

November 3, 2022

To:
Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:
William Butler
16006 W Cheryl Ct
Waddell, AZ 85355

RE: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

As a sincerely concerned member of the community I urge you to stand alongside the community in opposing the development of warehouses so close to a residential community here in Waddell known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony) approximately ¼ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 if they do not pose a threat to the safety and environment of homeowners in the area, however, **Parkway 303 E. ZON22-20/GPA22-05/AN-243 poses serious threats to the safety and health of our community.**

Impact on Safety - This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarival and Peoria will have a significant increase in heavy truck traffic. Being retired, I am home all day and I live in Rancho Gabriela. Just across from the Red Bull facility and was so looking forward to getting away from it, the light and the noise to find out now I am facing this possibly being built even closer. I move in next month and am distressed to see this possibility, It stresses me out at the thought of an increased number of commercial vehicles and people driving to and from work going through our neighborhood and area as I know with that comes speeding, garbage and theft. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities. I am sad to see the possibility of the happening.**

Impact on Traffic - These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate thesis many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ¼ mile from our community to the east. **The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.**

Environmental Impacts on Health - These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution - increased heavy truck traffic immediately adjacent - to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival **will** have a significant effect on

noise pollution for our residents. A standard diesel engine produces approximately 100 decibels (dB) of noise. These engines are considerable louder when starting; off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice."

<https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>

With consideration of the proximity of these warehouses proposed to be built 200 feet away from residential homes and the proposed new road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental impact this particular proposal would cause for residents of our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant noise pollution due to its extreme proximity to the community.**

Light Pollution - The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious effects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proximities. Furthermore, this proposal is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.**

Privacy Issues - A 50-foot building 200 feet away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible viewing points will have an interference effect on the privacy of our residents. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.**

Impact on Home Values - This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.**

Community Impacts - The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243**.

Sincerely,
William Butler

Aleksandar and Dragoslav Arnautovic
16006 West Ironwood Drive
Waddell, AZ 85355

November 4, 2022

Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is Aleksandar Arnautovic and my fathers name is Dragoslav Arnautovic, we brand new resident of Twelve Oaks Estates, the most beautiful neighborhood we have seen in the Surprise location and we are building a brand new home right on Ironwood street, facing Northern Road and overlooking the 303 and gorgeous White Tank Mountains. My dad and I could not be happier to have the opportunity to build our custom home something that we dreamed of when we came 20 years ago as immigrants from Europe, my dad with \$300 in his pocket. We look forward to living with 150 other homeowners who have also built their own beautiful custom homes, with their hard earned money, investing not only money but time and sacrifice, we are proud to be soon living in this quiet, secluded neighborhood surrounded by agricultural fields, it is truly like a dream to us.

We are not the type to protest or even send out these type of letters, in fact we never have, but this is something so ridiculous and not fair to us, it directly impacts as if this is proposed I will be waking up in my bedroom where now I stare at a dream like view, it could be turned to a truck loading dock all because of some money hungry investors, there is so much land and the plan is to build RIGHT IN FRONT of a custom home subdivision, seriously??

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the south of Twelve Oaks Estates. I adamantly oppose this proposed change. As I stated in my opening paragraph, I love my quiet, safe and beautiful neighborhood. I do not wish in any way to live right next to an industrial park. My dad and I have dreamt of building a custom home for many years and we did extensive research before selecting a lot in Twelve Oaks Estates. One of the main reasons we chose to buy in Twelve Oaks Estates was because of the plan to build 1-acre homes to the south. We plead with the City of Glendale to cease it's plan to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being affected by your decision. Two hundred feet is not far enough. Please vote no to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why I am opposed to the proposed Parkway 303 East Project. The first reason I am opposed is the proximity of the industrial park to my home. If the industrial park is built, I will be able to view the industrial park right in front of my home. No one wants to have a view of an industrial warehouse when they walk out their front door. Secondly, I am opposed to the noise that inevitably will come from an industrial park. There is an industrial park that was built just a half mile away from my

current neighborhood and even that factory a half mile away causes a lot of noise throughout the night. Light pollution at night is another issue that is of great concern to me. Again, I have the example of the Red Bull factory down the street. It has an extremely bright light that gives off an abnormal amount of light at night. I would definitely categorize it as light pollution. If the Parkway 303 East project is approved, it will cause light pollution in our neighborhood. We already have one factory causing a nuisance of light in our neighborhood, we don't need another source of unwanted light. An additional reason for my opposition is the traffic that will be caused by this factory. Sarival and Peoria will see a huge increase in traffic from all the factory employees and there will also be a marked spike in semi truck traffic. This will cause huge safety issues for all the local residents and also for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. It is inevitable that crime will follow a facility such as this. Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20

You may have noticed that I have used Mrs. Luna's email format a lot, however everything she mentioned she hit right on the head, she is our new neighbor and also lives on the last street of the subdivision where this terrible sight can be proposed. Piggybacking off of what she mentioned as well, our entire lives we basically lived in Surprise, only recently have we seen this influx of warehouses, we get it is a prime location, however how about instead of looking capitalize on money, people have some decency and look at other spots for this warehouse such as further down the 303, it is beyond me and does not feel real me writing this letter, where is it is even allowed for such a industrial enormous building can be built feet away from home, not even residential, a commercial site for loud trucks. Like I said before, it is our life goal to be doing what we are doing now, we haven't even finished our home yet we are a couple months out, however with this coming to our attention it has honestly shifted my mood, I please ask you Mr Vigil and to whoever read this, consider moving this warehouse further down and have some decency and respects for humans to not get boxed in these multi million square feet warehouses.

Best regards,

Aleksandar and Dragoslav Arnautovic

April Butler
15928 W Cheryl Ct
Waddell, AZ 85355

November 3, 2022

Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is April Butler, I am building my home in Twelve Oaks Estates, a beautiful neighborhood located on the southwest corner of Peoria Avenue and Sarival Avenue in Waddell, Arizona. Twelve Oaks Estates is a quiet community of 0.8-acre custom homes. Every single one of the 150 homeowners, including myself, has invested years of blood, sweat, and tears, not to mention hard earned money, to build a dream home for his or her family. There is a strong sense of community among all the neighbors of Twelve Oaks Estates. I want Twelve Oaks Estates to remain a quiet and safe community that I can be proud to live in.

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the south of Twelve Oaks Estates. I adamantly oppose this proposed change. As I stated in my opening paragraph, I love my quiet, safe and beautiful neighborhood. I do not wish in any way to live right next to an industrial park. My husband and I have dreamt of building a custom home for many years and we did extensive research before selecting a lot in Twelve Oaks Estates. One of the main reasons we chose to buy in Twelve Oaks Estates was because of the plan to build 1-acre homes to the south. We plead with the City of Glendale to cease its plan to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being affected by your decision. Two hundred feet is not far enough. Please vote no to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why I am opposed to the proposed Parkway 303 East Project. The first reason I am opposed is the proximity of the industrial park to my home. I am currently in process to move AWAY from an industrial area, the noise is so bothersome that I have Styrofoam in my bedroom windows to block the noise at night. It stops late in the evening and starts back up early with the traffic driving in at 4 am. Light pollution at night is another issue that is of great concern to me and again I have experience with that and the vehicles coming and going at all hours of the night. Looking at the change since the Red Bull factory went up down the street. It has an extremely bright light that gives off an abnormal amount of light at night. I would categorize it as light pollution. If the Parkway 303 East project is approved, it will cause light pollution in our neighborhood. We already have one factory causing a nuisance of light in our neighborhood, we don't need another source of unwanted light. An additional reason for my opposition is the traffic that will be caused by this factory. Sarival and Peoria will see a huge increase in traffic from all the factory employees and there will also be a marked spike in semi-truck traffic. This will cause huge safety issues for all the residents and for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. Again, I am already experiencing the trucks that line up and park so close I can hear them hum nightly as they wait for their time to unload. Sometimes there are 6-8 of them and it wakes me up. It is inevitable that crime will follow a facility such as this, again I can attest to people walking thru the area searching vehicles. My home has been walked into by a stranger even. This is bringing Commercial right into our backyard. I am so upset to find that after spending all my hopes, dreams and money to build my dream home and get away from the industrial area I am that I will possibly shortly watch another even bigger park goes up so close to my neighborhood. Only a fence between the park my grandchildren will play in separating who knows what on the other side. Again, in my experience, we find beer cans, alcohol bottles and worse. Racing down the street and lots of people "wandering" Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20

Best regards,

April Butler

November 3, 2022

To:
Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:
Chad Allen
15928 W Cheryl Ct
Waddell, AZ 85355

RE: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

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Impact on Traffic - These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate thesis many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ¼ mile from our community to the east. **The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.**

Environmental Impacts on Health - These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution - Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on noise pollution for our residents. A standard diesel engine produces approximately 100 decibels (dB) of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise

from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice."

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With consideration of the proximity of these warehouses proposed to be built 200 feet away from residential homes and the proposed new road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental impact this particular proposal would cause for residents of our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant noise pollution due to its extreme proximity to the community.**

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Community Impacts - The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243**.

Sincerely,
Chad Allen

Nov 3, 2022

To:

Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:

Cynthia Pittman
15920 West Cheryl Ct
Waddell, AZ 85355
Cingarcia66@yahoo.com
602-622-2776

RE: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

Glendale City Council,

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Impact on Safety

This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarival and Peoria will have a significant increase in heavy truck traffic. Furthermore, ALA (American Leadership Academy) opened this year on Olive just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large manufacturing plants. When I was a student at Heritage Elementary School a close family friend named Cory

Gellar was run over by a heavy truck traveling down Mountain View Blvd on his way to school. The driver lost him in the sun as he was traveling east early that morning. His death was devastating to our community and family especially. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

Impact on Traffic

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Sincerely,
Cynthia Pittman
15920 West Cheryl Ct
Waddell, AZ 85355

Veronica Luna
16030 West Ironwood Drive
Waddell, AZ 85355

November 2, 2022

Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is Veronica Luna, I am a resident of Twelve Oaks Estates, a beautiful neighborhood located on the southwest corner of Peoria Avenue and Sarival Avenue in Waddell, Arizona. Twelve Oaks Estates is a quiet community of 0.8-acre custom homes. Every single one of the 150 homeowners, including myself, has invested years of blood, sweat, and tears, not to mention hard earned money, to build a dream home for his or her family. There is a strong sense of community among all the neighbors of Twelve Oaks Estates. I want Twelve Oaks Estates to remain a quiet and safe community that I can be proud to live in.

