

To: City of Chandler Planning and Zoning Commission Hearing

Attn: Kristine Gay:

Email: Kristine Gay@chandleraz.gov

Phone: 480-782-3060

RE: Automotive Service Garage on parcel #303-30-006V at Pecos and Cooper

Council Study & Hearing date: January 19, 2022 at 4:30 PM. The proposed garage will be presented again at this meeting and it would be helpful to show a strong neighborhood representation. The public cannot speak at the hearing meeting study session at 4:30 and are welcome to speak at the following regular session at 5:30 PM.

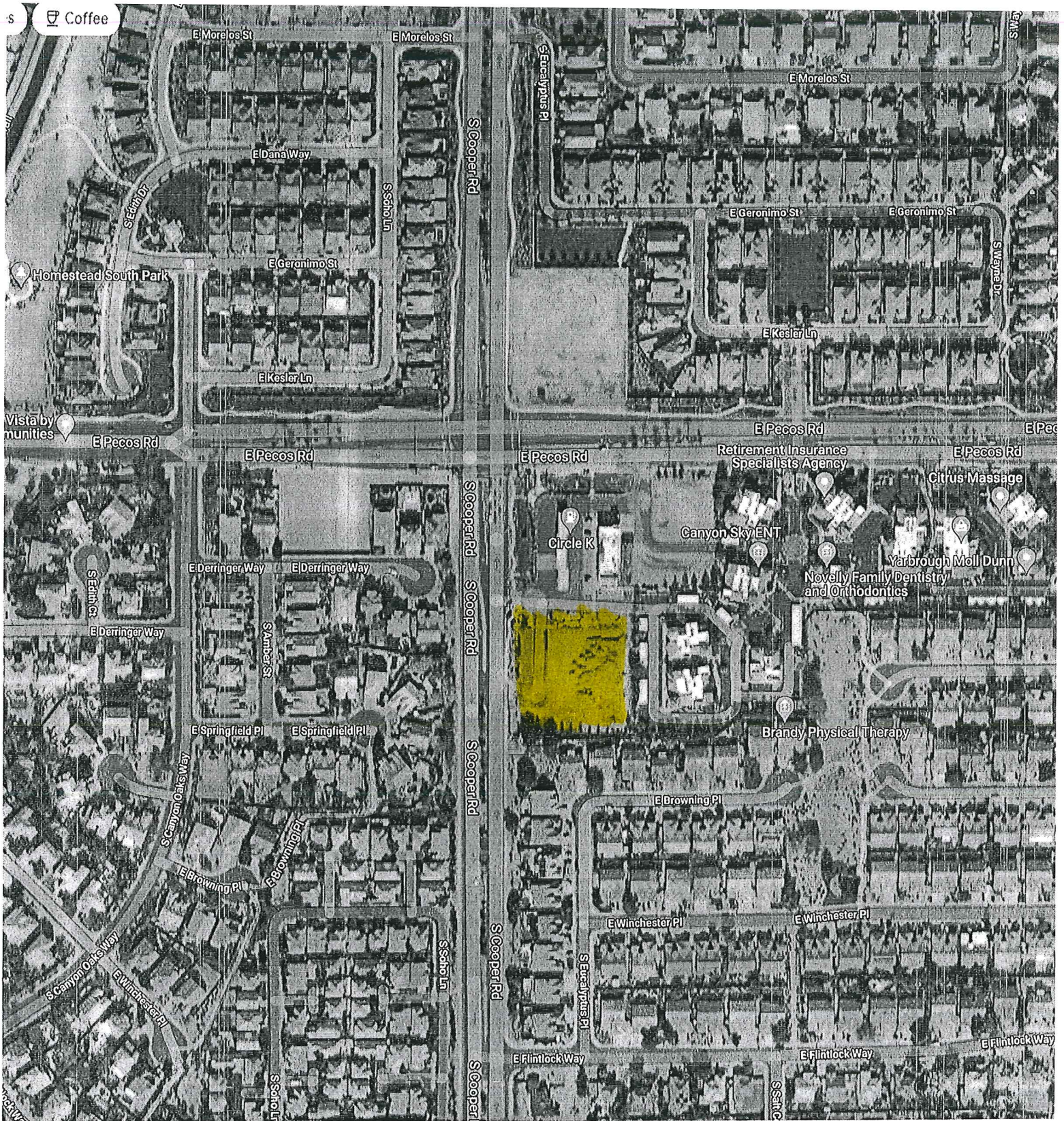
Opposing views to proposed garage at the corner of Pecos and Cooper

