

Lauren Schumann

From: Gordon Bueler <gsb@buelerjones.com>
Sent: Friday, February 25, 2022 10:47 AM
To: Lauren Schumann; Kevin Mayo; derek.horne@chandleraz.gov;
rick.heumann@chandleraz.gov; david.rose@chandleraz.gov
Subject: New development on Chandler Heights and Adams

Sirs and Madam:

I am writing about a proposed development at the southeast corner of Chandler Heights and Adams. The property to be developed is currently in county island but, under the proposal is to be adopted into the city. As currently configured, the project is completely unacceptable.

My objection is not to the development as such. Rather, the proposal is to dump all traffic from the development, 22 homes, from a single access point on Adams/124th Street. This is simply unacceptable. One of two options must be adopted. First, the development can be reduced in the number of homes, say to ten or 12, to reduce the traffic congestion on Adams/124th Street. Second, in the alternative, an additional exit or access to the development must be included on Chandler Heights Road. The current access configuration-all 22 homes to have a single access point on what will be a street of only 2 or 300 yards, will back up traffic in the county section. This will result in unacceptable traffic congestion as the remaining portion of 124th Street in the county island will remain unpaved and subject to easement rights-of-way, not real roads. As currently proposed, the traffic situation will result in real conflicts between residents of the area. Further, traffic accidents at the intersection with Chandler Heights Road are sure, **sure**, to result.

Again, either an additional access to the development must be allowed on Chandler Heights or the amount of units must be reduced by a substantial number. If these issues are not resolved, my next recourse will be to the City Council.

Regards,

Gordon Bueler
12521 East Via De Palmas, Chandler, 85249

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Lauren Schumann

From: Noel Anderson <noel@noelanderson.com>
Sent: Monday, February 28, 2022 4:24 PM
To: Lauren Schumann
Cc: Kevin Mayo; Derek Horn; rick.heumann@chandleraz.gov; david.rose@chandleraz.gov; Kevin Hartke; Matt Orlando; OD Harris; Mark Stewart; Christine Ellis; Terry Roe
Subject: RE: PLH21-0077

February 28, 2022

RE: PLH21-0077

Noel and Stephen Anderson
12416 E Vallejo Street
Chandler, AZ 85249

Attention: Chandler City Planning, Zoning, City Council

It is our understanding that the city plans to turn 124th street into a paved ingress road for the proposed housing development to be built on the corner of 124th street and Chandler Heights. Our concern is the increase in traffic that this action will create due to cars continuing on, or cutting through the county island on 124th street beyond the new development. Our roads are dirt and not maintained by the city. They are maintained by the home owners at the homeowners time and expense. We have no city services here other than water. Already we have seen an increase in cut through traffic due to the widening of Cooper. Also, many people from the school cut through this island. People are driving through here at high speeds, creating excessive dust clouds behind them and tearing up the roads. We are concerned that paving and widening the road will only encourage more cut through traffic and encourage more parents to use 124th instead of going down to McQueen or up to Cooper. Besides being a dirt road, it is very narrow and not designed to accommodate a steady flow of traffic.

Our desire would be for the city to not approve 124th street as an option for the ingress to the development. If you are dead set on that option then a suggestion would be for the City or the developer so erect signage at the entrance to the County Island stating that "This is not a through Street" "Residents only". Even better would be for the city to require the builder to include a gate so only homeowners with codes could get through.

If you do nothing and allow 124th to become the entrance to the new development you will be creating a public nuisance for those living on and near 124th street in the form of noise, dust containment, safety for residents, animals and livestock. The increased traffic created by this will most certainly affect the home owners right to quiet enjoyment of our properties. The increased traffic stirring up dust will also cause the ambient air quality for this area to decrease significantly and contribute to an increase in air pollution and dust in this area; which you should be concern about since the State has ordinances regarding dust control due to health issues created by excessive dust. Add to all of that the financial burden that will be placed on the homeowners who use their own money and resources to maintain the road that the city is going to turn into a through street without the responsibility to provide city services.

Sincerely,

Noel and Stephen Anderson

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Lauren Schumann

From: Francinealfano <francinealfano@aol.com>
Sent: Sunday, March 6, 2022 11:15 PM
To: Lauren Schumann; Kevin Mayo; rick.heumann@chandleraz.gov; david.rose@chandleraz.gov; kevinhartke@chandleraz.gov; Matt Orlando; OD Harris; Mark Stewart; Christine Ellis; Rene Lopez; Terry Roe; Derek Horn
Subject: PLH21-0077

Re: Construction on 124th and Chandler Heights

I live on Cloud Rd between 124th street and 122nd street. I am opposed to there being an entrance for the development on Chandler Heights and 124th street on 124th street. The entrance for this development should be on Chandler Heights Rd. Having the entrance on 124th street will encourage additional, unwanted traffic to our area. There is too much traffic at this time, and this entrance will only drive additional traffic to this area. Cars are speeding down 124th street, as well as Cloud Rd. Our community enjoys owning livestock and horseback riding. Having cars speeding without regard for our roads and the people around them is unacceptable.

Please reconsider placement of the entrance. It would be more aesthetically pleasing, being that the entrance for the development at the corner of Chandler Heights and McQueen is on Chandler Heights.

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Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, March 9, 2022 9:45 PM
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form

Submitted on Wed, 03/09/2022 - 09:45 PM

Submitted by: Anonymous

Submitted values are:

Name

Ken Mcalister

Address

24206 s 124th st
Chandler, Arizona. 85249

Phone Number

(480) 406-0538

Agenda Item No.

PLH21-0077 Hazelwood

Support/Oppose

Oppose

Comments

Mr Heumann, On March 16th this item will come before the planning and zoning commission to vote on this item. I strongly urge you to not approved the plans as is. I have tried to work with the city staff to change the ingress/egress from 124th st to Chandler Heights. This is for a handful of reasons and here are a couple of them. 1. We live on county property on dirt roads. 124th is a middle road from McQueen to Cooper. Just on the corner of Chandler Heights and 124th is Jasper elementary. People that want to cut through that turn at the light to come south do not realize that it turns into a dirt road and they drive way too fast. They do not turn around they just drive faster even though it is a dirt road. And there are the people that drive from Riggs to take their kids to school to miss the other traffic they drive the dirt road of 124th. If 124th is opened even more this will bring more crazy drivers driving fast down the road and bring more people down it. This is a county road and the county does not maintain the road, meaning this will cause more undue burden on the home owners in this area as we have to pay to maintain the roads. Even though working with staff that have made some improvement to try and minimize this it will still bring more than we currently see today. 2. With Chandler Heights improvements of creating 2 lanes on each side it will put the children riding the busses at a higher risk of getting in an accident as the busses turn into the school or out of the school crossing 2 lanes of traffic without a controlled signal at the south east entrance where the busses load and unload. After spending many hours watching and studying the traffic in the morning and afternoon when these busses are present, there should be a control light there to allow the children to stay safe. If this was done then the ingress/egress to this development could be at this signal and serve a dual purpose. Keep the children safe and less traffic on 124th. It is really a win for everyone. But city staff will not even entertain the thought. They say the 2 lights will be too close to each other, which I say is not true. Have you driven down Gilbert going south from Ocotillo? How many lights are they and how close together they are. I am planning on coming to the meeting but would like to have discussions with the planning commission before as I do not want to be

limited to a 2 min speech with no discussions as I am sure there is more time that the developer and staff get that as citizens we do not. Please let me know when I can meet with the commission prior to the meeting.

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