer's office was more precise.

"Yes, they will be taxed in the Dysart School District," said Fran Podlasinski, an office supervisor. "It's possible that could change, but not probable."

The 50-acre commercial core west of Camino del Sol Boulevard, adjacent to Woodside

Drive, which the Del Webb Corp. recently repurchased from Sun State West Limited Partnership, has been subject to school taxes all along.

When 30 acres of that land was approved for residential use Sept. 1 by Maricopa County Board of Supervisors, no provisions were made to exempt owners from paying school taxes.

Originally, the Dysart School District collected taxes from the entire Sun City West community, but when homeowners protested a number of years ago—citing the fact no school children lived in the taxed area—the obligation was lifted.

However, residents in the new expansion area of Sun City West, off Deer Valley Road, are not so fortunate.

Some live in the Peoria School District, others in the Dysart School District, but all are required to pay school taxes.

"I was shocked when I found out what we will have to pay,"

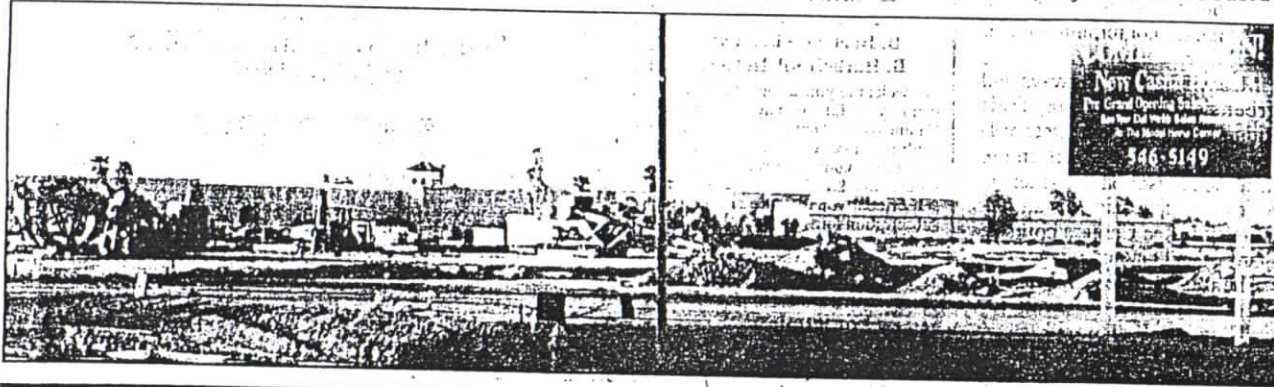
said Valerie Catania, who moved to Sun City West from New Jersey last May. "Based on Del Webb's book (information provided homeowners), for a \$130,000 house, the taxes would be approximately \$1,100 to \$1,200. We paid \$115,000 for our house, and we were told our taxes would be about \$1,800 next year."

Catania said when she received a tax bill for only \$69 for the unimproved property, she and her husband were elated, having expected a considerably higher bill.

"We had put money away for taxes, so we wanted to find out how much they would be next year," she said. "So my husband called to find out. He (tax official) checked the computer and told us our bill would be about \$1,800. We were shocked."

By comparison, a homeowner

New 'Core'
Continued on Page 3



New 'Core' Casitas to Pay School Taxes

Continued from Page 1

in the school tax-exempt section of Sun City West with a 2,800 square-foot house and swimming pool recently received a 1994 tax statement for \$1,216.

Catania said residents in her area may "get up a petition" to protest payment of school taxes,

which she considers unfair.

She phoned PORA to discuss the issue and hopes others will do the same.

Meanwhile, casitas sales are about to begin—on a lottery basis, that is.

Del Webb planning development of casitas

By Lori Baker
Staff writer

SUN CITY WEST — Del Webb Corp. has purchased 50 acres of commercial property in the heart of Sun City West, where small houses and possibly a long-term care facility will be built.

The land, near Camino del Sol and Meeker boulevards, was acquired last Friday for an undisclosed price from Sun State West Limited Partnership.