- It is our understanding that the Chandler City Planners strive to promote the community's development with a high quality of life through professional planning strategies, collaborating with members of the community.
- Of the 114 individuals who were presented the petition, 110 signed the petition opposing the construction of an Automotive Service Garage on this site.
- The location of this garage is not appropriate for our neighborhoods. Most garages are in heavy commercial areas not bordered by residences. This facility is surrounded by residences to the North-West, North-East, South-West, and South-East with a quiet single-story office complex to the East.
- Kerry's currently has six Automobile Service Garages:
 - Glendale – 4312 W Olive Avenue - Major commercial area - No residential development with single-family homes surrounding Kerry's facility.
 - Phoenix – 25175 North Avenue - Major Commercial Shopping Center - No residential development with single-family homes surrounding Kerry's facility.
 - Phoenix – 28211 N. North Valley Parkway - No residential development with single-family homes surrounding Kerry's facility.
 - Phoenix – 545 W Mariposa Street - Major Commercial Area - No residential development with single-family homes surrounding Kerry's facility.
 - Peoria – 8294 W Lake Pleasant Parkway - Major Commercial Area - No residential development with single-family homes surrounding Kerry's facility.
 - Scottsdale – 8115 E Raintree Drive (Airpark Location) - Major Commercial Area - No residential development with single-family homes surrounding Kerry's facility.
- Noise created by mechanics tools, tow trucks, backup alarms etc. pose a continuous nuisance to the surrounding neighborhoods.
- Automotive Service Garages deal with Hazardous Waste.
- The building size and height would be out of character with the surrounding area.
- Home values near the Automotive Service Garage can be negatively impacted.

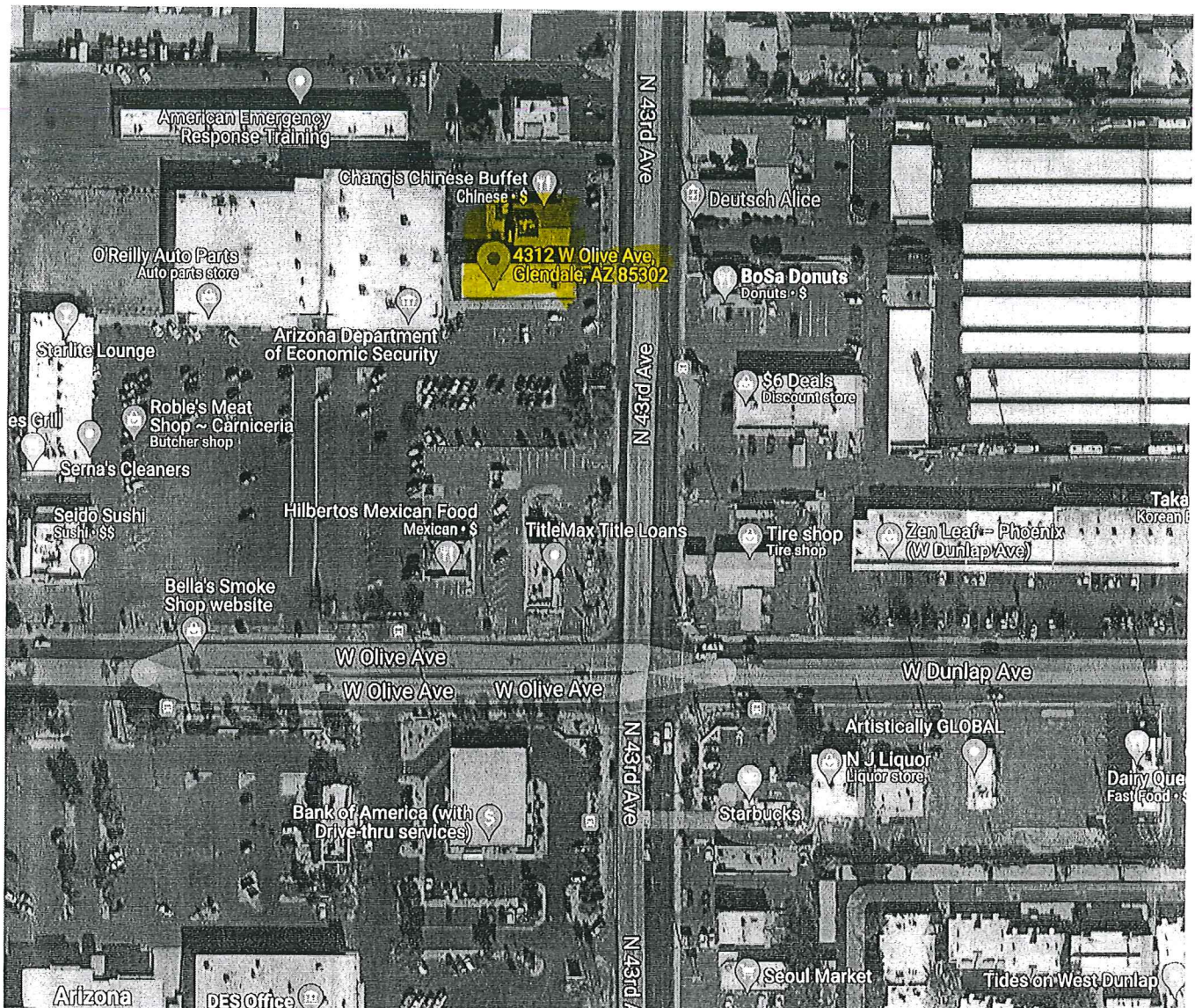
- Is there a possibility of the City of Chandler purchasing this parcel for a green area that would enhance the quality of neighborhoods as opposed to building a facility that would detract from the quality of the residential neighborhood?

