

Lauren Schumann

From: Daniel Carmody <djcarm@cox.net>
Sent: Thursday, April 6, 2023 3:51 PM
To: Lauren Schumann
Subject: RE: Chandler Zoning Case: PLH22-0018 HONEYSUCKLE TRAIL

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Lauren,

My name is Dan Carmody; my wife and I have been living in Chandler for 40 years in the same house. Our address is 2204 W. Sagebrush Ct. 85224. Over the past 40 years I have watched the church site on the northwest corner of Bullmoose and Warner Rd. It has become quite an eyesore over the years and I'm looking forward to seeing a new development in that location to improve the property and retention basin to the north. I am in support of this single family subdivision going in. I know in the past, some people have complained of the possibility of increased traffic in the area, but I feel the benefit of the new development out-weighs the inconveniences of the additional traffic in the neighborhood. I would love to see a traffic light put in at the intersections of Bullmoose and Warner as well as Mesquite and Dobson especially in light of the recent fatal accident at the intersection of Dobson Rd. and Shawnee.

I have not been able to make the other meetings you have had concerning this and unfortunately, will not be able to make the meeting on the 12th of April due to a conflict.

Respectfully submitted,

Dan Carmody

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Lauren Schumann

From: Marge Axtell <deebackr20@hotmail.com>
Sent: Saturday, April 29, 2023 10:58 AM
To: Lauren Schumann
Subject: The proposal for Orangetree

Hi Lauren,

Once again, we couldn't make the last meeting , I believe it was 4/12.
My husband (James) and I still support the new development that is being proposed for Bullmoose and Warner. We have lived here since 6/1984,
and unfortunately, that area has been an eyesore for most of those years.

We are not sure, if and when there will be a vote, but wanted to add our support. We are one of the neighborhoods, in Chandler that has to
little park and while this may not be a park, at least it will look so much better than it has. We need a retention area that is taken care of too.

Thank you so much for listening.
Jim and Marge Axtell
2312 W Palomino Dr
Chandler, AZ 85224-2117

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Lauren Schumann

From: cmsigner07@gmail.com
Sent: Thursday, May 25, 2023 6:56 PM
To: Lauren Schumann
Subject: Notice of Public Hearings PLH22-0018/PLT22-0017 Honeysuckle Trail

Hello Lauren,

We are Chandler residents at 2317 W Los Arboles Place. We live in the corner house at Bullmoose and Los Arboles directly across from where the Honeysuckle Trail residential subdivision is being planned.

We are **very much in support** of this subdivision being built as we heard planned on 1/10/23 and 4/12/23 Neighborhood Meetings held at Chandler Downtown Library and Sunset Chandler Library. This is especially true after the change to have 2 entrances/exits for this subdivision not just 1. Another plus to this plan is the eventual takeover by the City of Chandler of the Retention Basin and the plan for a City Park.

We are not able to attend the planned meetings on June 7 for Planning and Zoning Commission or June 29 for City Council Meeting. We wanted to let both of those groups know that we support this development. Please pass on our affirmation to both of these meetings.

If there are minutes available after both meetings would you please pass those on to us via this email.

Thank you.

Mary and Charlie Pyeatte

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Lauren Schumann

From: DUANE LIDMAN <partyof5lids@msn.com>
Sent: Tuesday, May 30, 2023 3:57 AM
To: Lauren Schumann
Subject: PLH22-0018 Honeysuckle Trail

Lauren Schumann, Senior Planner

I support zoning case PLH22-0018 Honeysuckle Trail, this property is long overdue for a redevelopment. A Single Family Residential development as proposed by K Hovnanian homes is an appropriate fit for this Tract of land and our neighbourhood.

More importantly, this proposed redevelopment will correct the failed 1979 zoning case that allowed a tax exempt Arizona Corporation to own and maintain the regional retention basin for the Orangetree and Tiera Dobson Subdivisions. Over time, the corporation became unable to maintain the retention basin to a park like condition per the 1979 **Agreement** and the "**in Spirit and in Truth. " John 4:24** document which brought a level of blight to our neighbourhood. The Orangetree retention basin does not meet the current design standard for storm water retention and after 35 years of silt infill the basin was breached in September of 2014 and had water lapping at the garage doors of the homes along Bullmoose Drive which caused property damage to many homes. Private ownership of the retention basin has also left our subdivision underserved by the Chandler Parks Department.