On Sept. 7, Webb received approval from the Maricopa County Board of Supervisors to rezone 30 acres of the land from commercial to residential. Others have expressed interest in acquiring the remaining commercially-zoned 20 acres from Webb to develop as an assisted-care facility.

The rezoning proposal had drawn mixed reactions from the community with residents sending county officials letters both in support and opposition. Those in opposition said they wanted the land to stay commercial so a shopping center or long-term care facility could be built on the 50 acres. Those supporting the rezoning said the land has sat

"The demand for casitas is proving to be so great that we plan to sell the homes on a lottery basis."

Nathan Jacobus
Webb senior sales manager

vacant for 15 years and it's time to develop it.

In December, Webb will begin construction of no more than 180 casita homes on the property.

"The demand for casitas is proving to be so great that we plan to sell the homes on a lottery basis," said Nathan Jacobus, Webb senior sales manager. "Conditional sales for the casitas are anticipated to begin Oct. 1."

A casita home is a detached, single-family residence between 1,069 and 1,352 square feet with front and side yard landscaping. A homeowners association takes care of maintenance of the front and side yard, common areas and exterior paint maintenance.

Casita models may be viewed at Webb's model home center, 13001 Meeker Blvd.

VF HOUSING SCW
Thursday, June 23, 1994

Webb moves to bolster support for SCW casitas

By TRACY CHARUHAS
Daily News-Sun staff

SUN CITY WEST — Del Webb Corp. will attempt to counter a petition drive opposing its plan to build casita-style homes on a 30-acre parcel in the commercial core with an advertising blitz in local newspapers.

"We feel we have the support of most of the community," said Martha Moyer, manager of public and community relations for Webb. "Resident support was evident at the open meeting in May," she said, referring to the May 5 informational meeting that Webb officials called to inform residents about its proposal.

Webb wants to build 180 casita-style homes on a vacant parcel a block southwest of R.H. Johnson Boulevard, across from the Sundome Center for the Performing Arts.

Webb originally planned to build 300 casitas on 50 acres of the 55-acre commercial core. After receiving opposition from several residents who voiced concern about dwindling commercial property and a need for future care facilities in the community, the corporation agreed to consider buying 30 acres and building 180 casitas.

In a few weeks, Webb will begin advertising in local newspapers asking residents to send letters in support of the proposal to Chuck Colledge, the county planner studying the matter, Moyer said Wednesday.

Meanwhile, resident Bob Kelley is continuing his petition drive that he hopes will end Webb's plans to build casitas on the property.

Kelley said he has collected more than 3,800 signatures from Sun City West residents, and several hundred letters opposing the proposal have been sent to the county planner.

The Property Owners and Residents Association and the Recreation Centers of Sun City West Governing Board have endorsed the revised plans for the property. Kelley, a member of the Governing Board, opposed the Webb

proposal when it came before the board.

"The county has a 1-foot-high stack of letters from residents who are in opposition to the rezoning plan," Colledge said. "The number of letters we've received does indicate some opposition to the proposal."

Kelley said he does not think Webb's advertising blitz will hurt his petition drive.

"Webb's campaign will only spur us on and make us work even harder," Kelley said. "The community is aging and needs care facilities. The whole commercial core should be used for these types of facilities."

"I don't understand the problem Bob has with our proposal," Moyer said. "This is a win-win situation. Webb gets to build casitas on 30 acres of land and a care facility can be built on the remaining 20."

Kelley said the community should not be forced into making a quick decision, considering the land's "significance to the community."

"This land is all we've got," Kelley said. "Sure there is other land left, but this is the only land left in the heart of the community. If you have to be sent to a care facility, you should be close to friends and to banks and stores. You shouldn't be cut off from the world where friends will rarely visit you."

The soonest a public hearing could be held is six months from now, Colledge said Wednesday. Prior to the hearing, the county will review Webb's proposal and issue a list of changes necessary for compliance.