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the south of Twelve Oaks Estates. I adamantly oppose this proposed change. As I stated in my opening paragraph, I love my quiet, safe and beautiful neighborhood. I do not wish in any way to live right next to an industrial park. My husband and I have dreamt of building a custom home for many years and we did extensive research before selecting a lot in Twelve Oaks Estates. One of the main reasons we chose to buy in Twelve Oaks Estates was because of the plan to build 1-acre homes to the south. We plead with the City of Glendale to cease it's plan to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being affected by your decision. Two hundred feet is not far enough. Please vote no to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why I am opposed to the proposed Parkway 303 East Project. The first reason I am opposed is the proximity of the industrial park to my home. If the industrial park is built, I will be able to view the industrial park right in front of my home. No one wants to have a view of an industrial warehouse when they walk out their front door. Secondly, I am opposed to the noise that inevitably will come from an industrial park. There is an industrial park that was built just a half mile away from my current neighborhood and even that factory a half mile away causes a lot of noise throughout the night. Light pollution at night is another issue that is of great concern to me. Again, I have the example of the Red Bull factory down the street. It has an extremely bright light that gives off an abnormal amount of light at night. I would definitely categorize it as light pollution. If the Parkway 303 East project is approved, it will cause light pollution in our neighborhood. We already have one factory causing a nuisance of light in our neighborhood, we don't need another source of unwanted light. An additional reason for my opposition is the traffic that will be caused by this factory. Sarival and Peoria will see a huge increase in traffic from all the factory employees and there will also be a marked spike in semi truck traffic. This will cause huge safety issues for all the local residents and also for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. It is inevitable that crime will follow a facility such as this. Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20

Best regards,

Veronica Luna

James and Roxane Munoz
15931 W. Cheryl Ct
Waddell, AZ 85355

November 3, 2022

Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is Roxane Munoz, I am a resident of Twelve Oaks Estates, a beautiful neighborhood located on the southwest corner of Peoria Avenue and Sarival Avenue in Waddell, Arizona. Twelve Oaks Estates is a quiet community of 0.8-acre custom homes. My Husband James and I have lived in Twelve Oaks for 13 years where we have raised our son Dominic. We have seen many changes to our community, watching it grow and welcoming new neighbors within the last few years. We have invested a great deal of time and money to create a wonderful home with lasting memories. We are proud of the strong sense of community among all the neighbors of Twelve Oaks Estates. I want Twelve Oaks Estates to remain a quiet and safe community that I can be proud to continue live in.

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the south of Twelve Oaks Estates. I adamantly oppose this proposed change and plead with the City of Glendale to cease it's planning to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being affected by your decision. Two hundred feet is not far enough. Please vote NO to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why we are opposed to the proposed Parkway 303 East Project. The first reason we are opposed is the increased traffic around the neighborhood especially with the larger trucks in and around residential areas that have children and schools in such close proximity. It is already getting difficult to exit the neighborhood onto Peoria Ave with the large trucks exiting 303 heading East on Peoria Ave to get to the factories on Reems and returning West on Peoria to get back on 303. The second is the noise concerns as well as increased pollution that will come from the increased traffic and trucks. There is an industrial park that was built just a half mile away from our neighborhood which has caused a great deal of semi-truck traffic, noise, and light pollution throughout the day/night. We already have one factory causing a nuisance of noise, light and extra traffic in our neighborhood and we are strongly opposed to be surrounded by additional factories or distribution centers. This will cause huge safety issues for all the residents and also for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. It is inevitable that crime will follow a facility such as this. Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20.

I appreciate you taking all of my concerns into consideration. We really want to keep our neighborhoods safe so that we can provide the best quality of life for our families.

Best regards,

Roxane Esquibel-Munoz

November 3, 2022

To: Glendale City Council
5850 W Glendale Ave
Glendale, AZ 85301

From: Alina Bucur
16108 W Ironwood Dr
Waddell, AZ 85355

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20
Glendale City Council,

I would like to voice my opposition to the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. My property will be directly impacted by the Parkway 303 E. ZON22-20/GPA22-05/AN-243. I strongly oppose to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona.

As a sincerely concerned member of the community I urge you to stand alongside our community in opposing the development of warehouses so close to a residential community here in Waddell. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony) approximately ½ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 if they do not pose a threat to the safety and environment of homeowners in the area.

Developing this proposal so close to residential homes poses a real and imminent threat to the safety and health of our community.

The proximity of these manufacturing facilities proposed to be built 200 feet away from residential homes and the proposed new road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental and health impact this particular proposal would cause for residents of our community. There are many immediate and serious health concerns due to the exposure of diesel exhaust emissions. Exposure to breathing in diesel fumes may increase risk of developing a variety of health issues including asthma, lung disease and long term exposure can cause more serious health concerns due to the toxic compounds found in diesel exhaust. <https://www.trucknews.com/features/breathing-dangerous-diesel-fumes/>. Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on our health and noise pollution for our residents. A standard diesel engine produces approximately 100 decibels (dB) of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep

deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. “ Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice.”

<https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>. The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22- 05/AN-243 will exacerbate the problem.

I respectfully ask the council to stand alongside the community to oppose the proposal. The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible.

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing Parkway 303 E. ZON22-20/GPA22-05/AN-243.

Sincerely,

Alina Bucur

November 4, 2022

To:
Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301

From:
Brian Kilpatrick
16124 W Ironwood Dr
Waddell, AZ 85355
bkilpatrick33@yahoo.com
623-680-5368

RE: LETTER OF OPPOSITION - Parkway 303 East Annexation (AN-243); ZON22-20; GPA22-05

Dear Glendale City Council,

I am writing to stress my opposition to the annexation and rezoning of the Maricopa County land directly adjacent to the south side of our residential community, Twelve Oaks Estates. I respectfully ask the council to stand with the community in opposition to the proposed development known as Parkway 303 East ZON22-20/GPA22-05/AN-243.

I can only assume that those who are in support of this proposal are not aware of our community and the overwhelmingly negative impacts that this proposal would have on the community of Twelve Oaks Estates, as well as other nearby residential communities. These proposed warehouses would be immediately adjacent to both the southwest and southern borders of our community.

I do not believe that the rezoning of land directly adjacent to a residential community from RMU, MDR3.5 and MDR5, to Industrial/Manufacturing is in the best interests of anyone. This proposed development will have many detrimental effects on the community and surrounding areas such as air pollution, noise pollution, light pollution, traffic congestion issues, public safety issues, etc.

We have already seen evidence of all these issues from the nearby warehouses of Rauch/Red Bull, Mark Anthony Brewing and Ball Corporation. The nearest of these warehouses is over a half-mile away from our community. Often dozens of idling tractor-trailers line the sides of Reems and Peoria Avenues awaiting their opportunity to enter these facilities. At night, the light pollution alone from these buildings is a serious nuisance even at more than a ½ mile distance.

This current proposal includes plans to build four, 50 foot-tall, warehouses of approximately 1.1 million square feet each, less than 200 feet from our community. Additionally, the plans show the placement of more than 150 tractor-trailer spaces and loading docks on that side of the warehouse that is directly adjacent to the southern border of our community. There will be no way to mitigate the inevitable noise, light, air pollution and traffic problems that these types of developments bring. This is why these types of developments are not placed next to established residential communities.

I have attended two virtual meetings with Benjamin Tate, the attorney representing the developer. He has stated that the likely tenants of these warehouses will be Fortune 500 companies on long-term leases. While I am sure that is the developers' intent, they do not have any specific companies lined up to lease these buildings. Should the market turn negative for them, abandoned/unoccupied warehouses can and do bring crime and blight to surrounding areas.

I have attached a copy of the proposed annexation map, with our home highlighted in red. I am sure one can see my concerns as to what effects this proposal will have on our views, our property values, our ability to sit outside and not be assaulted by the constant rumbling of diesel engines, and just the overall ability to enjoy the home that we have worked so hard for.

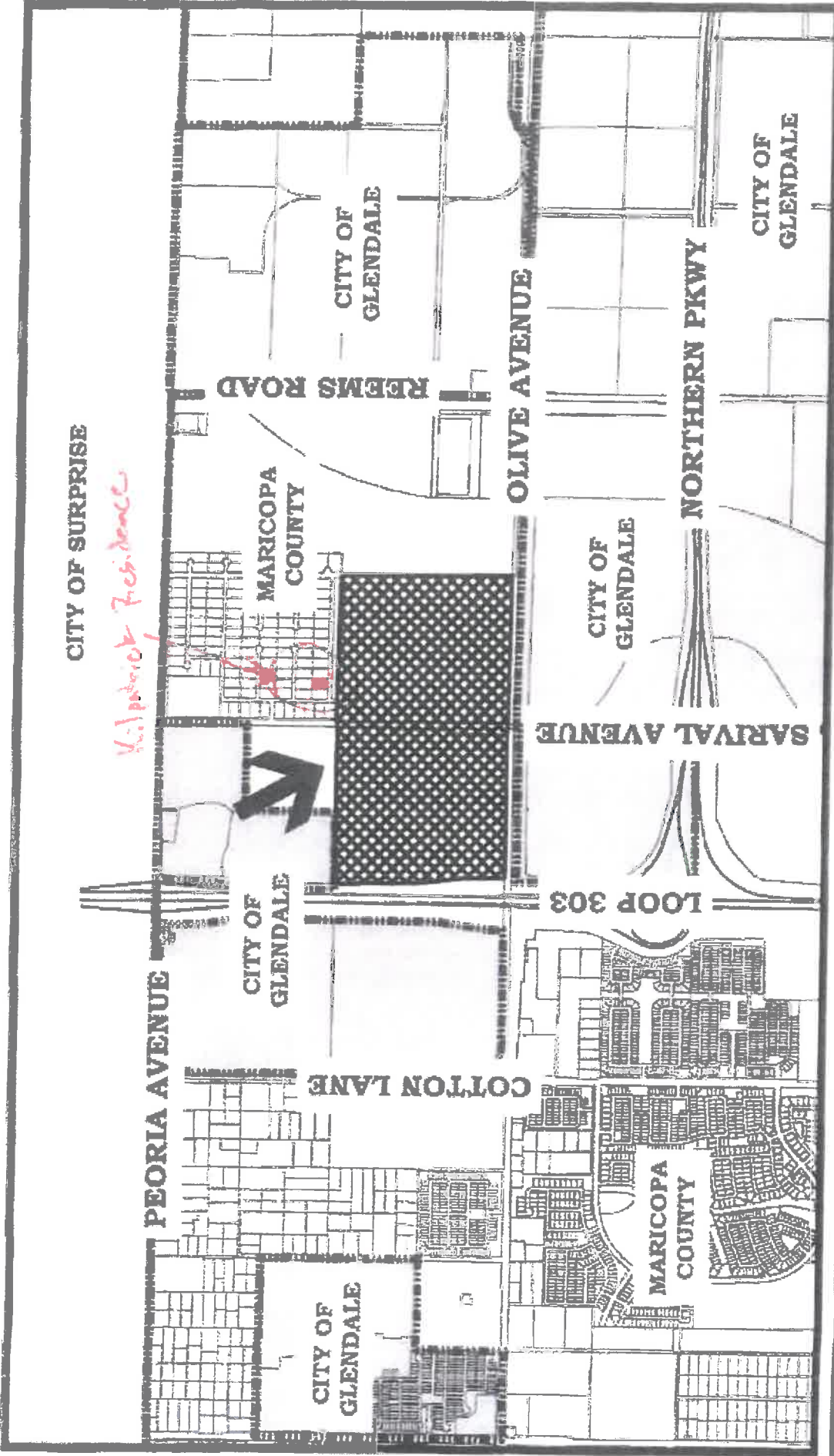
The areas in this proposal were zoned for residential use, not industrial use. That was a factor in our deciding to move into this neighborhood 5 years ago. Approving this type of development, this close to an established residential community, would be irresponsible. I urge the Council to do the right thing and support our community in a unique way. **Vote NO on Parkway 303 East - AN-243/ZON22-20/GPA22-05.**

Thank you for your consideration and attention to this very serious matter.