K Hovnanian Homes should be commended for their willingness to move forward with the redevelopment of this very challenging Tract of land. This redevelopment will bring much needed new single family homes to the market in North Chandler, improve the retention basin to meet the current design standard, provide a small city owned park for our neighbourhoods, provide an opportunity for the city to make additional improvements to the park and retention basin (in the future) and bring additional property and sales tax revenue to our city.

Thank you for our consideration of my thoughts and please share my input on this case with the Planning and Zoning Commission.

Duane Lidman

Orangetree Resident

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Gary D'Oria
2536 W. El Alba Way
Chandler, AZ 85224

June 14, 2023

Chandler City Council
Mail Stop 603 P.O. Box 4008
Chandler, AZ 85244-4008

Mayor and Members of City Council

I live on W. El Alba Way in the in the Caballos Ranchitos Community located N. E. of the proposed Planned Area Development (PAD), Honeysuckle Trail (Case No. PLH22-0018). The Caballos Ranchitos Community are equestrian properties on a Maricopa County Island. We enjoy approx. 2-acre parcels, SRP flood irrigation and dark skies without streetlights and minimal traffic. Our community and surrounding neighbors enjoy safely walking dogs within the open spaces of this Maricopa County Island while enjoying the sights, sounds and smells of horses, goats, peacocks, chicken, guinea fowl and other livestock.

I wish to outline both my overall support for the PAD and a request consideration for few remaining concerns that have not been addressed to date. These concerns are traffic congestion, light trespass, and stormwater detention basin improvements.

Currently, traffic congestion on Warner Rd. both east and westbound requires cars to take shortcuts through the neighborhoods. During the school year this traffic only increases. There have been no traffic improvements (i.e., traffic light on W. Warner Rd. and N. Bullmoose Dr., speed humps on N. Bullmoose Dr. etc.) proposed in this PAD Proposal based on the 2-neighborhood meetings Planning Meeting. The specific concern is that without traffic mitigation these new homes will increase traffic loading by approx. 50 -100 cars each day into the surrounding neighborhoods seeking shortcuts. These increased traffic without mitigation will increase risks the safety of our residents, children, and animals. I speak from experience having myself, family and neighbors needing resort to these shortcuts before development.

Below I've outlined concerns raised by the local community in both public meetings and with City Planners. I hope that these considerations for potential solutions can be deliberated and addressed. Please see the following pages below for an outline of concerns.

Sincerely,

Gary D'Oria

CONCERN 1 – Cars leaving the Honeysuckle Trail Community with traffic congestion @ N. Bullmoose Dr and Warner Rd.

1. Cars southbound on N. Bullmoose attempting to turn right or West onto W. Warner Rd. will take the following shortcuts.
 - a) Travel North on N. Bullmoose and West onto W. El Alba and South on N. 90th Place and then turn right or West onto Warner Rd
 - b) The alternative to W. Warner Rd is W. Elliot Rd, where vehicles travel North on N. Bullmoose and West on W. Mesquite and North on N. 91st St. and then onto W. Elliot Rd.

CONCERN 1 (continued) – Cars leaving the Honeysuckle Trail Community with traffic congestion @ N. Bullmoose Dr and Warner Rd.

2. Cars southbound on Bullmoose attempting to turn left or East onto W. Warner Rd. will take the following shortcuts.
 - a) Travel North on N. Bullmoose and East onto W. Mesquite St. and right or N. Dobson and then South on N. Dobson to turn left or East onto W. Warner Rd
 - b) Travel North on N. Bullmoose and East onto N. Los Altos Dr. and right or W. El Prado Rd. and then South on N. Dobson to turn left or East onto W. Warner Rd
 - c) The alternative to W. Warner Rd is W. Elliot Rd, where vehicles travel North on N. Bullmoose and West on W. Mesquite and North on N. 91st St. and then onto W. Elliot Rd.

CONSIDERATION – Mitigation of concern #1 with a Traffic Control Streetlight on N. Bullmoose W. Warner Rd.. Note: Copy Traffic Control Streetlight design as is found at W. Knox and. N. Dobson

CONCERN 2 – Cars returning to the Honeysuckle Trail Community with traffic congestion @ N. Bullmoose Dr and Warner Rd.

