

## Gehlert, George

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**From:** Roland Mader <rsmader@outlook.com>  
**Sent:** Wednesday, March 16, 2022 2:10 PM  
**To:** Gehlert, George  
**Subject:** I oppose the proposed 70 town house 5138 N 83rd

George,

I am writing this email because I learned that the city is considering a 70 townhome complex at 5138 N 83 Rd AVE. I am a Glendale resident living close to the area. I oppose this project because this property is not suited for high density development. This property should be developed as large residential single family lots 10,000 sq' or similar as it was originally planned for.

Please forward and file my email as an official comment in opposition to this project.

Sincerely,

Roland Mader  
6164 N 89th AVE  
Glendale, AZ 85305

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## Gehlert, George

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**From:** Andrea Bonilla <abonilla001@hotmail.com>  
**Sent:** Wednesday, March 16, 2022 3:57 PM  
**To:** Gehlert, George  
**Cc:** Perry, Tabitha  
**Subject:** Proposed townhouse project - 5138 N. 83rd Avenue

Dear Mr. Gehlert,

I am writing to you as a concerned citizen regarding the proposed townhouse project at 5138 N. 83<sup>rd</sup> Avenue. I would like to express my opposition to this project. I do not believe this is the best use of this property, and I am against any more rentals going up in the area. There are already several apartment and townhouse projects being completed within 3 miles in any direction of where I currently live (75<sup>th</sup> Avenue & Glendale). As a resident, I understand that more living quarters are needed, however, I feel that the residents and our community would be better served with more single family homes that could be purchased by first time homebuyers. The current prices are so ridiculous that new families, young parents, are not able to buy a home so that their children can grow up in a safe, secure environment with a yard to play in and neighbors to connect to. I am fortunate that in my neighborhood, many of us are proud homeowners who know each other, look out for each other, help each other and care for the neighborhood kids. Just like when I was growing up. It's wonderful. Apartment complexes and townhouse rentals do not allow for such a good environment given the transient nature of the residents who live in these types of properties. Also, I think that pride of ownership is a wonderful thing for a neighborhood. If people are able to purchase their residence and become an owner, they more often take great care of their property inside and out. This is rarely the case with rental properties.

Please distribute my email to you to the rest of the Planning Commission in advance of the Planning Commission meeting scheduled for March 22, 2022. I also plan to attend this meeting, so I would like to request up to 3 minutes to ask questions and express my concerns to the full Planning Commission.

If you have any questions, please feel free to contact me any time. Thank you for your time and attention to this matter. I look forward to seeing you all on March 22nd.

Sincerely,

Andrea Bonilla-Alexander  
cell# 480-586-1263  
abonilla001@hotmail.com

## Gehlert, George

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**From:** Jeanette Socaciu <jmcsoc@44jc.com>  
**Sent:** Wednesday, March 16, 2022 7:53 PM  
**To:** Gehlert, George  
**Cc:** Perry, Tabitha  
**Subject:** 5138 N. 83rd Avenue - Proposed Townhome Project

Mr. Gerhart:

My husband and I have been closely monitoring an application in my neighborhood for a 70-unit townhome project on a piece of land near my home in Glendale. This area is predominantly larger lots, which is one of the main reasons we bought our home here back in 2000. Our neighborhood is called Desert Sunset and our home is on about 1/3<sup>rd</sup> of an acre; our community butts up against the larger homes and lots on Cavalier Drive to the south. It was concerning to hear some months ago that the homeowner of this lot south of our neighborhood was trying to sell his single family home on an SR-17 lot to a developer to build 70 townhomes on their property. This is not what the neighborhood wants. When the Stonehaven project was presented to the community a couple of years ago, a lot of residents in the area signed petitions and attended public meetings to express their displeasure with the proposed development. Stonehaven was too dense and lots were far too small for the area; it just didn't fit in. Yet the City Council still voted to approve it. That project could have been another Rovey Farms – which is a fantastic mixed community of medium to large lot and home sizes. What the residents said when Stonehaven was being considered – which still holds true today – is that Glendale doesn't need another project in this area that increases the density of homeowners. Adding a townhome property next to large lot homes could reduce our property values and easily go the way of so many other townhome communities that slowly deteriorate over time – becoming an eyesore for the area.