Sincerely,



Brian Kilpatrick
16124 W Ironwood Dr.
Waddell, AZ 85355



PARKWAY 303 EAST ANNEXATION (AN-243)
PROPOSED ANNEXATION OF APPROXIMATELY 276 ACRES
AT THE NWC & NEC OF SARIVAL AVENUE & OLIVE AVENUE.

-  Glendale City Boundaries
-  City of Glendale
-  Proposed Annexation



November 4, 2022

To:

Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301

From:

Tina Kilpatrick
16124 W Ironwood Dr
Waddell, AZ 85355
Tinakilpatrick33@yahoo.com
623-680-5615

RE: LETTER OF OPPOSITION - Parkway 303 East Annexation (AN-243); ZON22-20; GPA22-05

Dear Glendale City Council,

I am writing to stress my opposition to the annexation and rezoning of the Maricopa County land directly adjacent to the south side of our residential community, Twelve Oaks Estates. I respectfully ask the council to stand with the community in opposition to the proposed development known as Parkway 303 East ZON22-20/GPA22-05/AN-243.

I can only assume that those who are in support of this proposal are not aware of our community and the overwhelmingly negative impacts that this proposal would have on the community of Twelve Oaks Estates, as well as other nearby residential communities. These proposed warehouses would be immediately adjacent to both the southwest and southern borders of our community.

I do not believe that the rezoning of land directly adjacent to a residential community from RMU, MDR3.5 and MDR5, to Industrial/Manufacturing is in the best interests of anyone. This proposed development will have many detrimental effects on the community and surrounding areas such as air pollution, noise pollution, light pollution, traffic congestion issues, public safety issues, etc.

We have already seen evidence of all these issues from the nearby warehouses of Rauch/Red Bull, Mark Anthony Brewing and Ball Corporation. The nearest of these warehouses is over a half-mile away from our community. Often dozens of idling tractor-trailers line the sides of Reems and Peoria Avenues awaiting their opportunity to enter these facilities. At night, the light pollution alone from these buildings is a serious nuisance even at more than a ½ mile distance.

This current proposal includes plans to build four, 50 foot-tall, warehouses of approximately 1.1 million square feet each, less than 200 feet from our community. Additionally, the plans show the placement of more than 150 tractor-trailer spaces and loading docks on that side of the warehouse that is directly adjacent to the southern border of our community. There will be no way to mitigate the inevitable noise, light, air pollution and traffic problems that these types of developments bring. This is why these types of developments are not placed next to established residential communities.

I have attended two virtual meetings with Benjamin Tate, the attorney representing the developer. He has stated that the likely tenants of these warehouses will be Fortune 500 companies on long-term leases. While I am sure that is the developers' intent, they do not have any specific companies lined up to lease these buildings. Should the market turn negative for them, abandoned/unoccupied warehouses can and do bring crime and blight to surrounding areas.

I have attached a copy of the proposed annexation map, with our home highlighted in red. I am sure one can see my concerns as to what effects this proposal will have on our views, our property values, our ability to sit outside and not be assaulted by the constant rumbling of diesel engines, and just the overall ability to enjoy the home that we have worked so hard for.

The areas in this proposal were zoned for residential use, not industrial use. That was a factor in our deciding to move into this neighborhood 5 years ago. Approving this type of development, this close to an established residential community, would be irresponsible. I urge the Council to do the right thing and support our community in a unique way. **Vote NO on Parkway 303 East - AN-243/ZON22-20/GPA22-05.**

Thank you for your consideration and attention to this very serious matter.

Sincerely,



Tina Kilpatrick
16124 W Ironwood Dr.
Waddell, AZ 85355

Nov 3, 2022

To:

Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:

Michael Pittman
15920 West Cheryl Ct
Waddell, AZ 85355
Michael.Pittmanaz@yahoo.com
602-622-2776

RE: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

As a sincerely concerned member of the community I urge you to stand alongside the community in opposing the development of warehouses so close to a residential community here in Waddell known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony) approximately ½ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 if they do not pose a threat to the safety and environment of homeowners in the area, however, **Parkway 303 E. ZON22-20/GPA22-05/AN-243 poses serious threats to the safety and health of our community.**

Impact on Safety

This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarival and Peoria will have a significant increase in heavy truck traffic. Furthermore, ALA (American Leadership Academy) opened this year on Olive just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large manufacturing plants. When I was a student at Heritage Elementary School a close family friend named Cory

Gellar was run over by a heavy truck traveling down Mountain View Blvd on his way to school. The driver lost him in the sun as he was traveling east early that morning. His death was devastating to our community and family especially. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

Impact on Traffic

These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate thesis many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ½ mile from our community to the east. **The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.**

Environmental Impacts on Health

These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution

Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on noise pollution for our residents. A standard diesel engine produces approximately **100 decibels (dB)** of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice."

<https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>

With consideration of the proximity of these warehouses proposed to be built 200 feet away from residential homes and the proposed new road road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental impact this particular proposal would cause for residents of our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant noise pollution dues to its extreme proximity to the community.**

Light Pollution

The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious affects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proxemics. Furthermore, this proposal

is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.**

Privacy Issues

A 50-foot building 200 feet away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible viewing points will have an interference effect on the privacy of our residents. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.**

Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243.**

Sincerely,
Michael Pittman
15920 West Cheryl Ct
Waddell, AZ 85355

Michael Pittman
15920 West Cheryl Ct
Waddell, AZ 85355
Michael.Pittmanaz@yahoo.com
602-622-2776

November 3, 2022

Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is Veronica Luna, I am a resident of Twelve Oaks Estates, a beautiful neighborhood located on the southwest corner of Peoria Avenue and Sarival Avenue in Waddell, Arizona. Twelve Oaks Estates is a quiet community of 0.8-acre custom homes. Every single one of the 150 homeowners, including myself, has invested years of blood, sweat, and tears, not to mention hard earned money, to build a dream home for his or her family. There is a strong sense of community among all the neighbors of Twelve Oaks Estates. I want Twelve Oaks Estates to remain a quiet and safe community that I can be proud to live in.

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the south of Twelve Oaks Estates. I adamantly oppose this proposed change. As I stated in my opening paragraph, I love my quiet, safe and beautiful neighborhood. I do not wish in any way to live right next to an industrial park. My husband and I have dreamt of building a custom home for many years and we did extensive research before selecting a lot in Twelve Oaks Estates. One of the main reasons we chose to buy in Twelve Oaks Estates was because of the plan to build 1-acre homes to the south. We plead with the City of Glendale to cease it's plan to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being affected by your decision. Two hundred feet is not far enough. Please vote no to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why I am opposed to the proposed Parkway 303 East Project. The first reason I am opposed is the proximity of the industrial park to my home. If the industrial park is built, I will be able to view the industrial park right in front of my home. No one wants to have a view of an industrial warehouse when they walk out their front door. Secondly, I am opposed to the noise that inevitably will come from an industrial park. There is an industrial park that was built just a half mile away from my current neighborhood and even that factory a half mile away causes a lot of noise throughout the night. Light pollution at night is another issue that is of great concern to me. Again, I have the example of the Red Bull factory down the street. It has an extremely bright light that gives off an abnormal amount of light at night. I would definitely categorize it as light pollution. If the Parkway 303 East project is approved, it will cause light pollution in our neighborhood. We already have one factory causing a nuisance of light in our neighborhood, we don't need another source of unwanted light. An additional reason for my opposition is the traffic that will be caused by this factory. Sarival and Peoria will see a huge increase in traffic from all the factory employees and there will also be a marked spike in semi truck traffic. This will cause huge safety issues for all the local residents and also for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. It is inevitable that crime will follow a facility such as this. Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20

Best regards,

Michael Pittman
15920 West Cheryl Ct
Waddell, AZ 85355
Michael.Pittmanaz@yahoo.com
602-622-2776

Vigil, Edward

From: Stephanie Neveu <sneveu@eticoteam.com>
Sent: Wednesday, November 2, 2022 1:49 PM
To: Vigil, Edward
Subject: Letter of Opposing - Parkway 303 E ZON22-20

Importance: High

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

As a sincerely concerned member of the community I urge you to stand alongside the community in opposing the development of warehouses so close to a residential community here in Waddell known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony) approximately ½ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 if they do not pose a threat to the safety and environment of homeowners in the area, however, **Parkway 303 E. ZON22-20/GPA22-05/AN-243 poses serious threats to the safety and health of our community.**

Impact on Safety

This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarival and Peoria will have a significant increase in heavy truck traffic. Furthermore, ALA (American Leadership Academy) opened this year on Olive just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large manufacturing plants. When I was a student at Heritage Elementary School a close family friend named Cory Gellar was run over by a heavy truck traveling down Mountain View Blvd on his way to school. The driver lost him in the sun as he was traveling east early that morning. His death was devastating to our community and family especially. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

Impact on Traffic

These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate thesis many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ½ mile from our community to the east. **The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.**

Environmental Impacts on Health

These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution

Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on noise pollution for our residents. A standard diesel engine produces approximately **100 decibels (dB)** of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice."

