



October 9, 2026

Re: Fourth Neighborhood Meeting Invitation for the Copper Residences Planned Unit Development, Located North and South of East Greenway Parkway, Generally Between 66th Street and 69th Street, Phoenix (Case Nos. GPA-PV-2-25-2 and Z-169-25-2)

Dear Property Owner or Registered Neighborhood Association Representative:

As you may recall from our previous correspondence, planning applications have been filed with the City of Phoenix for our approximately 72-acre property located north and south of Greenway Parkway between 66th Street and 69th Street (the "Property"), which is commonly referred to as the Mesquite golf course. An aerial map is enclosed for reference. These applications include: (i) a General Plan amendment (Case No. GPA-PV-2-25-2); and, (ii) a zoning map amendment (Case No. Z-169-25-2).

The General Plan amendment application has been updated to reflect a request to amend the General Plan Land Use Map designation from "Parks/Open Space – Privately Owned" to "10 to 15 du/acre – Higher density attached townhouses, condos, or apartments", "Commercial" and "Parks/Open Space – Privately Owned" for the portion of the Property located north of Greenway Parkway ("Development Unit 1"); and to 3.5 to 5 and 5 to 10 du/acre – Traditional Lot, and "Parks/Open Space – Privately Owned" for the Property located south of Greenway Parkway (Development Unit 2).

The rezoning application is to amend the zoning of the Property from Golf Course / Planned Community District ("GC"/ "PCD") and Resort Hotel ("RH") with a Special Permit ("SP") / PCD to Planned Unit Development ("PUD") with PCD removal to provide a framework for development of the Property as a high-end for-sale residential development featuring a mix of thoughtfully designed residential product types.

A copy of the entire PUD development narrative containing the complete details of the request is on file with the City of Phoenix Planning and Development Department and online at: <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>. Additionally, a project website has been established to provide additional background and to help keep you directly informed. The project website can be accessed at: <https://www.kierlandcommunity.org/>

We previously hosted three (3) neighborhood open house meetings to introduce early concepts for the Property, and to share updated plans in response to community feedback, which reflected updates to building heights, transitions and buffering, traffic circulation, and more. As we continue to respond to feedback from interested residents, we have planned a fourth neighborhood meeting to review additional project details, including traffic mitigation strategies, with interested parties. The meeting has been scheduled as follows:

4th Neighborhood Meeting:

October 26, 2026

6:00 p.m. to 7:00 p.m.

The Westin Kierland Resort & Spa

Cottonwood Ballroom

6902 East Greenway Parkway, Scottsdale, AZ 85254

**Please note that self-parking will be validated*

If you have any questions or comments regarding the above, please contact Stephanie Watney, AICP, Land Use Planner with Withey Morris Baugh, by email at stephanie@wmbattorneys.com or via phone at (602) 230-0600.

The assigned Village Planner for this case is Matteo Moric. Mr. Moric may be reached at (602) 261-8235 or matteo.moric@phoenix.gov. Mr. Moric will be able to answer your questions regarding the city review and hearing process and, once it is completed, the staff position on the request. You may also write to the city at Phoenix Planning & Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003. Please be sure to reference the rezoning case number so your comments may be included in the case file.

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Please be advised that future meetings/hearings before the Paradise Valley Village Planning Committee and the Planning Commission will be held to review these requests. Specific meeting dates/times have not been established. You should receive a subsequent letter with the meeting dates and times when they are available.

We look forward to meeting with you and appreciate your courtesy and attention to this letter.

