

From: [Stephanie Barton](#)
To: [Sarah Prince](#)
Cc: harley.mehlhorn@chandleraz.gov
Subject: Case PLH23-0056
Date: Friday, December 15, 2023 6:24:32 AM

Hello,

I am writing because I was not able to attend last nights meeting. I live in Alamosa Estates and I reviewed your rendering for the proposed neighborhood and strongly encourage you to add additional exits not just one single exit onto Alamosa. Currently two developments feed onto this street, There should be an exit out onto McQueen or Ocotillo but not a single exit for traffic to back up two other developments. I am asking you to reconsider your design, this will cause traffic and vehicles cutting through our quiet development where many young children play and put us at a safety risk!!

Thank you,
Stephanie Barton

Lauren Schumann

From: jay keck <jkeck627@outlook.com>
Sent: Sunday, March 31, 2024 9:05 AM
To: Lauren Schumann
Subject: Public Hearing PLH24-0012/PLH23-0056/PLT23-0022

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Need to Log

I wanted to voice my strong support for the rezoning of the land located at the southeast corner of Ocotillo and McQueen roads. I live within ¼ radius of the site and would welcome the current vacant land (and eyesore) to be built out into a nice subdivision.

Thank you,
Jay Keck
3931 S Laurel Way
Chandler, AZ

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Lauren Schumann

From: Mark Keller <makeller01@cox.net>
Sent: Sunday, March 31, 2024 4:41 PM
To: Lauren Schumann
Subject: PLH24-0012/PLH23-0056/PLT23-0022 Viviendo- Ocotillo and McQueen Roads

Follow Up Flag: Follow up
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Categories: Red category, Public Outreach

Hello Ms. Schumann,

This parcel has been vacant for well over 25 years. It is time to develop this parcel with a needed single-family housing development. The neighborhood needs to complete one of the remaining parcels in this area. The planning of this parcel has gone through many iterations and different types of development. A 76-lot subdivision would be congruent to the neighborhood and is needed to address the current housing shortage. Would the access point on Alamosa Drive be a secondary and emergency ingress/egress? If not, this collector street would have three ingress/egress points for three subdivisions. Could result in a significant amount of traffic. Overall, this subdivision appears to be a great fit with the adjacent neighborhoods. Thanks.

Mark Keller
1203 East Coconino Drive
Chandler, AZ 85249

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Lauren Schumann

From: Richard January <DickJ912@outlook.com>
Sent: Friday, March 29, 2024 9:54 PM
To: Lauren Schumann
Subject: PLH24-0012/PLH23-0056/PLT23-0023 VIVIENDO

Follow Up Flag: Follow up
Flag Status: Flagged

How can I get a look at the plan for this development? A 76 lot subdivision on 15.4 acres seems inconsistent with the surrounding area.

Thank you for your assistance.

Richard January
1413 East Zion Way
Geneva Estates
(603)831-8883 (cell)
Sent from my iPad

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Lauren Schumann

From: Ronald Palmer <deadman1075@hotmail.com>
Sent: Tuesday, April 2, 2024 11:32 AM
To: Lauren Schumann
Subject: PLH24-0012/PLH23-0056/PLT23-0022

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Schumann,

My comments are not meant to have any reflection on you. I'm disappointed the city of Chandler would entertain this subdivision when infrastructure concerns abound. I would certainly rather have a commercial entity at that location than more single-family residences, apartments, townhomes, condos, etc. More people mean more traffic congestion and diminution of services. Traffic on McQueen is already horrible with the addition of Amazon and other businesses south of Queen Creek Road. I opposed that but my opposition obviously had little impact. I can't imagine what the future traffic on Alamosa and in the neighborhood would be. Not to mention the drain on public safety services, such as police and fire. Not everyone that moves in will have stellar credentials. Crime will rise in the form of burglaries and vehicle thefts to start. I'm retired Chicago PD and have been in law enforcement since 1971. Still working full time for the County Attorney.

My late wife found our house on Coconino in 2013 while I was working as a DOD contractor in Virginia. She bid on the property and the former owners accepted. I first saw the house in person when I came home for my daughter's graduation from pharmacy school. I have completed some significant renovations in the house, and I have no current plans to sell it. My wife loved the house and Chandler in general. We previously lived in Scottsdale with the 'hundred-dollar millionaires' who are all flash and no substance. Chandler is about family and community and still has a small-town vibe. I would hate to be forced out by congestion. I'm originally from Chicago and congestion was constant.