<https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>

With consideration of the proximity of these warehouses proposed to be built 200 feet away from residential homes and the proposed new road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental impact this particular proposal would cause for residents of our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant noise pollution due to its extreme proximity to the community.**

Light Pollution

The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious effects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proximities. Furthermore, this proposal is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.**

Privacy Issues

A 50-foot building 200 feet away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible viewing points will have an interference effect on the privacy of our residents. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.**

Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243.**

Sincerely,
Stephanie Neveu
15904 W Ironwood Dr
Waddell, AZ 85355

Nov 1, 2022

To:

Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:

Michael Clark
16022 W Cinnabar Ct
Waddell, AZ 85355
mclark7373@gmail.com
904-434-5358

RE: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

As a sincerely concerned member of the community I urge you to stand alongside the community in opposing the development of warehouses so close to a residential community here in Waddell known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony) approximately ½ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 (south of the 303 and East of N. Reems) if they do not pose a threat to the safety and environment of homeowners in the area, however, **Parkway 303 E. ZON22-20/GPA22-05/AN-243 poses serious threats to the safety and health of our community.**

Impact on Safety

This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarival and Peoria will have a significant increase in heavy truck traffic. Furthermore, ALA (American Leadership Academy) opened this year on Olive just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large

manufacturing plants. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

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Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values, estimated at \$100,000 to \$200,000 for each home.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being stripped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing Parkway 303 E. ZON22-20/GPA22-05/AN-243.

Sincerely,

Michael Clark
16022 W Cinnabar Ct,
Waddell AZ 85355

Nov 1, 2022

To:

Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:

Giuseppe Faso 16014 w cheryl ct waddell AZ 85355
E: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

evigil@glendaleaz.com
evigil@glendaleaz.com
evigil@glendaleaz.com
evigil@glendaleaz.com
Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. evigil@glendaleaz.com ZON22-20/GPA22-05/AN-243.

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Sincerely,
Brandon Lee Klippe
16108 W Cinnabar Ct,
Waddell AZ 85355

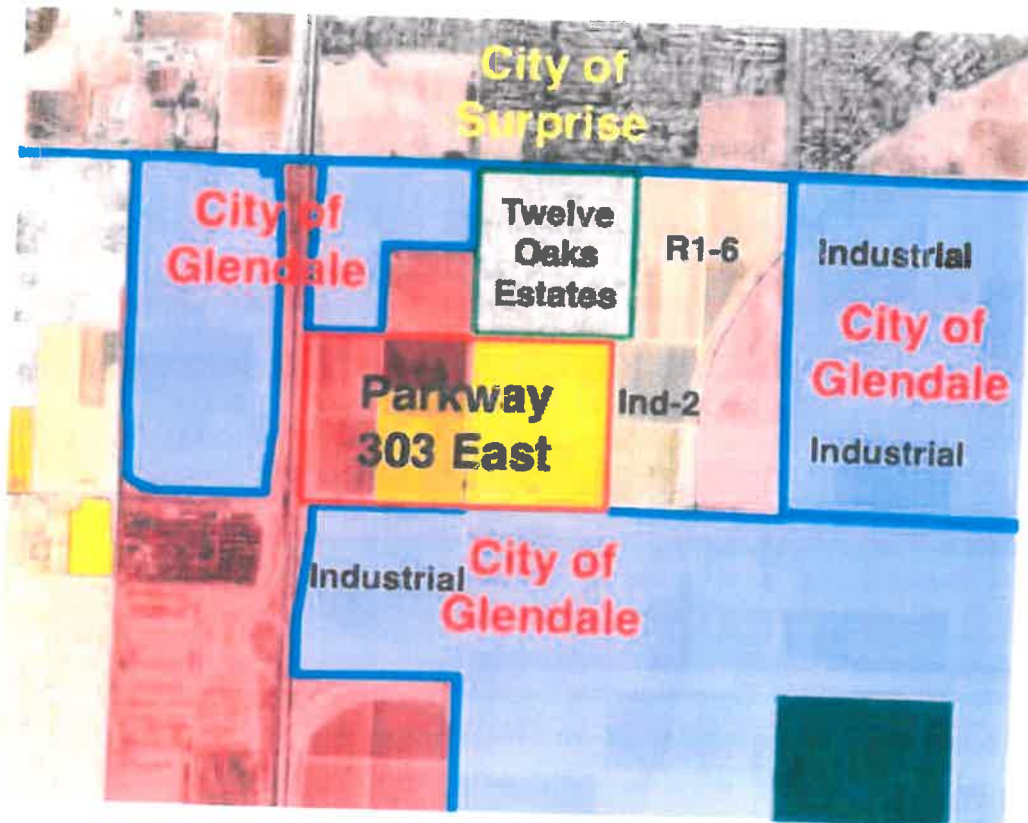
Dear Glendale Development Services, Planners, and Counsel,

RE: Parkway 303 East GPA22-05

I oppose the Glendale annexation of parcels 501-06--008C & 501-41-004A for GPA22-05.

I have lived in the community of Twelve Oaks Estates for 10 years and can say with certainty that further industrial development and the annexation of surrounding land is NOT welcome by the neighboring residents. We do not welcome the increased noise, traffic, lighting, impact on wildlife, increased pollution, negative impact on property values, and the continued destruction of the beautiful surrounding views of the West Valley that we strive to maintain. Twelve Oaks is a single-story R-35, custom home neighborhood that is restricted to a maximum of 22ft in height per CC&Rs and 25ft by Maricopa Zoning. The effects of large Industrial complexes that tower over our neighborhood at over twice the height, along with the increase traffic, noise, and lighting are very significant. Just because one or two industrial buildings were built in the area, it is not then fair to say that every industrial building proposed is "consistent and compatible" with existing land use. These parcels in question and the surrounding land has been zoned R-43 & R-35 with residential (to include future phases of Twelve Oaks) and agriculture use long before any industrial has been here.

As shown on the map below, Twelve Oaks Estates is now being surrounded by industrial and R1-6. The Parkway 303 East annexation into Glendale will only further box Twelve Oaks and the adjacent R1-6 and Ind-2 parcels into a County Island separated from the rest of Waddell. Twelve Oaks does not have access to City of Glendale or City of Surprise services. Will the Maricopa County Sheriff's department and/or Glendale Police/Fire have the ability to support the increased demand that this proposal brings? How does this annexation make sense with the Maricopa policy on County Islands?



The following excerpts are from the Maricopa County Vision 2030 Comprehensive Plan:

"The Maricopa County Board of Supervisors (Board) recognized that a normally prosperous economy, pleasant climate and other favorable conditions produce a quality of life that attracts many new residents. But the Board also recognized that while strong growth brings opportunities, it also creates social, economic and environmental challenges that require careful foresight and action."

"County Islands:

Unincorporated areas surrounded by municipalities or Indian Communities – commonly known as county islands – face several challenges, most notably a potential lack of rapid and reliable emergency response service. In some scattered and isolated county islands emergency response is unavailable or inadequate, potentially jeopardizing residents' safety and ability to obtain proper insurance. Many county islands also have low-density and rural land uses surrounded by urban development in a neighboring city or town which creates quality of life problems for both county island residents and the adjacent municipal residents."

"Although some residents choose to live in county islands Maricopa County encourages their annexation when feasible to help ensure reliable and efficient public services, and compatible development patterns. State law no longer allows new county islands, but they can occur unintentionally so Maricopa County should carefully consider development that could result in new islands or that will make existing ones permanent. Maricopa County also discourages municipalities from haphazard annexations that create new islands."

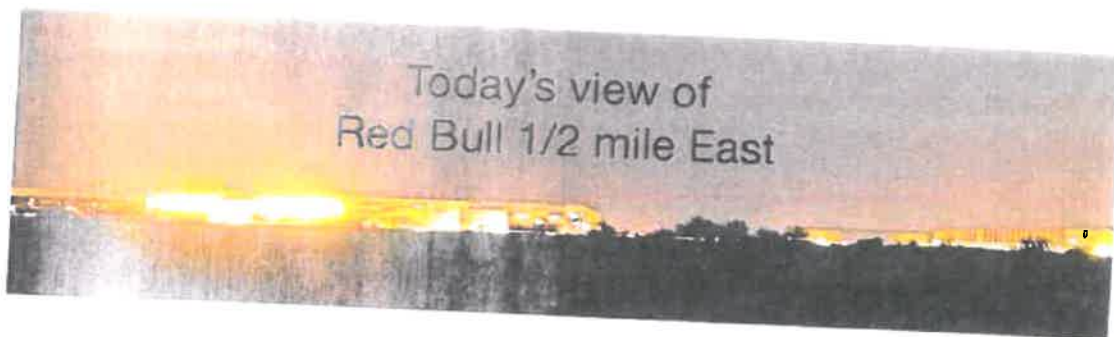
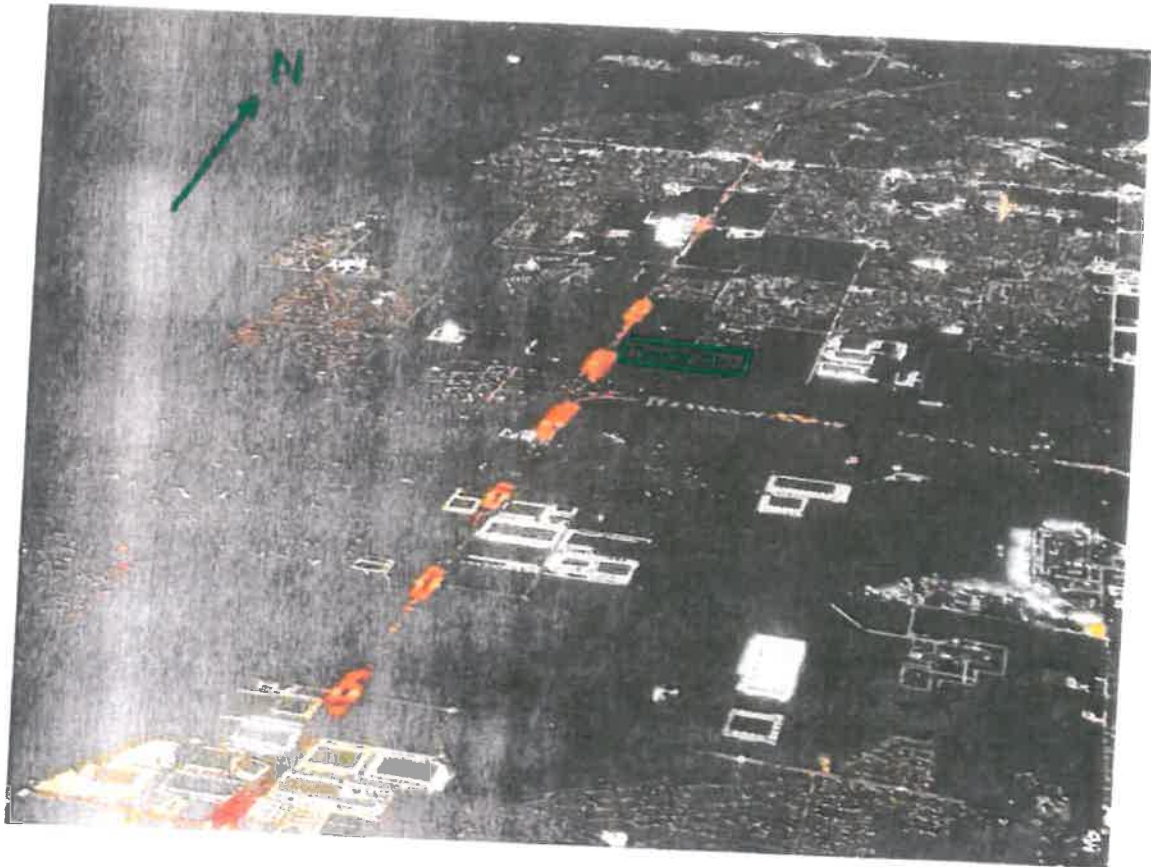
Our community has yet to hear the infrastructure plan with regard to road expansion (Sarival, Olive, and Peoria), sewer, water, traffic lights, railroad. My understanding is there will NOT be on/off-ramp access to 303 North/South from Olive Ave or Sarival & Northern Parkway. In my opinion, it is unacceptable to use Sarival Ave as a main truck route with impact it will have on Twelve Oaks... we already see the impacts the Reems Rd industrial has on Peoria Ave with traffic, speeding, Jake brakes, etc.. Will there be access to the site from Olive Ave, across the rail? Will there be dedicated truck routes South and East of Olive/Sarival to minimize traffic for Twelve Oaks?