If the City of Chandler chooses to disregard the concerns and wishes of the adjacent communities and approves the automotive service garage, the following noise control measures should be implemented as recommended by Acoustics Group Inc. followed by a noise test one year after completion confirming sound levels are not exceeding original data

- Noise study recommendations are followed:
 - Low noise power tools, electric tools in lieu of pneumatic
 - Rotary electric lifts in lieu of pneumatic
 - Noisy equipment such as the brake lathe located within the service area and shielded from the line of sight to the nearest homes to the North
 - Air compressor shielded with minimum 6'0 high concrete masonry walled enclosure with sound retentive roof and doors per noise study.
 - Metal door closed during early morning and evening hours to the extent feasible
- Mature trees should be planted blocking the vision of the building from the single-family homes and lessening the additional layer of noise emitted from the Automotive Service Garage
- The size of the building would be out of character with its surroundings. Limiting the size of the Automotive Service Garage to 4 bays would also substantially reduce noise to the surrounding areas

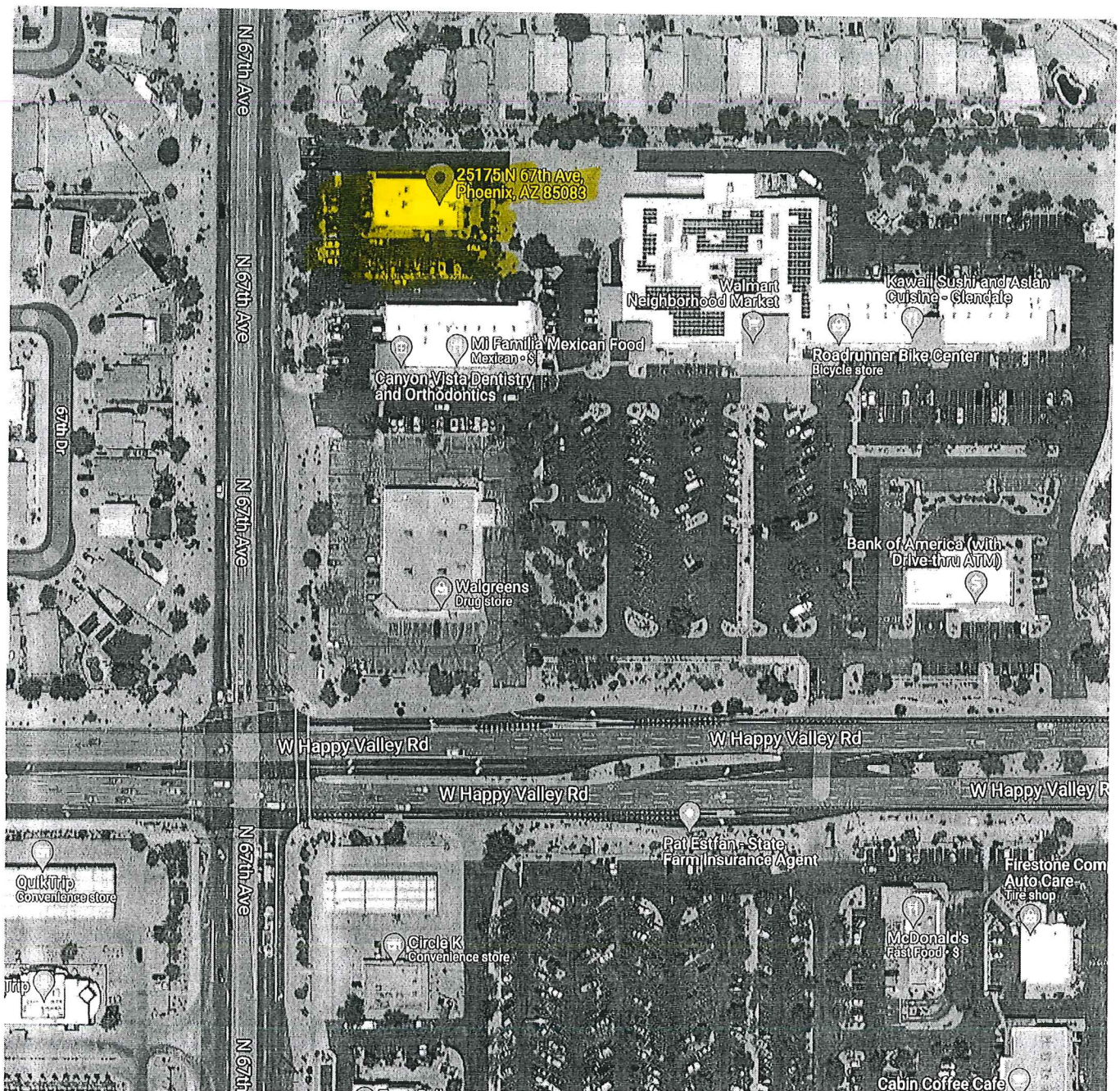


Pecos + Cooper Parcel # 303-30-006V



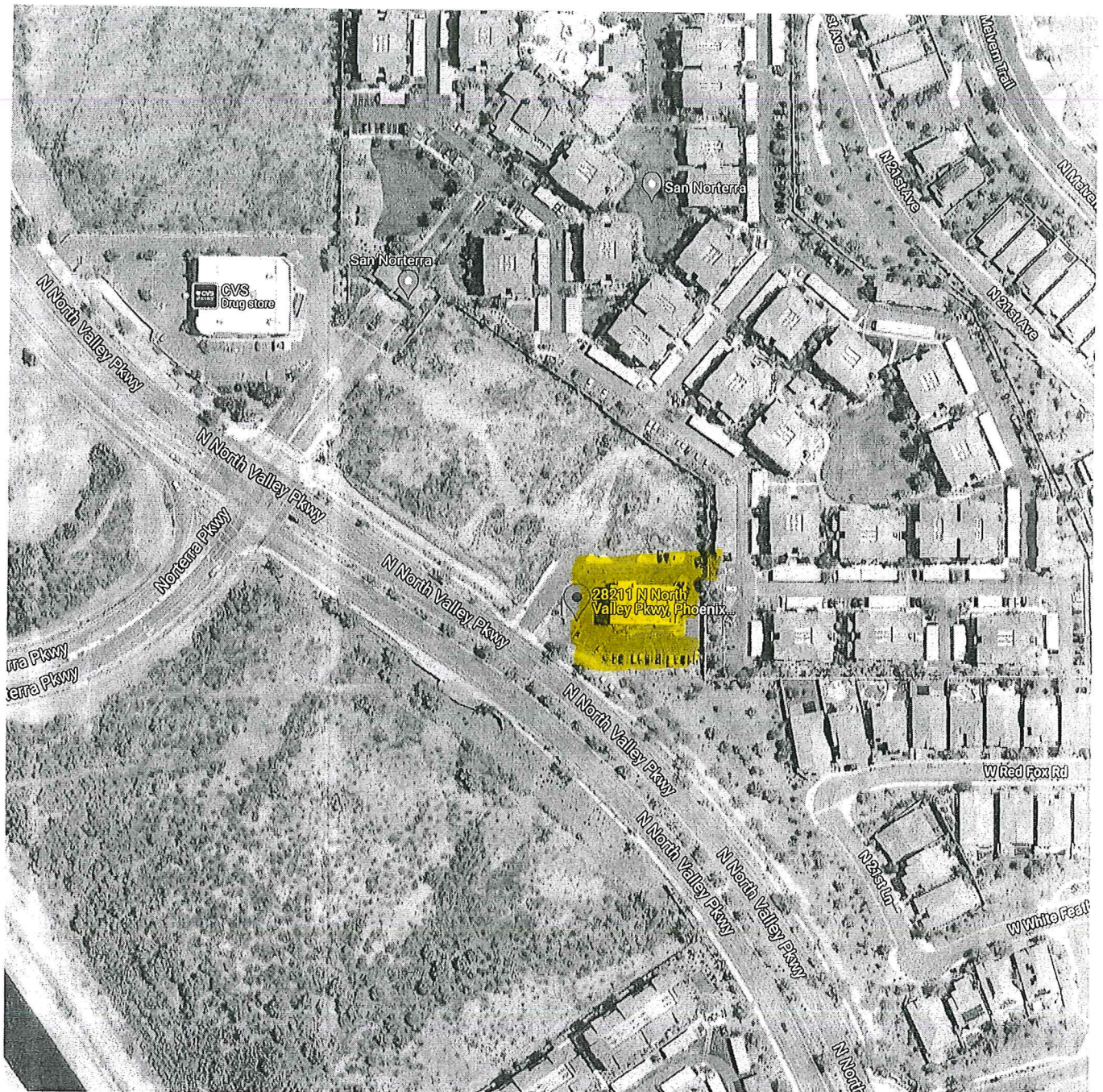
Kerry's

4312 W. Olive Ave, Glendale



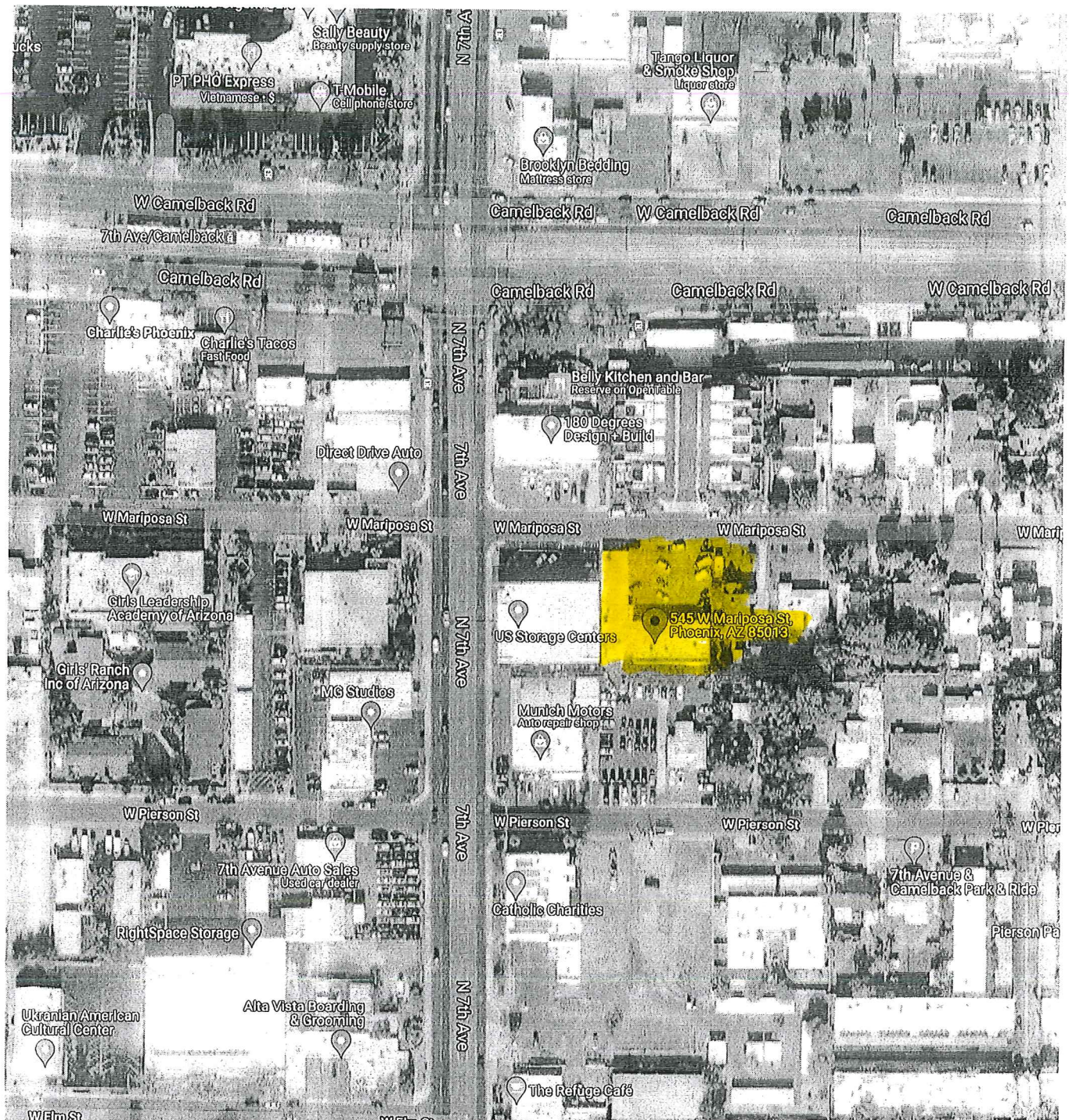
Kerry's

25175 North 67th Ave, Phoenix



Kerry's

28251 N. North Valley Pkwy, Phoenix



Kerry's

545 W. Mariposa St., Phoenix



Kerry's

8294 W. Lake Pleasant Pkwy, Peoria



Kerry's

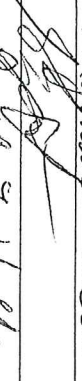
8115 E. Raintree Drive, Scottsdale

PETITION

NO AUTOMOTIVE SERVICE GARAGE NEXT TO OUR HOMES
Parcel Number 303-30-006V

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Automotive Service Garages in Chandler are normally found on main commercial roads such as Chandler Blvd., Germann Rd., and Arizona Ave. where most people expect them to be located. The number of delivery trucks, waste disposal trucks and tow trucks, with their