1. Cars eastbound on W. Warner Rd. attempting to turn left on Bullmoose will experience congestion @ N. Bullmoose Dr and Warner Rd. and will take the following shortcuts.
 1. An earlier left onto N. 90th Place into Caballos Ranchitos Community into the Maricopa County Island and then turn right onto W. El Alba Way and the South on N. Bullmoose and into the Honeysuckle Trail Community
 - i. *Note that this Maricopa County Island roadway and infrastructure is likely not designed to carry these increased traffic loads and currently has no stop signs or dead-end signs at N. 90th Pl and W. El Alba Way.*

CONSIDERATION – Mitigation of concern #2 with a Traffic Control Streetlight on N. Bullmoose W. Warner Rd.. Note: Copy Traffic Control Streetlight design as is found at W. Knox and. N. Dobson

CONCERN 3 – Light Pollution / Light Trespass from the Honeysuckle Trail Community and stormwater detention basin into the Caballos Ranchitos Maricopa County Island

CONSIDERATION – Comply with Maricopa County and City of Chandler Light Trespass Code s and Ordinance

CONCERN 4 – Stormwater Detention Basin and selection of Stormwater Best Management Practices (BMPs) that strategically improves the quality of the public space while improving health and safety

1. The proposed PAD rezoning request is promoted as a transitional zoning from the Caballos Ranchitos lot size @ ~ 87,120 ft² (2-acre) equestrian properties to Honeysuckle Trail @ 4000 ft² lot size.
 - a. This transition may be more tenable using the entire 2.7-acre Stormwater detention basin as a grass turf transition zone for the following reasons;
 - i. Improves the quality of the public space for the community by providing public greenspace access for recreation dog walking etc.
 - ii. Dust control: PM is an increasing public health risk and stormwater detention basins will over time accumulate silt which contributes to wind-blown dust. In addition, this silt over time will reduce the percolation of stormwater into the soil and the effectiveness of the drywell
 - iii. Dry Well Protection: Pollutants on streets captured in rainfall, and windblown dust will be entrained in the vegetation and soils of landscaped areas, so no additional treatment is needed.
 - iv. Turf vegetation and trees will greatly reduce the heat island effect
 - b. This 11.75-acre parcel (SRP # 78068) has an SRP irrigation water allotment and can be flood irrigated < \$690/year. In addition, the City of Chandler potable water well periodically releases water into the detention basin. These sources of water are available to the site at a fraction of the cost

CONCERN 1 – 2 alternate car traffic through community leaving the Honeysuckle Trail Community due to traffic congestion @ N. Bullmoose Dr and Warner Rd.



Lauren Schumann

From: Benjamin Cereceres
Sent: Thursday, June 15, 2023 3:39 PM
To: Lauren Schumann
Subject: FW: Honeysuckle Trail home development- PLH22-0017 & 0018

Good afternoon Lauren:

This one is for you.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

From: Richard Godwin <richardcgodwin@gmail.com>
Sent: Thursday, June 15, 2023 3:31 PM
To: Benjamin Cereceres <Benjamin.Cereceres@chandleraz.gov>
Subject: Honeysuckle Trail home development- PLH22-0017 & 0018

To Lauren Schumann via Benjamin Cereceres,

Dear Ms. Schumann,

You were kind enough to talk to me when I called a few weeks ago. This morning I was visiting another city building and stopped in without an appointment and Mr. Cereceres was considerate in providing an update.

Although I'm tardy in sending this to P & Z and that it is now scheduled to go to the full council this month , I would like to have my thoughts submitted for consideration please.

My purpose in writing is that my wife and I are looking for a home that is close to our grandchildren who live a few blocks from the development. It looks like one of the floor plans has a downstairs bedroom which is on our required list. Depending on the price we are interested.

We live in South Tempe but the majority of our shopping is in Chandler. The downtown Chandler area is our favorite restaurant venue.

I wanted to give those neighbors who oppose the development some first hand experiences that we have had. In the early 1980's we lived in a single family home near Baseline and Hardy in Tempe. There was a large vacant lot where an apartment developer wanted to build high density apartments. Those apartments were built and consequently crime increased in the area. Our neighborhood was subjected to police lockdowns as suspects were on the loose. Also, helicopter landings to transport patients from the apartment complex was a reminder of problems.

We tried to get homes to be built and were unsuccessful.

The neighbors might look at the bright side and be happy that single family homes are going to be built and not apartments. We look forward to buying a home there.

Thank you for your time.

Best regards,
Rick Godwin

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