Twelve Oaks is a family neighborhood with many young school-age children. As we have seen with multiple vehicle-bicyclist accidents recently near the NW corner of our neighborhood, it is no longer safe for our children to walk or ride their bikes to school or outside the neighborhood with the increased traffic, lack of safe intersections, and incomplete sidewalks. Sections of road on Peoria, Sarival, and Reems have already turned into parking lots for large trucks with the recent industrial builds and that is a concern for our community. This proposed plan will only further degrade the safety of our families as we travel into and out of our neighborhood and our children travel to their schools through an industrial park.

I strongly urge denial of the requested annexation. The developer does not have our community's best interest in mind with this annexation and industrial plan. While we all like to see improvements to the community, this is not the right move. Homeowners in Twelve Oaks invested at a premium to build their dream homes and enjoy the rural residential area with larger lots and the surrounding agriculture. The quiet and peacefulness with great views of the White Tanks, the wildlife and darkness at night where you could see the stars are continuing to be eroded by the annexation and rezoning of surrounding land. Now is a good time to slow down and rethink the continued effort to industrialize the West Valley. Let's not change Waddell and the surrounding community into something the long-term resident's don't want, never envisioned, and remove the desire to live in this great county with the uniqueness that comes with it. I ask you to put yourself in our shoes and if this was right for your neighborhood/community.

Sincerely,
Kristopher Healey
9916 N 162nd Ln
Twelve Oaks and Waddell Resident

Below are several photos that highlight the impact the industrial has on our community with respect to dark sky and our views of the surrounding area. The reality is that there is no "screening" that will hide a 50ft high, 4.3 million sqft industrial complex 500ft from the front door of our homes in Twelve Oaks. Our lots are 250ft deep so this is only two neighbors away.



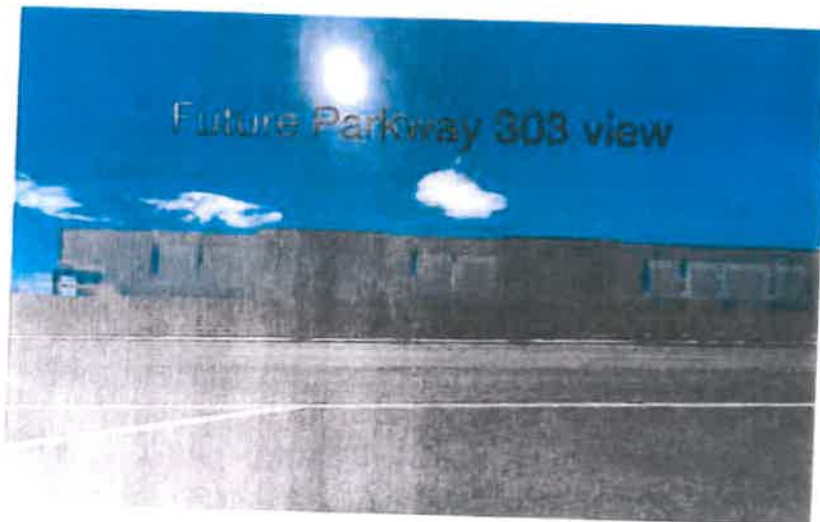
Today's view West



Future Parkway 303 view



Future Parkway 303 view



Vigil, Edward

From: giuseppe faso <jmistonedesign@sbcglobal.net>
Sent: Wednesday, November 2, 2022 2:35 PM
To: Vigil, Edward
Subject: Olive and Sarival,Development.

Good afternoon Edward, my name is Joe Faso, I live in the twelve oaks estates community in waddell, hope you guys take this in consideration, I'm also against the development on Sarival and Olive,thank you and hope you understand.

[Sent from AT&T Yahoo Mail on Android](#)

Nov 1, 2022

Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

RE: OPPOSITION Parkway 303 E. ZON22-20/GPA22-05/AN-243

The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious affects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proxemics. Furthermore, this proposal is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.**

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A 50-foot building 200 fee away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible vewing points will have an interference effect on the privacy of our residents. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.**

Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243.**

Sincerely,
Brandon Lee Klippel
16108 W Cinnabar Ct,
Waddell AZ 85355

Vigil, Edward

From: Kristopher Healey <heal0048@umn.edu>
Sent: Friday, October 28, 2022 7:26 PM
To: Vigil, Edward
Subject: Re: Parkway 303 East GPA22-05

Edward,

I am requesting a legal review from Glendale's legal counsel regarding the annexation of land parcels both to the West and to the South of Twelve Oaks Estates located at the SouthEast of Peoria and Sarival. I know the Parkway 303 East annexation request puts a even tighter squeeze on our neighborhood and the few surrounding parcels as an unincorporated island; however, I am requesting the review to include when the parcels West of 303 (spanning from Olive to Peoria) and the parcels South of Olive (spanning from 303 to Reems) were annexed into Glendale and first created an island of unincorporated parcels with Glendale on the West, South, and East with only Surprise to the North. The way I read the excerpts form the Maricopa 2030 vision regarding County Islands is that it is illegal to create a new island or to force a situation where it is permanent and I believe that to be the case here.

Please advise the process forward.

Thank you,
Kristopher Healey

On Oct 25, 2022, at 8:21 AM, Vigil, Edward <evigil@glendaleaz.com> wrote:

Good morning Mr. Healey,

I was able to get your letter to each of the council members this morning (for tonights public hearing) so they each have a copy.

Sincerely,



Edward Vigil
Senior Planning Project Manager
Development Services Department

evigil@glendaleaz.com
P 623.930.3071
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: Kristopher Healey <heal0048@umn.edu>
Sent: Friday, October 21, 2022 10:12 AM

PAGE 1 OF 2

10/28/2022

CASE NUMBER:

GPA22-05 PARKWAY 303EAST

I'm a concerned resident of Twelve Oaks. I grew up on Bell and 67th and watched the exciting growth of Glendale with Arrowhead mall being built as a kid. I support growth and want it. I'm a Real Estate Broker of 17 years and this plan should **not** be approved. The resident's quality of life with this in our backyard was not plan for the area. This land is residential for a reason. Homes between Sarival and Reems stretch from Bell Rd. This builder is trying to tap in to that area when they should stay along the highway.

The plan shows they want to build off the highway and extend over to the back of our community. It's the extension crossing over Sarival to our backyard that is **not** supported. We are asking them to stay by the highway like all the other builders along the 303 and stay on west side of the Sarival.

The noise pollution with trucks driving all hours of the night and the load and unloading beeping noise is not acceptable. My father is a veteran is in the community and this is a terrifying situation for him. The lights from the buildings are a big concern as well. We already have an issue with the Brewery building off Reems and my house sits right off Sarival and that's two miles away.

We have school not far from here and concern for children going to and from school. There's no exit off Olive and the freeway with will force truckers to drive up and down our community entry and exits off Peoria. Safety is a big concern for our community, going walks and playing at the park.

We are here and should not have the quality of everyday life taken from us.

Thank you for your time,

Residents:

Kelvin Patrick Sr.

