



Fountain Hills Chamber of Commerce
Board of Directors
16837 E Palisades Blvd
Fountain Hills, AZ 85268

Date: March 4th, 2026

RE: Letter of Support - Toll Brothers Aspen & Wrangler rezoning

Dear Town Council, Fountain Hills Planning and Zoning Commission, and Staff,

On behalf of the Fountain Hills Chamber of Commerce Board of Directors, I write to express our support for the Toll Brothers rezoning project on Aspen in Fountain Hills.

As a Chamber, we recognize the importance of thoughtful growth that both strengthens our local economy and preserves the unique character and scenic beauty that define our community. This proposed rezoning is significant in that it secures single-story residential development for the property. Under the existing zoning by right, two-story homes would be permitted. By contrast, the requested zoning provides clear assurance that homes within this project will be limited to a single story, offering greater protection of neighborhood views, privacy, and overall compatibility with surrounding properties.

It is also important to clarify that the single-story allocation is the sole reason for the greater use of the 30–40% lot coverage within the building envelope. Because the homes are limited to one story, additional horizontal footprint is necessary to achieve functional and market-appropriate home designs. This increased lot coverage is not indicative of greater mass or intensity, but rather a direct and reasonable design outcome of the single-story commitment, which ultimately reduces vertical impact and preserves views.

We also wish to acknowledge the considerate and collaborative manner in which Toll Brothers has engaged with our community throughout this process. The applicant has voluntarily removed four home sites in order to preserve view corridors—an action that reflects a meaningful commitment to maintaining the visual landscape that residents value. In addition, Toll Brothers has agreed to extend a sidewalk in addition to sidewalk requirements, further enhancing pedestrian connectivity and neighborhood safety.

We appreciate the Town Council, Planning and Zoning Commission, and staff's thoughtful review of zoning decisions that shape the long-term character and livability of Fountain Hills. We believe this rezoning represents a balanced and responsible approach—one that secures lower-profile residential development while reflecting productive collaboration between the developer and the community.

Respectfully, on behalf of the Board,

A handwritten signature in black ink, appearing to read 'Betsy LaVoie', is written over the typed name.

Betsy LaVoie
President & CEO