
PLH25-0017 Vineyard Park

From Kasi Lawrence <klfelix0913@gmail.com>

Date Wed 7/15/2026 9:16 PM

To Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>; Taylor.Manneman@chandler.gov <Taylor.Manneman@chandler.gov>

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Dear Taylor Manneman and Mikayela Liburd,

I am writing to express my concerns regarding the proposed residential development discussed in the upcoming neighborhood meeting notice set for July 21st. As a nearby homeowner, I believe this project raises several important issues that deserve careful consideration. The proposal to build more than 16 homes on a four-acre parcel represents a significantly higher housing density than the surrounding neighborhood. The adjacent homes, including mine, are situated on lots of approximately 0.4 acres or larger, which has long defined the character and appeal of this area. Introducing a much denser development appears inconsistent with the existing neighborhood and could fundamentally change its character.

I am also concerned about the potential impact on surrounding property values. Many homeowners have made substantial investments based on the established nature of this neighborhood, and a development with considerably smaller lots and higher density may negatively affect those investments.

In addition to property values, I encourage the planning commission and the developer to carefully evaluate the broader impacts of this proposal, including increased traffic, infrastructure capacity, drainage, privacy, noise, and the compatibility of the project with the existing community.

I respectfully ask that these concerns be given serious consideration during the review process and that any proposed development be designed to better reflect the established character and density of the surrounding neighborhood.

Thank you for your time and consideration. I appreciate the opportunity to provide input and look forward to staying informed throughout the review process.

Sincerely,
Kasi Lawrence



Vineyard Park Proposal

From Matthew Lawrence <matthewlawrence22@gmail.com>

Date Thu 7/16/2026 9:19 PM

To Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

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Hi Mikayela – I'm writing to you regarding the planned neighborhood off Vineyard Way and Gatling Way (PLH26-0017 Vineyard Park). I live in the neighborhood directly adjacent to the proposed community. I'm not completely opposed to a higher density community than our own, but I think the proposal is trying to cram way too many houses on miniscule lots. The proposal includes lots as small as 5,500 SF and they want to put in 2,034SF – 2729SF houses. Once you account for garages / patios / driveways / etc, the entire lot will be covered by the house footprint.

These are tiny postage lots, crammed as densely as possible. The lot to house ratio would be significantly less than anything else in the area. I'm concerned about noise and the impact to our property values. I would ask you to require the neighborhood to revise their proposal and ensure that minimum yard size is closer to 8K SF.

Thanks for your consideration.

Matthew Ronald