

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

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