The horrible edifices by the 202 and McQueen are emblematic of what this new community will represent. The houses and townhouses on the south side of Ocotillo west of the canal are also horrible appearing structures. It seems like the city council and the mayor sold out the current residents to promote a larger tax base. They use the funds to promote their DEI agenda which I believe is un-American. America became great because of meritocracy, not pandering to special interests. Whoever is the best candidate for a position should get the job, regardless of race.

Thanks for being my sounding board, Ms. Schumann. Please don't take my screed personally. I just want to live whatever time I have left in my current home. I'm 75 and the thought of moving is not very appealing.

Respectfully,
Ronald Palmer
1013 E. Coconino Dr.

For wisdom is more precious than rubies, and nothing you desire can compare with her.

Proverbs, Chapter 8, Verse 11

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Lauren Schumann

From: Peggy <peggyphil@cox.net>
Sent: Wednesday, April 17, 2024 10:48 AM
To: Lauren Schumann
Subject: Public Hearing - VIVIENDO

Ms. Schumann,

I'm writing to express my concern about the public hearing to rezone the southeast corner of Ocotillo and McQueen roads. 76 single family lots is a very dense population for 15 acres. Additionally, the northeast corner of that intersection already contains a densely populated apartment/condo complex. Please express my concerns to the planning and zoning commission to reconsider so many lots.

Sincerely, Peggy Denisuk
480-276-3233

Sent from [Mail](#) for Windows

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Lauren Schumann

From: kjhickman13 <kjhickman13@gmail.com>
Sent: Tuesday, April 30, 2024 5:18 PM
To: Lauren Schumann
Subject: RE: Chandler Zoning Case: PLH23-0056 VIVIENDO

Hello,

I support the rezoning to residential with the current proposed design. I believe there will be less traffic with houses vs being commercial. I didn't notice significant increase in traffic when the condos across the street were built. I live in Geneva and my house backs up to the lot in question.

Thank you,

Krista Hickman
4010 S Crosscreek Circle

Sent from my Verizon, Samsung Galaxy smartphone

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Lauren Schumann

From: Thomas Schlegel <teschlegel@yahoo.com>
Sent: Wednesday, May 1, 2024 2:54 AM
To: Lauren Schumann
Subject: Fwd: PLH24-0012/PLH23-0056/PLT23-0022 VIVIENDO

Sent from my iPhone

Begin forwarded message:

From: Thomas Schlegel <teschlegel@yahoo.com>
Date: April 30, 2024 at 7:26:28 PM MST
To: lauren.schumann@chandler.sz.gov
Subject: PLH24-0012/PLH23-0056/PLT23-0022 VIVIENDO

We planned to attend this meeting in person, but have been called away by a family matter. We continue to oppose this plan for a variety of reasons. First, 76 houses on this acreage is too many even though it is a reduction from the original 99. Like everyone who has attended meetings with the developer, we have no objection to a plan that is consistent with the lot and house sizes in Alamosa and Geneva Estates. Second, according to someone who knocked on doors in our community, the city does not want to use the existing cutout on McQueen, but rather establish a new exit onto Alamosa from the lot. This means a significant increase in traffic to even try to get onto McQueen from both existing communities. Traffic on McQueen is bad enough because no work around has been implemented to connect Cooper to the 202 and development of new housing areas on Chandler Heights and further south continues. Third, we're sure the school of choice for this proposed community will be Santan K-8, which will increase traffic through our community because it is the most direct path to the school. Fourth, although we have not seen the newest proposal, at the previous meetings the "park" was a postage stamp compared to Alamosa and Geneva, leading us to believe our green belts will be the alternative for some if the "park" is not enlarged. Finally, we saw no retention ponds at all on the drawings at the last meeting, which is a concern for both of the existing communities. This proposed community reflects the developers business model. With all the jobs people and money flowing into the state and this area, surely a development consistent with the existing communities is possible.

Darla Orndorff and Tom Schlegel, 1180 E. Kaibab Place, Chandler
Sent from my iPad

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