"Once Webb completes the changes, they will have to resubmit their proposal to the county. It will again be reviewed by county agencies. Once they have complied with all of our requirements, then we will schedule a public hearing," Colledge said.

The county panel will meet at 1 p.m. July 5 in the county administration building to begin reviewing the proposal.

SCW

Del Webb receives county OK to build casita homes in SCW

The county Board of Supervisors has approved Del Webb's request to rezone 30 acres of land in the Sun City West commercial core in order to build casita-style homes.

The Del Webb Corp. is expected to close escrow on the 30-acre parcel by the end of September.

The company needed the property rezoned from commercial to residential before it could begin development.

The core is located one block southwest of R.H. Johnson Boulevard and very near the Sundome, the last prime area for commercial development, accord-

Up to 180 homes expected to be built

ing to some residents.

The core has remained vacant for 15 years, unable to attract any major commercial chains or developers. The company had originally planned to build 300 homes on 50 acres.

Company officials have since changed their plans to the current 30-acre development and set aside the remaining 20 acres for a possible assisted living facility to be built by an outside developer.

Construction of the no more than 180 casita homes is scheduled for

the beginning of November, with sales starting in early October.

The casita home is a detached, single-family residence between 1,069 and 1,352 square feet with front landscaping.

The development will include a homeowner's association to monitor front yard, common ground and exterior paint maintenance.

Models of the three casita home styles may be viewed at Del Webb's model home center, 13001 Meeker Blvd., from 9 a.m. to 5 p.m. daily.

SCW

Aug 10-16, 1994 SCW

Planning commission approves casita plans

Webb seeks rezoning of land in SC West's commercial core

By **TERI CARNICELLI**
Sun Cities Independent

The Maricopa County Planning and Zoning Commission will recommend the Board of Supervisors approve Del Webb's plans to build 171 casita-style homes on Sun City West land currently zoned for commercial business.

The commission last week unanimously approved the company's request to rezone the property from commercial to residential. The

company plans to build the homes on 30 of 50 acres located in the community's commercial core.

The final decision will now be made by the county Board of Supervisors.

"We're obviously very encouraged the commission voted to approve our plan," says Martha Moyer, former public relations manager for Del Webb Corp.'s Sun City West.

Ms. Moyer has been promoted to corporate public relations manager and relocated to Del Webb's Phoenix office. She is, however, still actively participating in the

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casita project.

"We're very hopeful that, given the commission's recommendation and the outpouring of residents' support, the Board (of Supervisors) will approve the rezoning," she says.

Sandy Goldstein, a resident of Sun City West and a member of the Planning and Zoning Commission, says the commercial core has been unable to attract new businesses and would be better served if rezoned for residential development.

"I think that's been borne out when you look at the number of empty stores in the (area)," says Mr. Goldstein.

Appearing at the hearing to speak against Webb's plans was Arve Dahl, president of the Property Owners and Residents Association.

Ironically, PORA and the Recreation Centers of Sun City West, Inc. both sent letters to the commission in June expressing support for Webb's plans.

Mr. Dahl feels rezoning the commercial core would be in violation of the original land-use plan for the area which recommends a certain amount of commercial development per so many residents.

Mr. Dahl says he believes Sun

City West does not have enough commercial development and the core is the community's last hope for bringing in a large grocery chain.

He says Safeway is the only store currently serving the community's 24,000 residents — a population which is expected to rise to 32,000 before the community is complete. In contrast, Sun City has five grocery stores for approximately 40,000 residents.

Mr. Goldstein, on the other hand, argues the ABCO at Bell Road and R.H. Johnson Boulevard was built to serve both Surprise and Sun City West.

In addition, Surprise officials have indicated there will be "a major shopping center across from (Del Webb Hospital) which will contain a large grocery store," Mr. Goldstein says.

That grocery store, says Mr. Goldstein, will serve both Surprise and Sun City West.

The Board of Supervisors will hold a public hearing 9 a.m. Sept. 7 before making its decision regarding the rezoning.

