

May 31, 2026

To Whom It May Concern:

I am writing this to voice my objection to the proposed rezoning of a portion of Tremaine Park.

The case information is:

Case: PLH25-006

Arizona Ave & Guadalupe

Re-zoning from AG-1 to a PAD with AG-1 restrictions changing 4 lots into 6 lots.

I oppose this rezoning request as it is done by a person that has no desire to develop the property. Mr. Babcock had even admitted this at neighborhood meeting in April 2026. Why would somebody who is not going to develop the property need to have a rezoning hearing? With the current restrictions there could be 4 houses built on those lots and they would conform to the rest of the neighborhood. Dividing the 4 lots into 6 would not conform and the lot on the south side of Campbell Road being divided into a north lot and south lot would require the houses to be facing east as opposed to the current houses facing north. The aesthetic look of that would not be good for the neighborhood nor the owners of those houses whose front view would be to the rear yard/wall of their neighbor.

Our family has owned the property here since 1973 and has lived in Tremaine Park since 1977. Even before being annexed into Chandler the setbacks were never an issue with those building in the neighborhood. I object to someone who is not a resident of the neighborhood or the City of Chandler to want to alter the longstanding setbacks that had been adhered to which gives the neighborhood an aura of openness and country living that is so desired.

I believe Mr. Babcock wants to rezone this not to help the neighborhood but as a speculative maneuver to now have 6 lots to sell instead of 4. If a righteous developer with a viable development plan wanted to buy the property he should be the one that should request a rezoning hearing and not someone who is still trying to maximize his speculative investment.

I respectfully request that you deny the rezoning request at this time.

Respectfully submitted,

Mark Geske
297 E Campbell Road
Chandler, AZ 85225

City of Chandler
Planning and Zoning Commission
215 E. Buffalo St., Chandler, AZ 85225

To Whom It May Concern:

I am writing this to assert my dissent for any re-zoning of Tremaine Park properties.

Arizona Ave & Guadalupe Rd

Case #: PLH25-0006

Location: NORTH OF THE NORTHEAST CORNER OF ARIZONA AVE & CONSOLIDATED CANAL

Request: Rezone from AG-1 to PAD for SF-33 zoning designations and preliminary development plan for site layout for 6 homes

First, I am opposed to any re-zoning request by a party that has proclaimed no intention to build. This was done publicly by Mr. Babcock at the community meeting which was attended by Chandler City Planning and Rezoning members on 4/22/2026. This means that issues with development and future re-zoning concerns could arise when re-zoning occurs without development. The city's zoning process should approve changes when there is a concrete development proposal so that necessary mitigations and conditions can be imposed; approving speculative rezoning simply to increase land marketability shifts the burden of future impacts onto residents and reduces the city's ability to negotiate protections.

Second, I am opposed to any residents re-zoning to build in any way that exceeds current setbacks. Any building that has taken place since the Tremaine Park incorporation with the City of Chandler meets present AG-1 governance and restrictions. Residents have complied to these restrictions. Re-zoning is unacceptable and should not be considered for any entity that does not reside within the community.

Please give serious consideration to the wishes of a long-time resident: I have lived in Tremaine Park for more than 10 years and have been a tax-paying, voting Chandler resident for over 22 years. I respectfully submit that individuals who do not reside or vote in Chandler should not be allowed to unilaterally reshape the character of a residential neighborhood. I implore the city to deny speculative rezoning and to approve zoning changes only when they are tied to a concrete development proposal so the city and neighbors can fully evaluate and mitigate real impacts.

Thank you for representing your citizens.

Sincerely,
Robin Anderton

248 E. Campbell Rd.
Chandler, AZ 85225

Case: PLH25-006

Arizona Ave & Guadalupe

Re-zoning from AG-1 to a PAD with AG-1 restrictions changing 4 lots into 6 lots

To Whom It May Concern:

I am writing this letter as a trustee of my father's estate and to voice his opposition to the proposed rezoning on the 4 lots in Tremaine Park.

It did not make sense to him that Mr. Babcock would try several times to develop plans for his lots that did not conform to our CC&R's and did so without initially getting the approval of Tremaine Park residents.

And now, instead of a developer with valid plans asking for a rezoning it is the seller trying to change the zoning prior to selling which could inhibit the developer and his plans. The developer's plans may conform to our cc&rs and this whole process would be unnecessary. It seems like a waste of time and money to go through the process without knowing what the planned development is and if it already conforms.

I respectfully request that the rezoning request be denied.

Thank you,

Mark Geske

Trustee for the Maynard Geske Trust

249 E Campbell Road

Chandler, Az 85225

From: [Deborah DiGregory](#)
To: [Darsy Smith](#)
Subject: CASE: PLH25-0006
Date: Tuesday, June 2, 2026 11:26:25 AM

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This email communication is my verbal opposition to the proposed rezoning of the above-referenced Case.

I am currently a 321 E Campbell Road property homeowner. It is my strong belief that rezoning from AG-1 to a pad with AG-1 restrictions changing 4 lots into 6 lots, would be a huge detriment to many Tremaine Park residents.

The current CC&R's with existing lot sizes, zoning and setbacks have been favorably accepted for many years.

Let's keep Tremaine Park the uniquely desirable neighborhood/ community that it is.

Thank you, Darsy, for routing this email to the appropriate office/entity, and thank you for your time.

Sincerely,

Deborah DiGregory