We respectfully request that you distribute our email to the Planning Commission prior to their meeting on this matter on March 22<sup>nd</sup>; we are asking on behalf of ourselves and others in the area that love our large lot community that they deny this application. This area is well known for its large lots and we are sure the homeowner will get a great price for his lot right now with homes selling for what they are. It's a residential lot, not a multi-family lot and was never intended to be so. There is no reason to change the zoning to create another compact project in our area.

Thank you.

Jeanette and Michael Socaciu  
8574 W. Berridge Lane  
Glendale, AZ 85305

## Gehlert, George

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**From:** Beth Pyle-Smith <phxeyez1@yahoo.com>  
**Sent:** Wednesday, March 16, 2022 9:58 PM  
**To:** Gehlert, George; Perry, Tabitha  
**Subject:** Proposal of townhomes - Denied!

Dear Mr Gehlert and Ms Perry:

I have lived on Montebello and 83rd Ave for over 20 years and I have seen a lot of changes since we have moved in! When I watched the sheep farm disappear on the northwest corner of 83rd and Camelback to see an Emergency Clinic appear, a gym, and now another car wash soon to appear, that intersection has gotten busier and riskier to drive through, let alone walk cross!

I saw the empty corn fields behind my home turn into homes at Missouri Estates. We fought for and got the larger lots that butt up against my acre+ property. The larger homes appeared across the street on 83rd, keeping the zoning R17 and larger lots/homes allows our home values to remain high and are valuable to our neighborhood. Before Stovehaven appeared there was a threat of filling that land with apartments; Thank God that did not happen!! Just putting the larger homes in Stonehaven against 83rd should help maintain our valuable neighborhood.

As the neighbors get older and their families are having to sell their homes and large lots, we have been lucky these families have taken into account the beauty of our area and have not sold to developers. But when I heard about the 70+ townhomes idea to go up and take over more of our large lots, my feelings were of disgust, frustration and concern! That intersection is not safe anymore with all the traffic due to the new businesses and added homes on Camelback and in Stonehaven. There have been so many accidents and close calls, to add 70 tiny homes crammed into 3-4 acres, will add more traffic and stress to that area. The homes will depreciate our home values! The large lot homes across the street on Orange is an example of how to keep large lots next to commercial business, so saying it will provide a barrier to the other home and businesses is mute. The schools will be more overcrowded and overburdened and thinking that would bring more money is foolish! The kids will suffer. It's hard enough to find teachers now let alone stuffing 30-40 kids in a classroom. The roads will be fuller with more cars traveling ... they race down 83rd now as it is! Sadly, It's not as safe as it was 20 years ago

As I watch our neighborhood change over the years, it's been slowly deteriorating around us but one thing has remained constant and that is the unique large lot homes we have around here. Keep the charm, safety and value our neighborhoods by not over-saturating it with this proposed townhome plan. Deny this developers plan to over build and over burden our beautiful neighborhood! Protect it! Refuse their plan.

Sincerely  
Dr Beth Pyle-Smith

[Sent from Yahoo Mail for iPhone](#)

## Gehlert, George

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**From:** flygirl1885 <flygirl1885@aol.com>  
**Sent:** Friday, March 18, 2022 10:01 AM  
**To:** Gehlert, George  
**Cc:** Perry, Tabitha  
**Subject:** Proposed project on 83rd Ave of 70 townhomes

Hello Mr. Gehlert,

My name is Amanda Lujan, I'm a resident of Camelback Village (just west of the proposed project on 83rd Ave.). I'm writing to you to express my adamant objection to the proposed project of 70 townhouses being built on 83rd Ave and also the rezoning of the property. It's very important to me to preserve the integrity of the land and culture in the area and in Glendale. This area has beautiful ranches and farm land and I would hate to see that turn commercial which includes the building of townhomes on a ranch. We purchased our home and specifically chose our lot because of the view and ranch behind it. It would be terrible to see my neighbors and I lose our privacy and view with townhomes looking over our yard and houses.

Also, despite the "traffic studies" that have been performed in the area, I have a major concern about the traffic issues that multi family housing in the area will bring. Traffic is already getting worse and with the continued development of Stone Haven (large nearby housing development) and other growth in the area, increased traffic is inevitable.

I don't want to see Glendale, this area, my neighborhood turned into just another overly developed town with businesses and squeezing in as many people as possible to make a quick buck. I hope that the beauty and culture of this area will be preserved. Thank you for taking the time to read this email and listening to my concerns. Please feel free to share my concerns and opposition with all Councilmembers.