backup warning beepers sounding at all hours, day and night, so close to our homes is not in keeping with the quality of life we expect from living in Chandler. By way of this petition, we are requesting that the concerns of the residents of the adjacent residential neighborhoods be taken into consideration in rejecting the approval of building this proposed Automotive Service Garage.

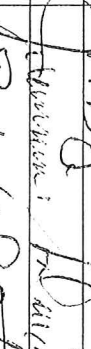
NAME	ADDRESS	SIGNATURE	DATE
NATHANIEL GARNER	2106 E. BREWING PI. CHANDLER		12-03-21
RICHARD BLUMETTI	2146 E. BREWING PI.		12-03-21
Gilda Malquist	2136 "		12-3-21
Mark Estravel	2147 E. BREWING PI.		12-3-21
Ann Miller	2157 E. BREWING PI.		12-3-21
2 Grandsons	2155 E. SPRINGFIELD PI.		12/14/21
NATHANIEL SILVUS	2175 E. SPRINGFIELD PI.		12/15/21
Vincent Allen	2165 E. Springfield PI		12/15/21
Suzi Foster	2155 E. Springfield PI		12/15/21
Richard Haffner	2134 "		"

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NAME	ADDRESS	SIGNATURE	DATE
Alison Leile	1971 E. Dorringer Way		12/4/21
Israel Amie	2001 E. Flintlock Way		12/4/21
