



September 6, 2022

Chairman Rick Heumann
Members of the Chandler Planning and Zoning Commission

RE: PLH21-0088, PLT21-0059 for Earnhardt Ranch, Northeast Corner of McQueen Road and Hunt Hwy., Chandler

To Whom It May Concern:

The purpose of this letter is to reach out to you with regards to the proposed residential development of our 40-acre property in south Chandler by Blandford Homes. We understand that the annexation, zoning and preliminary plat are before the Chandler Planning and Zoning Commission for review and recommendations to the City Council. We write to you to provide you with our support for the proposed development.

All of this comes with mixed feelings from us. Our dad loved his south Chandler home and ranch property. It brought him a lot of joy for more than 60 years. We kids grew up there and have a lifetime of attachments to the property. It has been a difficult decision to decide to let it go, since Tex passed away in April 2020. The property means a lot to us, but we're all at a point where it makes the most sense for us to sell the property. In doing so though, we want to make sure the property goes to the right hands and for the right purposes. It is important to us out of respect for Tex, and as a legacy for the Earnhardt family. And it is important to us out of respect to our neighbors through the years.

As we made the decision to let the property go, we sought out a short list of home builders whom we believed could be a good fit for us and for the property. Blandford Homes was on that short list. We've personally known Jeff Blandford for many years and watched as he built a successful east valley-based homebuilding company. We've seen some of the beautiful homes he builds and the superior quality of Blandford communities. We know he will do an outstanding job at Earnhardt Ranch. And since day one of our discussions we've talked about respectful ways to honor Tex and the Earnhardt connection to the property through some of the design elements and even a story garden in the interior park area. We like the direction that is going.

We know that City staff was heavily involved in the reviews of the proposed land plan and theme elements, the preliminary engineering and house plan reviews, and that at this point the overall plan will be at the highest standard for a residential community and that it will be an asset to that part of Chandler for a long time. We also know that there have been discussions with the



Springfield community and the neighbors to the west across McQueen Road, and we're confident that Blandford Homes will continue those discussions to finalize details that will be acceptable to all parties.

We want to communicate our support for the proposed development, and to ask you, even encourage you, to recommend it for approval to the City Council. Let us know if we can answer any questions or provide further information or assistance. Thank you.

Very truly yours,

Hal J. Earnhardt, III

cc Lauren Schumann, Planner

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Tuesday, September 6, 2022 12:16 PM
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form

Submitted on Tue, 09/06/2022 - 12:16 PM

Submitted by: Anonymous

Submitted values are:

Name

Dee Rock

Address

6630 S Callaway Dr
Chandler, Arizona. 85249

Phone Number

(928) 899-4547

Agenda Item No.

2. Rezoning and Preliminary Development Plan PLH21-0088PLT21-0059 Earnhardt Ranch, located at northeast corner of McQueen Road and Hunt Highway

Support/Oppose

Support

Comments

Please note the following two items regarding considerations of the Springfield Community Association Board on properties adjoining the proposed development plan: (1.) The Springfield Community Association Board voted unanimously on August 31, 2022 to approve an easement agreement with Blanford Homes for landscaping and fencing considerations on Tract R (Springfield Block 9) and the West 5' of Tract S (Springfield Block Five). The agreement has not been signed by either party to date. But the expectation is this will be completed prior to approval of the Final Plat. (2.) We are anticipating discussions with Blanford Homes regarding this project's use of the existing block wall on Tract T (Springfield Block 5). Submitted by: Dee Rock, Springfield Association Board President

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Lauren Schumann

From: Kelley Mitchell <Kelley.Mitchell@occlaw.com>
Sent: Wednesday, September 7, 2022 12:06 PM
To: Lauren Schumann
Subject: Earnhardt Ranch meeting tonight

Hello Lauren –

My name is Kelley Mitchell, and I live right across from Tex Earnhardt's property (303-58-023H).

I was planning on attending the meeting tonight, but something has come up so I can't make it.

I wanted to say, however, that while I hate look out my front door and **NOT** see the field of Tex's cattle grazing every day, I do approve of the residential neighborhood Blandford Homes is designing for this area of Hunt Highway/McQueen. It looks like it will be a lovely community and add value to our South Chandler neighborhood.

Tom Lemon, the Vice President of Land Acquisitions and Development with Blandford Homes, has been working with us as well as our other neighbors since they will be widening the road and setting the land in front of our homes back 20 feet. They have been helpful and willing to make the modifications necessary, at their expense, to make us happy, which we have appreciated.

I would ask that the speed limit be lowered in the area, maybe starting from Mission Estates down to Hunt Highway, to 35mph with some signage saying there are "Private Resident driveways" or something to that affect. That may help with the speeding in this area, especially with more people and traffic from the new development. I believe it's 45mph now, so people drive at least 55mph here and it's dangerous as we try to turn into our driveway and down Bellflower Road.

Anyway, I wanted to let you know that we approve of this sale and look forward to working with Blandford Homes.

Thanks for your time.

Kelley (and Patrick) Mitchell
26440 S. McQueen Road
Chandler, AZ 85249
602-388-2443

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Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Tuesday, September 6, 2022 9:05 PM
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form

Submitted on Tue, 09/06/2022 - 09:05 PM

Submitted by: Anonymous

Submitted values are:

Name

Shayna Ortega

Address

2258 E. Gleneagle Dr.
Chandler, Arizona. 85249

Phone Number

(480) 694-7198

Agenda Item No.

earnhardt ranch

Support/Oppose

Oppose

Comments

we enjoy having the tranquility of farm animals and open fields. do not want to deal with an influx of new residents.
increase of light pollution in addition to the casino already creating issues

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