The meeting will be in the board's conference room, located on the 10th floor of 301 W. Jefferson. For more information, call 506-3766.

Webb casita plan awaits go-ahead from board

By Lori Baker
Staff writer

SUN CITY WEST — Del Webb Corp. is poised to start construction of small homes it calls "casitas" in Sun City West's commercial core if county supervisors give the go-ahead.

The county Planning and Zoning Commission unanimously recommended Thursday that the supervisors approve rezoning 30 acres from commercial to

residential to allow construction of 171 casitas near Camino del Sol and Meeker boulevards. The adjacent 20 acres would remain commercial. Webb has pledged to try to find an investor interested in developing a long-term care facility there. The Board of Supervisors is slated to consider the case at 9:30 a.m. Sept. 7.

"We'll close on the property as soon as we get the supervisors' OK, and we'll start construction right after," said Chuck

Roach, general manager of Del Webb's Sun City West.

The sooner the better, said Virginia Smith, a Sun City West community leader and a former congresswoman from Nebraska.

"This (vacant commercial core) has long been an eyesore in our community," said Smith, who serves on the boards of the Recreation Centers of Sun City West and Property Owners and Residents Associa-

tion. Both groups support Webb's plans.

But Bob Kelley, who led opposition to the rezoning, said he believes Webb is hurting the community's chance to get another grocery store and a life-care center.

"This is the largest piece of land we have left in Sun City West that could be used for a shopping center," said Kelley, a rec centers board member. "When it's gone, it's gone."

Although the land has remained undeveloped for 15 years, Kelley said there is still a chance that it could be developed.

County officials received 1,117 letters in support and 921 in opposition to the rezoning from Sun City West residents.

However, commission member Sanford Goldstein, who is a Sun City West resident, said the letters of opposition were regarding rezoning of 55 acres in the See CASITAS, Page 8

Casitas chronology

1978: Fifty-five acres in Sun City West are in Del Webb's plans for a regional shopping center near Camino del Sol and Meeker boulevards.

1983: Del Webb Corp. sells the 55 acres in commercial core.

1989: Webb and Sun City West Property Owners and Residents Association unsuccessfully try to attract a grocery store to the commercial core.

1993: U.S. Postal Service buys five of the 55 acres to build a post office.

April 1994: Del Webb Corp. announces plans to build 300 casitas on 50 acres in the commercial core.

May 5: About 1,000 Sun City West residents gather to hear

Webb's revised proposal to build 180 casitas on 30 acres and to try to find a developer for a long-term care facility on the adjacent 20 acres.

Mid-May: Board members from the Property Owners and Residents Association and the Recreation Centers of Sun City West agree to a compromise with Webb officials that calls for Webb to amend the master agreement with the rec centers setting a 17,000-home limit in Sun City West, down from 17,340 in the existing plan. Webb also agrees not to seek rezoning of other commercial lots in Sun City West to residential.

May 26: Majority of the Recreation Centers of Sun City West

board supports Webb's proposal. Board member Bob Kelley leads a letter-writing campaign opposing the rezoning.

May 27: Property Owners and Residents Association board endorses Webb's proposal. President Arve Dahl and board member Hal Lind vote against it.

July 1: Del Webb Corp. spokeswoman Martha Moyer urges residents who support Webb's plan to write to county officials about it.

July 29: County planners endorse Webb's proposal.

Aug. 4: County Planning and Zoning Commission unanimously recommends approval of Webb's application.

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commercial core rather than only the 30 acres under consideration.

Smith said she believes the opinion of the "vast majority" of Sun City West residents is represented by the support from the boards of the rec centers and the property owners' group.

Roach said the casitas will provide a needed service to residents who want to live in a smaller home and not have to worry about taking care of landscaping.

"The casitas will be centrally located near shopping, banks and the R.H. Johnson Recreation Center," he said.

Edward Cirillo, property owners

association secretary, said the homeowners' group endorses Webb's plans but remains concerned about the need for another grocery store and more long-term care facilities.