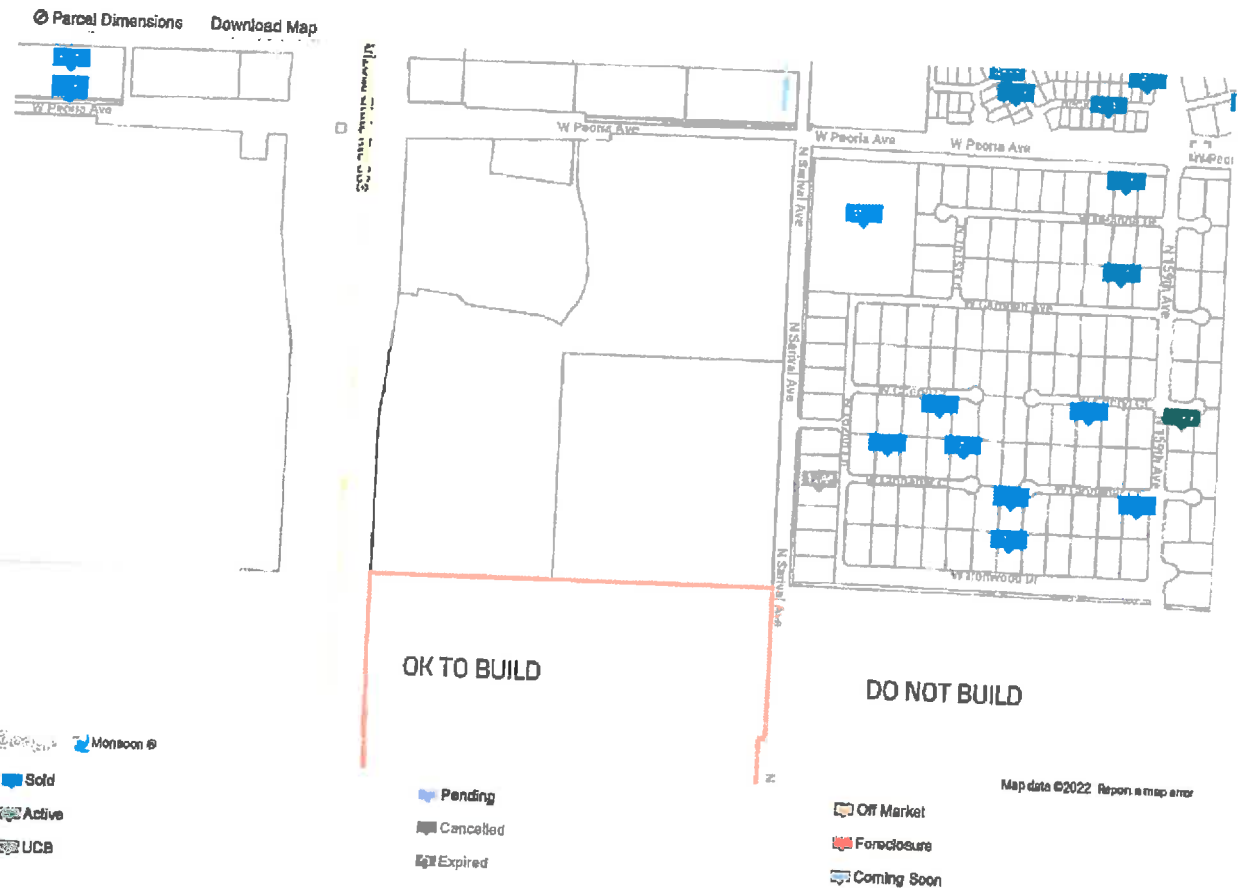
Lisa Patrick, Real Estate Broker

Vincnet Capasso Sr., Veteran

16302 W Olive Ave, Waddell, AZ 85355

303 & Sarival

Maricopa Assessor Parcel # 501-06-008-C



Property Information

Property Owner SUBURBAN LAND RESERVE INC

Property Address 16302 W Olive Ave
Waddell, AZ 85355
Maricopa County

Tax Mailing Address Suburban Land Reserve Inc
Po Box 611196
Salt Lake City, UT 84151-1196

Property Type (4110) FIELD CROPS

Legal Class (02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS

Lot/Block/Tract -/-

Area Information

Subdivision

Section/Town/Range 26/SN/ZW

Census Tract 061044

Census Block 3038

Latitude 33.5700984434982

Longitude -112.413563375824

Tax Area 880003

Tax Municipality Maricopa - COUNTY

School Districts Dysart Unified District#99

Legal Description

Abbr. Legal Description

N/A

Full Legal Description

POR SE4 SEC 25 EX PT LY WIN DEED 215/132 & ALSO EX S & E 33F RDS LYING ELY OF FOL DESC LN COM 84 8D SEC 25 TH E ALG S LN SD SEC 405.09F TH N 33F TO POB ON EXIST SLY RAW LN BNSF RR TH N 24D SOM W 110.15F TO EXIST NLY RAW LN SD BNSF RR TH N 582.1F TH N 06D 47M W 702.63F TH N 01D 40M W 483.22F TH N 742.57F TO POE P/F 11-0654694 & EX ROW DAF COM SE COR SD SEC TH N

Vigil, Edward

From: Amber Fernandez <ajuarez20@yahoo.com>
Sent: Wednesday, November 2, 2022 4:41 PM
To: Vigil, Edward
Subject: Twelve Oaks Estates Opposition Letter

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

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Impact on Traffic

These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate thesis many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ½ mile from our community to the east. The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.

Environmental Impacts on Health

These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution

Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on noise pollution for our residents. A standard diesel engine produces approximately 100 decibels (dB) of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus, preventing and reducing noise exposure are important goals for environmental health justice."

<https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>

With consideration of the proximity of these warehouses proposed to be built 200 feet away from residential homes and the proposed new road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental impact this particular proposal would cause for residents of our community. Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant noise pollution due to its extreme proximity to the community.

Light Pollution

The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious effects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proxemics. Furthermore, this proposal is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.

Privacy Issues

A 50-foot building 200 feet away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible viewing points will have an interference effect on the privacy of our residents. Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.

Impact on Home Values

This proposal will have a negative effect on the home values for our community. Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being stripped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing Parkway 303 E. ZON22-20/GPA22-05/AN-243.

Best Regards,

Amber Fernandez
15931 W. Deanne Dr.
Waddell, AZ 85355

Vigil, Edward

From: Stephanie Neveu <sneveu@eticoteam.com>
Sent: Friday, November 4, 2022 10:10 AM
To: Vigil, Edward
Subject: RE: Letter of Opposing - Parkway 303 E ZON22-20

Thank you for the confirmation. I have been in construction my entire life so I can appreciate the build wants but please don't let them put a warehouse out my front door 😞 Its bad enough the warehouse on Reems has these bright front door lights that light up the inside of my house (not sure if you have ever seen it at night, you should check it out). But the thought of that being right outside my house saddens me. I purchased this house last year, spent months and thousands remodeling it and thought I would live her the rest of my days but looking out to a warehouse building is just wrong. I know we are just a small community, but this is our homes. Not just a place to work. Please help us. Please don't allow more of our home comforts to be taken away.

Stephanie Neveu | Controller
Etico Construction Group LLC
12455 N 92nd Dr Bldg C | Peoria, Arizona 85381
DIRECT/CELL 623.412.4198 | OFFICE 623.866.5280 | FAX 623.412.4160
sneveu@eticoteam.com | www.eticocostructiongroup.com

This communication is the property of ETICO CONSTRUCTION GROUP and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: Vigil, Edward <evigil@GLENDALEAZ.com>
Sent: Wednesday, November 2, 2022 2:03 PM
To: Stephanie Neveu <sneveu@eticoteam.com>
Subject: RE: Letter of Opposing - Parkway 303 E ZON22-20

Got it, thank you.



Edward Vigil
Senior Planning Project Manager
Development Services Department

evigil@glendaleaz.com
P 623.930.3071
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: Stephanie Neveu <sneveu@eticoteam.com>
Sent: Wednesday, November 2, 2022 1:49 PM
To: Vigil, Edward <evigil@GLENDALEAZ.com>
Subject: Letter of Opposing - Parkway 303 E ZON22-20
Importance: High

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

As a sincerely concerned member of the community I urge you to stand alongside the community in opposing the development of warehouses so close to a residential community here in Waddell known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony) approximately ½ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 if they do not pose a threat to the safety and environment of homeowners in the area, however, **Parkway 303 E. ZON22-20/GPA22-05/AN-243 poses serious threats to the safety and health of our community.**

Impact on Safety

This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarival and Peoria will have a significant increase in heavy truck traffic. Furthermore, ALA (American Leadership Academy) opened this year on Olive just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large manufacturing plants. When I was a student at Heritage Elementary School a close family friend named Cory Gellar was run over by a heavy truck traveling down Mountain View Blvd on his way to school. The driver lost him in the sun as he was traveling east early that morning. His death was devastating to our community and family especially. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

Impact on Traffic

These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate thesis many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ½ mile from our community to the east. **The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.**

Environmental Impacts on Health

These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution

Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on noise pollution for our residents. A standard diesel engine produces approximately **100 decibels (dB)** of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is

a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice.”

<https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>

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Light Pollution

The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious affects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proxemics. Furthermore, this proposal is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.**

Privacy Issues

A 50-foot building 200 fee away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible viewing points will have an interference effect on the privacy of our residents. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.**

Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243.**

Sincerely,

Stephanie Neveu

15904 W Ironwood Dr

Waddell, AZ 85355

Stephanie Neveu | Controller

Etico Construction Group LLC

Services provided include Concrete, Framing, Stone Veneer, Stucco

12455 N 92nd Dr Bldg C | Peoria, Arizona 85381

DIRECT/CELL 623.412.4198 | OFFICE 623.866.5280 | FAX 623.412.4160

sneveu@eticoteam.com | www.eticconstructiongroup.com



Vigil, Edward

From: Romena Clark <rclark7171@gmail.com>
Sent: Thursday, November 3, 2022 6:38 PM
To: Vigil, Edward
Subject: LETTER OF OPPOSITION-TWELVE OAKS-Romena Clark-Parkway 303E. Zon 22-20 GPA 22-05 AN-243

Nov 1, 2022

To:
Glendale City Council
5850 W Glendale Ave.
Glendale, AZ 85301.

From:
Romena Clark
16022 W Cinnabar Ct
Waddell, AZ 85355
mclark7373@gmail.com
904-434-5358

RE: LETTER OF OPPOSITION - PARKWAY 303 E. ZON22-20/GPA22-05/AN-243.

Glendale City Council,

I oppose the proposal to annex and rezone the land directly adjacent to the south side of our community and to the west of Twelve Oaks Estates located at the southeast corner of Peoria and Sarival in Waddell Arizona. I respectfully ask the council to stand alongside the community to oppose the proposal known as Parkway 303 E. ZON22-20/GPA22-05/AN-243.