Joel Croach	2070 E. Flintlock Way		12/4/21
Stefanie Winkler	2130 E. Flintlock Way		12/5/21
Armando Roberts	1952 E. Kessler Ln		12/5/21
Beilla Fivera	1470 E. Kessler Ln		12/5/21
Jonathan DeFlores	1982 E. Deminger Way		12/5/21
Brenda Diaz	1982 E. Deminger Way		12/5/21
Stewart S. Dinges	1940 E. Springfield Pl		12/5/21
Rodney Dinges	1960 E. Springfield Pl		12/5/21

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NAME	ADDRESS	SIGNATURE	DATE
Joseph D. Russo	2090 E. Flintlock way	Joseph D. Russo	12/4/21
Martina Russo	2090 E. Flintlock way	Martina E. Russo	12/4/21
Donald Griesczyk	2100 E. Flintlock way	Donald Griesczyk	12/4/21
Karen Griesczyk	2100 E. Flintlock way	Karen A. Griesczyk	12/4/21
Cheryl Finn	2060 E. Flintlock way	Cheryl Finn	12-4-21
John Finn	2060 E. Flintlock way	John Finn	12-4-21
Travis Stephens	2110 E. Flintlock way	Travis Stephens	12-4-21
Daniel Stephens	2110 E. Flintlock way	Daniel Stephens	12-4-21
Elizabeth R. Doyle	2130 E. Flintlock way	Elizabeth R. Doyle	12-4-21
Marie-France Doyle	2140 E. Flintlock way	Marie-France Doyle	12-4-21

