

Neighborhood Meeting Summary
Harris Place
ANX21-0005, PLH23-0011, PLT21-0046, and PLH21-0069

March 2, 2023 at 6:00 pm

Online ZOOM meeting with Videochat and Call-in
Meeting ID: 821 6719 6519

Present for the applicant was Geno Carr and Carl Churchman from GBC Homes (Owner/Developer); Reese Anderson and Jon Gillespie from Pew & Lake, PLC (Owner Representatives); Jeffrey Williams (Civil Engineer); and John Arlienue (Architect).

Five neighboring households attended the meeting. Registrant details are attached below the summary.

After waiting to ensure that everyone had successfully arrived at the meeting, Mr. Gillespie made introductions and gave a presentation for the proposal with his initial presentation ending around 6:10pm (see attached PowerPoint). His prepared comments included providing information on the site location, request details, proposed site plan and development details.

After the formal presentation Mr. Gillespie responded to questions and comments from each neighbor in attendance. After questions and comments were taken, including responses given by Mr. Gillespie, the meeting concluded at 6:55 pm.

Questions from attendees were presented throughout and are summarized below with answers provided by Mr. Gillespie or Mr. Anderson summarized in *red* italics:

1. There are 12 homes on 118th Street which will be negatively affected by this development.
Comment acknowledged. The Harris Place layout includes a single driveway entrance for 9 homes which is not generating an appreciable increase in traffic getting to Ocotillo. Prior to the developer buying this site the property was used for a sheet metal business which would have generated significantly more traffic. There is no expectation Harris Place vehicles would traverse 118th Street. Perimeter setbacks meet the Southeast Chandler Area Plan guidelines. Importantly, most homes in Harris Place are setback a minimum of 71 feet from the southern property line with a single home 21 feet from the perimeter wall on the southern property line. We believe this well-thought-out design provides a fair transition to the homes on the south.
2. We think 5,000 square foot homes on 6,000 square foot lots doesn't fit the area.
Comment acknowledged. Proposed are Semi-Custom homes on average 8,300 square foot lots with floor plans between 3,200 to 4,700 square feet. We feel these homes complement the Kerby Estates development sizes.

3. The trash pile on the property is bringing pests into the area. *We will provide additional cleanup of the property this week and work to maintain a clean site as the process of entitlement and future construction proceeds. We know some illegal dumping has occurred on site and encourage anyone to call the authorities if they see this happening. We will go this week to maneuver dirt mounds to try and prevent more illegal dumping.*
4. There are special needs and elementary school bus stops which pick up right in front of the proposed development near the mailboxes. There is also a high school bus stop on Ocotillo. We feel this development will negatively affect those bus stops and be a safety concern. *Coordination of these bus stop locations will occur in the future but we expect that safe resolution can be accommodated.*
5. There already are accidents on Ocotillo at this Kerby Way intersection. This development will increase the chances of crashes there. *The 9-lot residential project is being reviewed by City of Chandler traffic reviewers and we will comply with their standards. The Kerby Way entrance was determined to be a better fit for the lot because there are no driveway conflicts like there is on the commercial properties along 119th. Our cul-de-sac entrance meets the distance requirements from Ocotillo.*
6. We take irrigation and this property could hurt irrigation down the line. *We believe we are the last property on this irrigation line. We will confirm and note that we cannot affect others current irrigation service.*
7. We are concerned that these new residents will have issues with the loud rural noises such as livestock. We feed our family from our livestock and can't sacrifice that for this development. *We will provide notice in our CC&R documents and the Public Report regarding the existing rural/agriculture/farming type conditions in the area.*
8. Concerns that residents will use the HOA's green belt as many non-residents currently do. It is not a public park. We do have signage publicizing this. *We will provide notice to our residents that this is not a public park and that Harris Place residents are not permitted to access Kerby Estates facilities.*
9. When Ocotillo was widened why wasn't a stoplight put there? *Our understanding is that the traffic light possibly had a distance conflict with the canal light. We expect only a nominal increase in traffic because the project is only 9 homes and not a through street.*
10. I moved to Kerby Estates for a reason and I feel I may need to move now because of this developments effect on property values, my concerns about homelessness issues increasing, and overall need to protect my kids. *Comments acknowledged thank you. We are expecting these homes to sell between \$1.2-1.4 million.*