As a sincerely concerned member of the community I urge you to stand alongside the community in opposing the development of warehouses so close to a residential community here in Waddell known as Parkway 303 E. ZON22-20/GPA22-05/AN-243. I can only assume that those who are in support of the proposals are not aware of our community and the impact that such proposals would have. These proposed warehouses would be immediately adjacent to both the west and southern borders of our community. Currently our community has commercial manufacturing warehouses directly to the east of our neighborhood (Red Bull, Ball, Rauch, Mark Anthony)

approximately ½ mile away. The proposed site plan is just over 200 feet away from the closest home in our neighborhood. I am not opposed to development of warehouses along the 303 (south of the 303 and East of N. Reems) if they do not pose a threat to the safety and environment of homeowners in the area, however, **Parkway 303 E. ZON22-20/GPA22-05/AN-243 poses serious threats to the safety and health of our community.**

Impact on Safety

This proposed annexation and rezoning will place 8-10 entrance/exits from 4 manufacturing warehouses adjacent to the community of Twelve Oaks which has only 1 entry/exit within the same block. Because there is no freeway access to the Loop 303 on Olive, Sarivaland Peoria will have a significant increase in heavy truck traffic. Furthermore, ALA (American Leadership Academy) opened this year on Olive just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large manufacturing plants. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

Impact on Traffic

These semi-trucks will be traveling northbound past residential communities to access the loop 303 interstate. The 303 turning lanes and on-ramps are short. They were not designed to facilitate this many heavy vehicles. These turning lanes and on/off ramps are already overwhelmed at times by the trucks accessing the 303 from the Red Bull, Ball, Rauch, and Mark Anthony Brewing companies. These manufacturing plants are just ½ mile from our community to the east. **The traffic is already overwhelmed and Parkway 303 E. ZON22-20/GPA22-05/AN-243 will exacerbate the problem.**

Environmental Impacts on Health

These manufacturing facilities are proposed 50-foot-high buildings with numerous loading/unloading bays and trailer stalls aligning the Parmenter of the properties. In addition, they are proposing a road that traveling along the outside parameter immediately adjacent to our community just feet away from the closest homes.

Noise Pollution

Increased heavy truck traffic immediately adjacent to our community on the proposed new road along the south border of our community coupled with dramatically increased traffic along Sarival will have a significant effect on noise pollution for our residents. A standard diesel engine produces approximately **100 decibels (dB)** of noise. These engines are considerable louder when starting off in lower gears and using engine assisted brakes. Researchers say noise from heavy trucks can affect sleep, cardiovascular and psychosocial health as well as cognitive

performance. Sleep deprivation increases stress and elevates blood pressure which can lead to coronary disease and heart attacks. "Exposure to noise is a public health concern due to its potentially deleterious effects on sleep, cardiovascular and psychosocial health, and cognitive performance (Halperin, 2014; Héroux et al., 2020; World Health Organization, 2009). Thus preventing and reducing noise exposure are important goals for environmental health justice." <https://www.sciencedirect.com/science/article/abs/pii/S0013935121003583>
With consideration of the proximity of these warehouses proposed to be built 200 feet away from residential homes and the proposed new road road along the south border of our neighborhood in-between the warehouse and residential homes we should acknowledge the significant environmental impact this particular proposal would cause for residents of our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant noise pollution dues to its extreme proximity to the community.**

Light Pollution

The proposed warehouse with pronounced lighting and security will have a direct impact on the light pollution for our community. This lighting will have obvious affects on the residents in our community. Lighting from warehouses such as these pose a real threat when they are in such close proxemics. Furthermore, this proposal is not congruent with dark sky laws, and good neighbor policies when placed so close to a community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant light pollution to our community.**

Privacy Issues

A 50-foot building 200 feet away from the backyard of homes poses a significant privacy issue for those homeowners. Security cameras and possible viewing points will have an interference effect on the privacy of our residents. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have significant privacy issues in our community.**

Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values, estimated at \$100,000 to \$200,000 for each home.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being stripped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243.**

Sincerely,

**Romena Clark
16022 W Cinnabar Ct,
Waddell AZ 85355**

Sent from my iPhone

Aleksandar and Dragoslav Arnautovic
16006 West Ironwood Drive
Waddell, AZ 85355

November 4, 2022

Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is Aleksandar Arnautovic and my fathers name is Dragoslav Arnautovic, we brand new resident of Twelve Oaks Estates, the most beautiful neighborhood we have seen in the Surprise location and we are building a brand new home right on Ironwood street, facing Northern Road and overlooking the 303 and gorgeous White Tank Mountains. My dad and I could not be happier to have the opportunity to build our custom home something that we dreamed of when we came 20 years ago as immigrants from Europe, my dad with \$300 in his pocket. We look forward to living with 150 other homeowners who have also built their own beautiful custom homes, with their hard earned money, investing not only money but time and sacrifice, we are proud to be soon living in this quiet, secluded neighborhood surrounded by agricultural fields, it is truly like a dream to us.

We are not the type to protest or even send out these type of letters, in fact we never have, but this is something so ridiculous and not fair to us, it directly impacts as if this is proposed I will be waking up in my bedroom where now I stare at a dream like view, it could be turned to a truck loading dock all because of some money hungry investors, there is so much land and the plan is to build RIGHT IN FRONT of a custom home subdivision, seriously??

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the south of Twelve Oaks Estates. I adamantly oppose this proposed change. As I stated in my opening paragraph, I love my quiet, safe and beautiful neighborhood. I do not wish in any way to live right next to an industrial park. My dad and I have dreamt of building a custom home for many years and we did extensive research before selecting a lot in Twelve Oaks Estates. One of the main reasons we chose to buy in Twelve Oaks Estates was because of the plan to build 1-acre homes to the south. We plead with the City of Glendale to cease it's plan to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being affected by your decision. Two hundred feet is not far enough. Please vote no to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why I am opposed to the proposed Parkway 303 East Project. The first reason I am opposed is the proximity of the industrial park to my home. If the industrial park is built, I will be able to view the industrial park right in front of my home. No one wants to have a view of an industrial warehouse when they walk out their front door. Secondly, I am opposed to the noise that inevitably will come from an industrial park. There is an industrial park that was built just a half mile away from my

current neighborhood and even that factory a half mile away causes a lot of noise throughout the night. Light pollution at night is another issue that is of great concern to me. Again, I have the example of the Red Bull factory down the street. It has an extremely bright light that gives off an abnormal amount of light at night. I would definitely categorize it as light pollution. If the Parkway 303 East project is approved, it will cause light pollution in our neighborhood. We already have one factory causing a nuisance of light in our neighborhood, we don't need another source of unwanted light. An additional reason for my opposition is the traffic that will be caused by this factory. Sarival and Peoria will see a huge increase in traffic from all the factory employees and there will also be a marked spike in semi truck traffic. This will cause huge safety issues for all the local residents and also for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. It is inevitable that crime will follow a facility such as this. Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20

You may have noticed that I have used Mrs. Luna's email format a lot, however everything she mentioned she hit right on the head, she is our new neighbor and also lives on the last street of the subdivision where this terrible sight can be proposed. Piggybacking off of what she mentioned as well, our entire lives we basically lived in Surprise, only recently have we seen this influx of warehouses, we get it is a prime location, however how about instead of looking capitalize on money, people have some decency and look at other spots for this warehouse such as further down the 303, it is beyond me and does not feel real me writing this letter, where is it is even allowed for such a industrial enormous building can be built feet away from home, not even residential, a commercial site for loud trucks. Like I said before, it is our life goal to be doing what we are doing now, we haven't even finished our home yet we are a couple months out, however with this coming to our attention it has honestly shifted my mood, I please ask you Mr Vigil and to whoever read this, consider moving this warehouse further down and have some decency and respects for humans to not get boxed in these multi million square feet warehouses.

Best regards,

Aleksandar and Dragoslav Arnautovic

Vigil, Edward

From: Dragoslav Arnautovic <plocice44@gmail.com>
Sent: Sunday, November 6, 2022 4:30 PM
To: Vigil, Edward
Subject: Industrial buildings

To :

Glendale City Council

5850 W Glendale Ave

Glendale, AZ 85301

From :

Drago Arnautovic

16006 W. Ironwood dr Waddell AZ 85355

RE: LETTER OF OPPOSITION -PARKWAY 303 E.ZON22-20/GPA22-05/AN-243.

Glendale City Council,

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just west of Loop 303. They enrolled over 1000 children in grades K-12. They intend on expanding significantly over the coming years. Because there is no freeway access on Olive many parents, student drivers, and children walking/biking to school each morning and afternoon will be traveling down Sarival to Olive. These children and parents will be competing with 8-10 driveways accommodating heavy trucks carrying freight to and from these large manufacturing plants. When I was a student at Heritage Elementary School a close family friend named Cory Gellar was run over by a heavy truck traveling down Mountain View Blvd on his way to school. The driver lost him in the sun as he was traveling east early that morning. His death was devastating to our community and family especially. Our response times at the edge of the county for police and fire are strained to say the least. This additional hazard will strain that response time even further putting at risk our community's ability to be served in case of an emergency. **Developing this proposal so close to residential homes and an elementary school driving route poses a real and imminent threat to the safety of our communities.**

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Impact on Home Values

This proposal will have a negative effect on the home values for our community. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will have a significant impact on community home values.**

Community Impacts

The residents of Twelve Oaks and other nearby communities see their long-standing communities being taken from them. They see their freedoms and rights being striped away for the benefit of corporations and municipalities that are not concerned with the impacts on the lives of their families because those families don't reside within that municipality's city limits and voter registration boundaries. Real or perceived, these feelings of outrage are prominent among the residents of these communities and that sentiment is growing stronger with each new development. The surrounding areas in this proposal were zoned for residential use, not commercial use. Approving developments this close to communities is irresponsible. We have the power together to do the right thing and support our community in a unique way. **Parkway 303 E. ZON22-20/GPA22-05/AN-243 will cause significant impacts on our community relations with the city of Glendale.**

Thank you for your time, consideration, and attention to this very serious matter. Please stand alongside the community in opposing **Parkway 303 E. ZON22-20/GPA22-05/AN-243.**

Sincerely,

Drago Arnautovic

16006 W IRONWOOD DR Waddell AZ 85355

Vigil, Edward

From: Diana Heard Vaughn <deedeeheardvaughn@gmail.com>
Sent: Friday, November 4, 2022 5:52 PM
To: Vigil, Edward
Subject: Opposition Letter

Diana Heard, MD
15907 W Cheryl Court
Glendale AZ 85355
deedeeheardvaughn@gmail.com
623-414-1601

Glendale City Council
5850 W Glendale Avenue
Glendale AZ 85301

November 4, 2022

To Whom It May Concern:

My name is Diana Heard and I am a 4 year resident of Twelve Oaks Estates in Waddell AZ. I am also a physician (OB GYN) that has worked in the Glendale area for 14 years. I am writing this letter to oppose the annexation and rezoning of the land parcel to the south and west of our community. I respectfully request that the council to oppose the proposal known at Parkway 303 ZON 22-20/GPA22-05/AN-243.

As a member of this community, I am concerned regarding the impact of industrial installations adjacent to residential establishments. Increased traffic and increased noise not only during business hours but also throughout the night are a major concern especially for residents of the community such as me who do not have normal working hours. The lack of industrial installations and the peacefulness of the subdivision is what attracted me to move to this area. In addition, the commute from my home to my office and the hospitals in which I practice in Glendale has been tolerable with less traffic in the area. I have even been able to make it in time for a delivery in Glendale from my home. My concern is that I will not be able to navigate the area as easily and quickly as previous with more traffic in the area.