Enclosures: Site Aerial Map, Proposed Conceptual Development Unit Plan

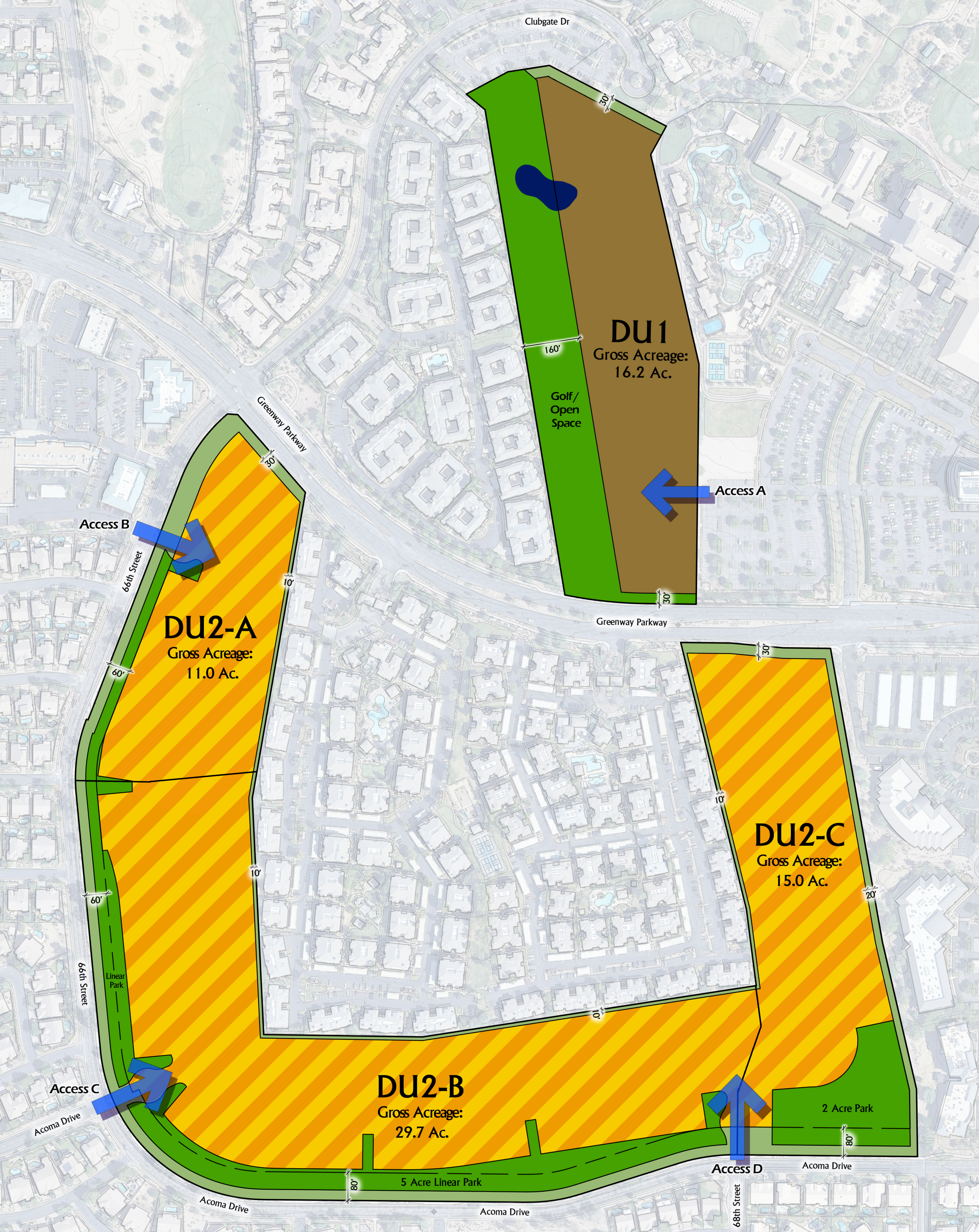


WITHEY
MORRIS
BAUGH

Site Aerial Map

<https://www.wmbattorneys.com/>





COPPER RESIDENCES
CONCEPTUAL DEVELOPMENT PLAN

- 3.5 to 5.0 du/acre
- 5.0 to 10.0 du/acre
- 10.0 to 15.0 du/acre