Roach said that a grocery store likely will be built in Webb's new development in Surprise at Grand and Meeker boulevards, which is across the street from Sun City West. He also noted that there is a grocery store in the Crossroads Shopping Center in Surprise at Bell and R.H. Johnson Boulevard.

"Sun City West residents will have three grocery stores near them, one inside the walls and two

just across the street from the community's entrances," Roach said.

Regarding a long-term care facility, Roach said he believes that the 20-acre site next to the casitas will be a large enough site. Additionally, the Freedom Group and Del E. Webb Memorial Hospital are considering locating a facility on the hospital campus.

Also, Roach said Webb owns 100 acres adjacent to Sun City West on the west side of Grand Avenue and north of Bell Road, which could be the site of long-term care facilities or a shopping center.

Del Webb cuts back on casitas

5-30-94

Still pays \$200,000 to rec centers board

By Lori Baker
Staff writer

SUN CITY WEST — The Recreation Centers of Sun City West board has accepted \$200,000 in exchange for endorsing a developer's plans to build small houses in the community's commercial core.

Del Webb Corp. has scaled back its plans from the original proposal to build 300 small houses, called casitas, on 50 acres.

As a compromise with rec centers board members, Webb offered to build a maximum of 180 casitas on 30 acres near R.H. Johnson and Camino del Sol boulevards. For the adjacent 20 acres, Webb officials will try to arrange for another developer to build a care center.

"We have at least two investors who are interested in building a life care facility," Chuck Roach, vice president of Del Webb's Sun City West, said at Thursday's board meeting.

"All we can do is to bring parties to the table. Our company does not have control over that commercially zoned property because we do not own it."

Board member Allan Grossman praised Webb for agreeing to provide the entire \$200,000 to the rec centers, even though the number of houses is substantially less than what the company originally proposed.

Webb also has agreed not to seek rezoning of any its other commercially zoned property in Sun City West to residential. The company also will amend the master agreement with the rec centers to set a 17,000-home limit on total construction in Sun City West. The existing agreement permits 17,340 homes.

Board member Bob Kelley was the lone opponent to the Webb plan. He is leading a letter-writing campaign to county officials requesting that the rezoning be denied. Chuck Colledge, a county planner, said he has received several form letters from Sun City West residents opposing the Webb plan.

Webb has not yet filed a rezoning application with the county.

Residents have presented mixed views on Webb's proposal. Some say the vacant land has overgrown weeds and creates a dust bowl. Others say that the commercial land is needed for a life care center or stores.

SCW

April 20-26, 1994 SC I

Webb repurchases commercial core in Sun City West

Land earmarked
for business will
be used for homes

The Del Webb Corp. has announced plans to repurchase 50 acres of the 55-acre commercial core located in the center of Sun City West and build 300 small single-family homes on the property.

Webb originally owned the property but sold it in 1983 to Sun State West Limited Partnership. The original master plan for the community anticipated a regional shopping mall to be built on the property but the land has sat vacant ever since.

Webb officials say they plan to build 300 smaller single-family

homes, known as casitas. The casitas expected to be built on the property were redesigned and reintroduced by Webb in January.

The remaining five acres in the commercial core were sold by the owner to the federal government for the construction of a post office. Those plans remain unchanged.

"As our company nears completion of our development work in Sun City West, it was important to us to resolve the future of the barren commercial core," says Chuck Roach, Del Webb's Sun City West general manager.

"The residents will be assured the commercial core will be devel-

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oped with an attractive and appropriate product."

The construction of additional homes in the community is provided for in the Recreation Association Master Agreement that was

approved in 1993 by the Recreation Centers of Sun City West Governing Board and Del Webb.

The document indicates Webb can build up to 17,340 homes in Sun City West without building

additional amenities beyond those called for in the Master Agreement.

With the addition of the 300 new casitas, the projected total number of homes in Sun City West is still less than 17,000.