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NAME	ADDRESS	SIGNATURE	DATE
MAURINE RUDENOUR	2740 E Flintlock Way		12/4/21
Margaret J. Gusef	2150 E. Flintlock way		12/4/21
Ille Galt	2180 E. Flintlock way		12/4/21
BETSEY BEATRY	2001 E Flintlock way		12/4/21
LORECEA	783 S Soho Lane		12/4/21
PEREJO TORRES	1919 S Soho Lane		12/4/21
ANDREW SHAW	941-S, SOHO LN		12/4/21
PRIGAILLE E SHAW	941 S. Soho Ln.		12/14/21
GERMANN LANN	1962 E Derringer Way		12/4/21
JOSEPH LUDLUM	1972 E Derringer Way		12/14/21

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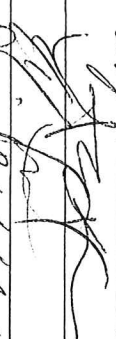
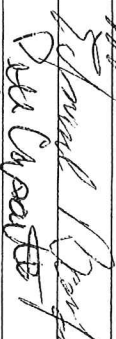
NAME	ADDRESS	SIGNATURE	DATE
Eric Whill	1980 E. Springfield Pl.	Eric Whill	12/15
Lucas Whill	1980 E. Springfield Pl.	Lucas Whill	12/15
BEN Connor	2181 E. HOSKINS DR.	BEN Connor	12/15
Keith Reme	1989 E. Springfield Pl.	Keith Reme	12/15
RILEY KOVALEK	1959 E. Springfield Pl.	RILEY KOVALEK	12/15
EVLEN KOVALEK	1959 E. Springfield Pl.	EVLEN KOVALEK	12/15
Jim South	1949 E. Springfield Pl.	Jim South	12/15
Tamara Southern	1949 E. Springfield Pl.	Tamara Southern	12/15
Maria Southern	1949 E. Springfield Pl.	Maria Southern	12/15
Michael Fossum	1979 E. Springfield Pl.	Michael Fossum	12/17

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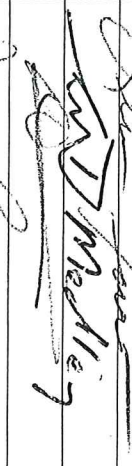
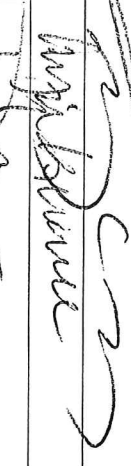
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NAME	ADDRESS	SIGNATURE	DATE
Dorcas Kinsky	2174 E Spriggell St		12/5/21
John Kowalc	2187 E. Browning Pl		12-5-21
Morgan McClure	2137 E Browning Pl		12-5-21
April Kasowski	2170 E. Browning Pl		12-6-
Michael Ren	2136 E. Browning Pl		12-6-21
DANAD MILLER	1873 E. FLINTLOCK WAY		12-6-21
Michael Plummer	2164 E Springfield Pl		12 Dec 2021
Edward BARKFIELD	2114 E. Browning Pl		12-DEC-21
Rita CAARUTH	2087 E. Browning Pl		12/21
Annette ORT	2077 E. Browning Pl		12/1/2

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NAME	ADDRESS	SIGNATURE	DATE
Grene Faust	1120 S. Eucliptus Pl.		12-12-21
Leanne Faucett	1120 S. Eucliptus Pl.		12-12-21
Shawn Medley	1160 S. Eucliptus Pl.		12-12-21
Doreen Johnson	1200 S. Eucliptus Pl.		12-12-21
Joseph de Groot-Johnson	1201 S. Eucliptus Pl.		12-12-21
David Matys	2099 E Winchester Way		12-12-21
Alvin Wilcox	2109 E Winchester Way		12-12-21
George Hayes	2105 E Winchester Way		12-12-21
Angie Keane	2098 E Winchester Way		12-12-21
Patricia	2095 E Winchester Way		12-12-21

