

February 7, 2024

PLH23-0057 Guerrero Residence Rezone,

APN 301-87-978

943, 953, 963 North Mill Avenue

Chandler Arizona, 85226

A rezoning change is being requested from agriculture to PAD for reduced setbacks on Parcel 301-87-978 at 943 N. Mill Ave, Parcel 301-87-797 at 953 N. Mill Ave and Parcel 301-87-980 at 963 N. Mill Ave. The site is fully developed with a gated entry and private drive, fully landscaped with a variety of trees and shrubs. The three lots are odd shaped. There is a home built on 943 N. Mill Ave. Currently, 953 and 963 are vacant. Due to the irregular shape of lots, it is in the best interest of the subdivision to rezone from agricultural to PAD allowing for reduction of the setbacks. The current site plan hinders the new construction from developing a home that is equal to the home located at 943 N. Mill Ave. With current set backs, we will not achieve community cohesion and will not be feasible to build accordingly. As a result there is a detriment to the neighborhood and loss of development uniformity. The attempt is to preserve standards and not change the character of the neighborhood. The goal is to memorialize the level of quality custom home and conformity of the subdivision. The plan is to rezone the area and include setbacks to expand the buildable envelope.

Sincerely,

Laurie Guerrero