Thank you,  
Amanda Luján

Sent from my Galaxy

**Gehlert, George**

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**From:** David Smetanick <dsmetanick@cox.net>  
**Sent:** Tuesday, March 22, 2022 5:04 PM  
**To:** Gehlert, George  
**Subject:** proposal for 70 rentals at 5138 N 83rd AVE

Dear Mr. George Gehlert;

Please distribute my email to all members of the Planning Commission prior to consideration of this agenda. Reject this proposal as it makes no sense with the big lot houses in this area. Keep me posted of the outcome

Sincerely,

David, Jen, Jennifer, & Derek Smetanick

5181 N 85th Ave

623 872 0135

## Gehlert, George

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**From:** Diane Lederer <dianelederer2578@gmail.com>  
**Sent:** Tuesday, April 19, 2022 10:26 AM  
**To:** Gehlert, George; Perry, Tabitha  
**Subject:** 70 townhouses 5138 N 83rd Ave

George and Tabitha,

I implore you to please consider recommending denial of the proposal for the 70 townhouses off 83rd Ave and Camelback. It is my understanding that these will all be rentals, not for sale. I understand we have a shortage of housing in the Phoenix metro area, including Glendale, but if you want to build these townhouses, please put them in your neighborhoods.

Glendale is already set to close 5 Elementary schools by the end of this school year. We are already having homes built all around us, so where do you propose sending additional children to school?

The water situation in Arizona is another concern. Lake Powell and the Colorado river are already at a dangerously low levels. What are your plans to ensure everyone has water and we will not need to ration it?

Our area is supposed to be zoned for large lot homes and animal properties. Are you planning on rezoning or have you already? This is terrible idea as we have these homes in this area for a good quality of life and privacy. Also, 70 rental townhomes built in the small area that is proposed will only bring property values down.

Crime and traffic is already going up in our area. This will only add to both of these concerns. Property crimes, gun crimes, traffic accidents (with and without injuries), dumpster and other fires, trespassing, theft are all on the rise in our area.

There is a lot of wildlife in the area. There are Owls, Hawks, Falcons, and many other species living in the area they are proposing. What assurances do we have that these species, most of them protected at the Federal Level, would be relocated in a safe manner and how would we be able to track that?

Thank goodness for Joyce Clark informing the neighborhood on this issue. I have gone to the Glendale website and cannot find any information on it. Don't you think informing the residents of the area before you make plans to change zoning and build atrocities in our neighborhoods should also be part of your agenda?

Thank you for your time and consideration.

Diane Lederer

## Gehlert, George

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**From:** philip.fuertes <philip.fuertes@gmx.com>  
**Sent:** Tuesday, April 19, 2022 4:24 PM  
**To:** Gehlert, George  
**Subject:** Village 83 -GPA22-01 & ZON22-01

Hello Mr. Gehlert,

My name is Philip Fuertes, I'm a resident of Camelback Village. I'm writing to you to express my serious objection to the proposed project of 70 townhouses being built on 83rd Ave and also the rezoning of the property. It's very important to me to preserve the integrity of the land and neighborhood in the area. This area has gorgeous ranches and farm land and I would hate to see that turn commercial which includes the building of townhomes on a ranch. We purchased our home and specifically chose our lot because of the view and ranch behind it. It would be terrible to see my children and neighbors and I lose our privacy and view with townhomes looking over our yard and houses.

Also, I have a major concern about the traffic issues that multi family housing in the area will bring. Pulte homes are starting their second phase of homes on Camelback and 91st Ave. Traffic is already getting worse with the continued development of Stone Haven and other growth in the area like Eos Fitness, Dunkin Donuts, Take 5 Car Wash, etc. on Camelback and 83rd Ave.

Please don't let this development happen it will ruin the integrity of this area. Please share concerns and opposition with all Councilmembers.

Thank you,

Philip Fuertes

Sent from my Verizon, Samsung Galaxy smartphone

## Gehlert, George

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**From:** Adriana Barboza <abarboza2938@yahoo.com>  
**Sent:** Tuesday, April 19, 2022 4:45 PM  
**To:** Gehlert, George  
**Subject:** VILLAGE83-GPA22-01 & ZON22-01

Hello Mr.Gehlert,

This is Joe and Adriana Barboza we live at Camel Village and we along with our community strongly oppose to the rezoning of this property. We ask that you add us to all notifications, emails meeting dates regarding this issue. If we can please get a confirmation we would greatly appreciate it.

Thank you

[Sent from Yahoo Mail on Android](#)