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JENNIFER BERRY	2141 E Flintlock way		12/12/21
ROSALBA WEBB	2091 E Flintlock way		12/12/21
TRAVIS WEBB	2091 E Flintlock way		12/12/21
EMILIE LEE	2129 E. Winchester way		12/18/21
TIM MEANS	2178 E WINCHESTER WAY		12/18/21
JACQUELINE MASON	2188 E. Winchester way		12/18/21
JENNIFER MURPHY	2159 E. Winchester Way		12/18/21
ARMANDO GONZALEZ	2159 E. Winchester Way		12/18/21
KEITH HOWARD	2149 E. Winchester way		12/18/21
VIC ADAMS	2139 E Winchester way		12/18/21

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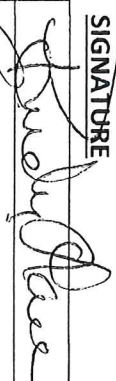
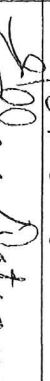
NAME	ADDRESS	SIGNATURE	DATE
Lorena Brandt	2139 E Winchester Way	Lorena Brandt	12-18-2024
Barbara W. H.	2079 E Winchester Way	Barbara W. H.	12-18-2024
Elisa Taylor	2059 E Winchester Way	Elisa Taylor	12/18/2024
Mrs Bohner	1240 S. Euclid St	Mrs Bohner	12/18/2024
Jacqui McAnelly	17607 S. Cooper Rd.	Jacqui McAnelly	12/18/2024
Martina Mendenso	2158 E Winchester Way	Martina Mendenso	12/19/21
DEAN SCHAEFER	2168 WINCHESTER	DEAN SCHAEFER	12/19/21
Laurie Schaefer	2168 E Winchester Way	Laurie Schaefer	12/19/21
RONALD STADARCE	2058 E. WINCHESTER WAY	RONALD STADARCE	12/19/21
ANDREA JEDDIC	2069 E WINCHESTER WAY	ANDREA JEDDIC	12/19/2024

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NAME	ADDRESS	SIGNATURE	DATE
Kody Lave	2057 E. Browning Pl.		12/12/2021
Cory Burnett	2046 E. Browning Pl.		12/12/2021
Frank R. Farla	2051 E. Browning Pl.		12-12-21
Michael Patas	2044 E. Browning Pl.		12-12-21
Jon Cravson	2086 E. Browning Pl.		12-12-21
Ellen Strand	2117 E. Browning Pl.		12-12-2021
Bambi Farica	2050 E. Browning Pl.		12-12-21

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DATE[illegible]

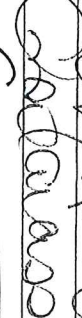
Medical Office Park - Pecos & Cooper / Cottonwood

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Parcel Number 303-30-006V

We the undersigned are extremely concerned with the proposed construction of an Automotive Service Garage so close to well-established residential homes. The "Amendment of the Site Plan" to push for the construction of this 8,409 sq. ft. Automotive Service Garage south of the Circle K gas station on Pecos and Cooper Road should not be considered as it would be detrimental to the surrounding residential communities. This proposed Automotive Service Garage would be directly adjacent to homes that would be exposed to noise emitted from this Automotive Service Garage 12 hours a day. Given the number of residences in such close proximity whose family members either work from home, have children studying, or are retired, the noise would be a constant disturbance.

Automotive Service Garages in Chandler are normally found on main commercial roads such as Chandler Blvd, Germann Rd., and Arizona Ave. where most people expect them to be located. The number of delivery trucks, waste disposal trucks and tow trucks, with their backup warning beepers sounding at all hours, day and night, so close to our homes is not in keeping with the quality of life we expect from living in Chandler. By way of this petition, we are requesting that the concerns of the residents of the adjacent residential neighborhoods be taken into consideration in rejecting the approval of building this proposed Automotive Service Garage.

NAME	ADDRESS	SIGNATURE	DATE
Jess Berkhus	2231 E Pecos Rd, Ste 4		12-16-21
Cyndey Figueira	2211 E Pecos Rd Ch 42		12-16-2021
Amanda Motlock	2211 E Pecos Rd Ch 42		12-16-21
Mua Figueira	2211 E Pecos Rd Ch 42		12-16-21
Mark Molnar	2181 E Pecos Rd #2 Ch 42		12-16-21
Monica Cress	2151 E Pecos Rd #3 Ch 42		12-16-21
MALGEMIT KOLB	"		12-16-21
Jina GARDNER	"		12/16/21
Carrie Richardson	"		12/16/21
Chris Tang	2161 E Pecos Rd #4 Ch 42		12/16/21