This is also a prime location for my family as I am a mother of two children, one with Autism and ADHD. This community has provided a safe haven for my children with its location and decreased traffic. With increased traffic, there will be a higher chance of injury to pedestrians and bicyclists. The safety and welfare of all citizens, particularly our children, should be a priority in the decision-making process.

Personally, as an asthma sufferer, I am concerned about the effects of increased exhaust fumes from factories and trucks affecting my health. As we all know, air quality is adversely affected by the number of factories and amount of traffic in the area. Further encroachment of industrial installations close to residential establishments causes increased risk to those residents for respiratory illness even if they don't have asthma.

Lastly, I would like to thank the counsel for taking my concerns into consideration. I look forward to working cooperatively in the future.

Sincerely,

Diana Heard, MD

Twelve Oaks Estates

Lot #60

From:
David Haase
11950 N. 144th Ave.
Surprise Az. 85379

Owner of Twelve Oaks Estates lot: #70
15912 W. Cheryl Ct.
Waddell, AZ 85355

November 4, 2022

To:
Glendale City Council
5850 West Glendale Avenue
Glendale, AZ 85301

Regarding: Annexation AN243, Major General Plan Amendment GPA22-05, and Rezoning ZON22-20

Dear City Council Members,

My name is David Haase, I am a lot owner of Twelve Oaks Estates. I am planning on building my "dream home" there in a couple of years. Twelve Oaks a beautiful neighborhood located on the southwest corner of Peoria Avenue and Sarival Avenue in Waddell, Arizona. Twelve Oaks Estates is a quiet community of an average of .8-acre Custom Homes with values of \$1 million - \$2+ million. It is one of the nicest communities in the NW valley. Every single one of the 130 property owners, including myself, are planning to or have already worked very hard to build themselves and their families a dream home. A home of high quality that is in a safe area with "right to enjoyment of his or her property without interference", without any "disruption of quiet enjoyment". There is a strong sense of community among all the neighbors of Twelve Oaks Estates. I want Twelve Oaks Estates to remain a quiet and safe community that I can be proud to live in. I am a Realtor and have just over thirty (30) sales in there since 2011. Just this last year I have had three sales with two of those property owners wanting to sell and relocate because of the industrial development nearby ½ mile to the East. They did not like the increasing noise, traffic, and light created by those facilities and felt that their quality of life for their families and property values was decreasing because of those facilities nearby.

It has come to my attention that the City of Glendale is planning on amending its major general plan, annexing, and then rezoning the land that is adjacent and directly to the South of Twelve Oaks Estates. I adamantly oppose this proposed change. As I stated in my opening paragraph, I love my quiet, safe and beautiful neighborhood. I do not wish in any way to live right next to a HUGE industrial park. This will majorly negatively affect my quality of life at my property and my property values. I estimate that property values will drop between \$100K - \$200+K per property calculated at today's property values. Who in their right mind would want to live next to a huge 50' tall industrial complex with load business noise and semi-trucks running all hours of the day. I have dreamt of building a custom home for many years and did extensive research before selecting a lot in Twelve Oaks Estates. One of the main reasons I chose to buy in Twelve Oaks Estates was because of the current zoning of building 1-acre homes to the south. We plead with you to cease any plan to amend its major general plan, annex and then rezone the land at the northeast corner of Olive Avenue and Sarival Avenue. Please put yourself in our position as homeowners and residents of a community. Would you want to live right next to an industrial park? Please look at the humans that are being so greatly negatively affected by your decision. A 50'+ tall building with MANY loading docks directed North towards our community only two hundred feet away (proposed per the developer) is no way far enough away. Please vote no to the request of Whitey Morris to amend the general plan (GPA22-05), annex the land (AN243) and rezone the land (ZON22-20).

There are multiple reasons why I am opposed to the proposed Parkway 303 East Project. One reason I am opposed is the proximity of the industrial park to the Twelve Oaks Estates community. If any industrial park is built, it will be in view of the entire community. No one wants to have a view of an industrial warehouse from their custom home. Another reason is the noise that these buildings in operation will create. No one wants to hear all that noise from the inside of their home and definitely all the time when they are outside of their home. There is an industrial park that was built just a half mile away East from the neighborhood and even with that distance, that business causes a lot of noise throughout the night. The noise from any accelerating and decelerating semi-trucks would be able to be heard by all of the community and "felt" by the homes located closer to Sarival Ave.. Light pollution at night is another issue that is of great concern to me. Again, I have the example of the Red Bull factory East of the neighborhood. It has an extremely bright light that gives off an abnormal amount of light at night. I would definitely categorize it as light pollution. If the Parkway 303 East project is approved, it will definitely cause light pollution in our community. We already have one factory causing a nuisance of light in our neighborhood; we don't need several other sources of unwanted light. An additional reason for my opposition is the traffic that will be caused by this factory. Sarival and Peoria will see a huge increase in traffic from all the factory employees and there will also be a marked spike in semi-truck traffic. This will cause huge safety issues for all the local residents and also for the children in our community. No amount of widening is going to eliminate this safety hazard. Lastly, I am extremely concerned about the effect this industrial park will have on the crime in our community. It is inevitable that crime will follow a facility such as this. Please consider the proximity of this industrial park to residential neighborhoods and all the secondary effects it will have on the residents and vote no on GPA 22-05 Parkway 303 East, AN243, and ZON22-20.

A much better possibility for development for all involved may be to have a RV / boat / etc. storage facility along the South of Twelve Oaks Estates. That way there is a visual and sound buffer between the Twelve Oaks Estates community and any industrial building that could be developed just South of there. Thank you for your time and consideration.

Best regards,
David Haase
602-793-6548

Vigil, Edward

From: T pesch <tonypesch@gmail.com>
Sent: Friday, November 18, 2022 3:17 PM
To: Vigil, Edward; vcrow@glendaleaz.com; jcrow@glendaleaz.com; ghirsch@glendaleaz.com
Subject: GPA22-05 Parkway 303 East Major General Plan Amendment
Attachments: 20221118_073341.jpg; 20221118_073350.jpg

Dear Sirs,

First I wanted to thank all of you for listening to the Twelve Oaks Estates concerned neighbors last night at the Planning Commission meeting. I was in attendance, but decided to let others speak in regards to the concerns that we all have from a neighborhood perspective. As Mr Crow mentioned in his opening, no real need to hit the same points over and over. I think our group did a good job raising the concerns. I also, unfortunately, was unable to submit a letter of opposition in time as I was on business travel leading up to the deadline for opposition letters. So, I am aware that any communications in this Email will not be part of any official opposition or record. But, I do feel compelled and would like to just raise a few points on the matter.

I am a retired USAF veteran and current VP of Business development for a large French Avionics Company. My family moved into Twelve Oaks estates 4.5 Years ago into what we look at as our dream home and location. The notion that farm fields would surround us all at Twelve Oaks estates forever is without a doubt a naive assumption. It is inevitable that growth would expand and farm fields would develop into something. But, I have to say that the current plan as presented is without a doubt something I never dreamed of when I purchased our home. I live at 16022 W. Ironwood Dr which is directly in the middle of the row of homes along Ironwood facing the park and ultimately the industrial warehouse. I went out this morning to get the paper, and it really hit me as to the impact this project is going to have on our families life. It is more than just views of mountains, etc.. It is what all a project like this is going to bring. I can only imagine if folks on the commission were in the same situation with your beautiful homes, you would feel the same...

I took a couple pictures this morning, which I have attached, that shows currently my front patio view and location to the proposed warehouse. As well, I took a second picture of a new warehouse that has been built on the SW corner of Sarival and Olive which is probably 1/2 mile from my house as the crow flies. As you can see, that warehouse is very large in view and has a tremendous amount of noise already and it is 4 times as far away as the proposed project would be to my house. This is absolutely frightening to think about. I think one thing that was mentioned, but could be severely overlooked is the amount of truck and vehicle travel. The lawyer representing the project company even mentioned that Olive not having an on ramp to the 303 is a concern. I believe that that concern alone is a very critical data point . Also, another point not made is that as part of Maricopa County and this neighborhood, each lot was required to have a drainage plan and flood impact. Most / if not all lots are raised as well as have water retention swells both front and back. The interesting point is that when you look across from my front yard which is elevated for those reasons, you can clearly see how much of the 276 acres and ground can be seen, even over the south wall fence. Any thought that lowering the access roads in the project zone or erecting a larger fence would not be very effective. As well, I could not imagine how the drainage will be handled during monsoon. You would be amazed at how the area floods in that field and across Sarival road.

I truly appreciate your time and hope that there will be a positive outcome from all this for everyone involved.

Regards,
Norman (Tony) Pesch
16022 W Ironwood Dr.
1-206-200-0522

Vigil, Edward

From: Corky Piepul <corkypiepul@att.net>
Sent: Tuesday, November 29, 2022 10:21 AM
To: Vigil, Edward
Subject: GPA22-05 ZON22-20 Parkway 303

November 29, 2022

Glendale Planning Commission
Edward Vigil, Senior Planner

RE: BenjaminTate/Withey Morris, PLC

We are residents of Twelve Oaks, residing at 16135 W Cheryl Court, Waddell, AZ 85355, directly at the end of the Brown entrance from Sarival Avenue into the development.

As expressed at the November 17th meeting we have concerns about the proposed industrial development for reasons of safety, noise, air quality pollution, light pollution, and traffic to name a few.

If this development eventually is approved has it been suggested that traffic, both semi tractor trailer and employee vehicles, be routed solely from the south where there is already commercial/industrial development, traffic, and little residential development. Could restrictions be placed so that no semi tractor trailer or employee vehicle traffic be allowed between Peoria Avenue and the proposed industrial development ?

Thank-you for hearing our objections, concerns, and suggestions.

Corky Piepul
Corky Piepul Trust

Tel: (408) 629-1859 Fax: (408) 516-8193

Vigil, Edward

From: giuseppe faso <jmistonedesign@sbcglobal.net>
Sent: Tuesday, November 22, 2022 6:14 PM
To: Vigil, Edward
Subject: Industrial building

Good evening my name is Giuseppe Faso, my address is 16014 w cheryl ct waddell 85355, I would like to mention that I am totally against the industrial project on Sarival and Olive, Southwest of twelve oaks estates community in waddell AZ.

[Sent from AT&T Yahoo Mail on Android](#)