

Concerns Regarding Basha Ranch Development (PLH24-0027)

Dear Mayor Hartke,

I am reaching out to share early thoughts and concerns regarding an upcoming development proposal in the City of Chandler. From the outset, I want to note that I currently serve as an active member of the Planning and Zoning Commission, and I intend to fully recuse myself from voting on this matter in upcoming meetings. I want to take this opportunity to express my concerns as a neighbor that resides in close proximity to the proposed site, a concerned resident of Chandler, and a design professional in the development community.

I strongly oppose the current plan for development that the developer has approached the community with. The proposed Basha Ranch development (PLH24-0027) at 22402 S Basha Rd raises several issues that merit further discussion with the community and the city. This project proposes 114 dwelling units over approximately 19 acres (6 DU/AC), placing a high-density development adjacent to a historically low-density neighborhood. While growth and development are necessary for the city's future, it is critical that new projects respect the historical context, existing community character, and long-term vision for sustainable development.

From a community perspective, I believe this site warrants an entirely different proposal and land use—one that is more appropriate given its location and historical significance. However, if the current residential use is to move forward, I would request as a neighbor residing in close proximity to the site, that substantial modifications to the proposed site plan, density, and design should occur to address the concerns of existing residents.

Key issues that require attention include:

- Reducing density that is more appropriate for the site's context.
- Site layout, shows two story homes abutting in close proximity to the Goodyear Canal & Basha Rd. Single story homes and homes located on the west end of a single loaded street, would be the a preferred and more appropriate site layout adjacent to the Goodyear Canal and Basha Rd.
- A more suitable transition between the new development and the surrounding area, ensuring that it aligns with the adjacent historic neighborhood and the Goodyear Canal's significance, while following Chandler's preservation and historic design guidelines, and providing an amenity opportunity for the pedestrians that frequent this area.
- Preserving the Basha Water Tower, a well-recognized landmark that the neighbors and community hopes will remain in place.
- Traffic and safety concerns along Basha Road, including increased traffic congestion during peak hours, sight visibility challenges, and pedestrian safety and access in this corridor.
- Enhanced setbacks, buffering, and landscaping to ensure better integration with the surrounding uses and maintaining Chandler's commitment to walkability, sustainability, and heat mitigation.

At this stage, my goal is to open a constructive dialogue to ensure that the concerns of neighbors and community members are fully heard, considered, and addressed. I look forward to seeing how this project evolves and hope that a significantly revised proposal will emerge—one that better aligns with the character, history, and long-term vision for this area for what could be an incredible opportunity for an amenity in the community. Thank you for your time and consideration.

Kind regards,

Ryan Schwarzer, PLA
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Phone: (951) 514-9018
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SITE DATA

NET AREA: 18.6 AC.
LOT SIZE: 40'x103'
LOT COUNT: 114
DENSITY: 6.1 DU/AC

Far too dense in context to the adjacent historical community. Neighbors request a significant reduction in density to pay respect to the surrounding context.

Buffer should be increased significantly to allow for increased landscape buffer to enhance pedestrian walkability and to provide shade to reduce the urban heat island effect. Little to no buffer is shown and insufficient streetscape landscape is proposed.

Goodyear Canal (blue line & palms) is not noted anywhere on this plan.

Approximate location of palm trees (typical)

Neighbors request a single loaded street with single story homes set back on the west side end to allow for an adequate landscape buffer and respect the historical preservation and amenity opportunity for the Goodyear Canal. These homes are shown far too close to the landmark and road.

Neighbors would like to see speed tables and pedestrian access to promote safety and slow traffic in a congested area and adjacent (typical). There is a day care across the street, skatepark to the south, and frequent sports events that cause increase traffic across many modes of transportation.

The same scenario is shown at the Northeast corner of Snedigar Park, 700' south of the site on Basha Rd.

Potential palm tree Sight Distance Line conflict (typical)

Approximate path of Sight Distance Lines (typical).

Neighbors have multiple concerns about traffic & pedestrian safety. Particularly the palms blocking vehicular views to oncoming traffic.

Echelon was developed prior to establishing the Goodyear Canal as a historic landmark. Pedestrian connectivity and buffers should be considered for this site development opportunity. Neighbors request this be reviewed and discussed.

Lack of buffer area adjacent to Echelon at Ocotillo

Retention area? this should be an amenity opportunity for the community rather forced to the edge of the property out of sight.

Lack of connectivity to Snedigar Park and Basha Rd

Approximate location of the Basha water tower. Current plan would result in the loss of this iconic piece of the community. Neighbors would like to see a use that preserves and protects the water tower in place.

ECHELON AT OCOTILLO (PAD)

MONA'S COUNTRY DAY SCHOOL

SNEDIGAR DOG PARK (AG1)

SNEDIGAR SPORTS COMPLEX (PARK)

EMERGENCY ACCESS ONLY

KEY:

- XXXX → = neighbor comment
- - - - = Sight Distance Line (SDL)
- = Palm Tree Location
- = Palm Tree Location in conflict with SDL
- = Basha Water Tower Location



HAVENWOOD MANOR • CONCEPTUAL SITE PLAN

CHANDLER, AZ
2025-02-12
28000143
K.HOV



SCALE: 1" = 50 FT

Tera Scherer

From: City of Chandler <no-reply@chandleraz.gov>
Sent: Friday, November 14, 2025 6:45 PM
To: CityClerkDivision; Tera Scherer
Subject: Webform Submission From: City Council Meeting Public Comment

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Submitted on Fri, 11/14/2025 - 06:44 PM

Submitted by: Anonymous

Submitted values are:

Name

Angie Lockard

Address

330 w new dawn dr
Chandler, Arizona. 85248

Agenda Item No.

PLH25-0016

Support/Oppose

Oppose

Comments

Havenwood maner is a concern to me for two reasons... 1. water 2. traffic is a big problem on Ocotillo Rd at Fulton Ranch Blvd. the city won't put a turn arrow there and too often only one car is able to make a left turn just as the light turns red. Adding more homes will add more cars and there will be more accidents at that intersection when people are trying to make the left turn (from any direction).