

Lesley Davis

From: Doug Norris <douginorris@gmail.com>
Sent: Wednesday, January 18, 2017 1:17 PM
To: Lesley Davis
Subject: Continuing

Meridian/Warner rezoning:

We are in favor of rezoning the property from commercial to residential, but not to allow 41 houses! The lots should be similar in size to the neighborhoods.

Douglas Norris

> On Jan 18, 2017, at 10:51 AM, Lesley Davis <Lesley.Davis@mesaaz.gov> wrote:

>

> Good morning Mr. Norris.

>

> Thank you for your e-mail. I will provide a copy to the Planning and Zoning Board at their meeting this evening. Your e-mail will also be included when this case goes forward to City Council for decision. The anticipated date for that City Council meeting is March 6, 2017 (those meetings are typically at 5:45pm), which provides you with another opportunity to voice your concerns if you choose to attend. The Planning and Zoning Board makes recommendations to City Council on the rezoning of the property and Council makes the decision as to whether or not it is approved.

>

> Mike Gildenstern in our office spoke with you this morning and he mentioned to me that you had questions about the notification boundaries for a project. I wanted to clarify that for you. The state established legal notification boundary is 500-feet. The City of Mesa Citizen Participation Guidelines also list 500-feet as a minimum notification boundary, but we encourage and extended boundary to 1000-feet.

>

> Please let me know if you have any additional questions. Thank you.

>

>

> Lesley Davis

> Planning Division

> 55 N. Center St., First Floor | Mesa, AZ 85201 |

> lesley.davis@mesaaz.gov TEL 480.644.4934 | FAX 480.644.2757

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> -----Original Message-----

> From: Doug Norris [mailto:douginorris@gmail.com]

> Sent: Wednesday, January 18, 2017 9:57 AM

> To: Lesley Davis <Lesley.Davis@mesaaz.gov>

> Subject: Warner/Meridian Zoning

>

> This morning we heard about the meeting at 4pm to discuss rezoning of the area at Meridian and Warner from commercial to residential with the intent of the developer to build 41 houses on that small area! We are concerned that we did not receive any notice that this was happening.

>

> And we are very concerned about the size of the lots and houses. They will be small and will not complement the neighborhoods. They will drastically change the composition of the area.

>

> We are opposed to this plan. As original owners our property value decreased by 50% within the first year. It is still under water. This plan will again jeopardize our home value.

>

> Douglas and Eleanor Norris

> 11525 E Sonrisa Ave

> Mesa, AZ 85212

>

> 480/558-8173

>

Lesley Davis

From: Ashlea Hall <missashlea04@yahoo.com>
Sent: Wednesday, January 18, 2017 12:55 PM
To: Lesley Davis
Cc: jgiles@clouseaz.com; jcohan@clouseaz.com
Subject: Warner and Meridian-Residential Proposal-VERY CONCERNED

Hello Lesley,

I hope your day is going well. My name is Ashlea Hocking, and my husband, Brad Hocking, and I live on 4513 S Adelle Mesa, AZ 85212. My husband and I are not able to make the meeting tonight at 4pm and I would like to discuss with you the proposed building request on Warner and Meridian in Mesa, 85212.

It has come to my attention that the property on Warner and Meridian will be made into a residential lot. I am happy to hear this, however, I am not happy when I heard of this particular proposal and the home builder that will be manufacturing/developing these homes.

This home developer is known to have building products that are less than sub par as well as making/building homes that are not of high value. This developer will be building homes that are inferior to the current homes/current value of homes in the area. The proposal also states/requests to have 41 homes built in a very small plot. Each home will be extremely close together, with limited drive ways, and barely a front and backyard. This will have more of a town-home subdivision feel/look rather than a true single family home look. This again is not concurrent with the same type of homes in the area.

These things together will bring down the value of the homes of the current area. This is extremely unfortunate to hear, and frankly, absolutely absurd. When building new homes in the area, the goal would be to increase the property values of the other homes around the area, and not drive them down. This proposal from this particular home developer will drive the value of our homes down in an already unstable real estate market. We are finally starting to see a return/increase of value in our homes, but this unfortunate event will bring the values back down.

My suggestion would be to develop the same type of homes that are in the area now, with a highly reputable builder with high quality homes. We need to continue to make our neighborhood great, and building homes with the same standards as we have now is a great start.

Thank you for your time and consideration.

Ashlea Hocking
480.734.5602

Lesley Davis

From: M H <markhanna1@yahoo.com>
Sent: Wednesday, January 18, 2017 11:05 AM
To: Lesley Davis
Subject: Warner Enclave PZ 17003

Follow Up Flag: Follow up
Flag Status: Flagged

Lesley,

I would like to make my concerns noted that I am opposed to a rezoning of the South West corner of Meridian and Warner for 41 two story homes. That type of neighborhood doesn't fit anywhere near what's around it. An approval for this type of rezoning and housing would be a disservice to residents of the area.

Mark Hanna
11532 E. Sonrisa Ave
Mesa, AZ 85212

Sent from Yahoo Mail on Android

WARNER ENCLAVE DEVELOPMENT

Located at the corner of Warner Road and Meridian Drive in East Maricopa County

The developer proposes to have this property rezoned as residential in lieu of the present commercial zoning. He plans to build forty-one (41) single family homes on this eight (8) acre piece of property.

The smallest home will be 1944 square feet and the largest will be 2196 square feet. **There will only be ten (10) feet between houses and the lots (at least most of them) will have a frontage of only forty-two (42) feet. Most lots will be ninety (90) feet deep.**

The projected price range of these homes will range between **\$244,000 and \$276,000.**

Our property located at 4611 S. Adelle in Desert Valley, has a **50 foot frontage and there is 15 feet between the houses on either side of ours. Our home is a single family unit, single floor and has 1969 square feet. There are many larger homes in Desert Valley with larger lots and space between homes.**

While we would like to see the property in question rezoned residential, we do not like the proposal presented by Progress Construction LLC, as it would devalue the surrounding properties. The proposed homes would not conform with any of the properties or homes in the surrounding area. A developmental plan that provides for larger lots with more room between homes would be more appropriate for the property in question. We believe such a plan would be more receptive to the affected adjacent property owners and would also better serve the City of Mesa. Implementing the plan presented by Progress Construction could very well drive down the value of adjacent properties thus having a negative impact on the City as well as the property owners.

Your consideration of our concerns will be greatly appreciated.

Dave & Lucy Kidwell January 18, 2017

Lesley Davis

From: skee52@cox.net
Sent: Wednesday, January 18, 2017 3:57 PM
To: Lesley Davis
Subject: Warner/Meridian Zoning

Follow Up Flag: Follow up
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Hello,

Me and my wife have found out this morning about the meeting this afternoon at 4:00 pm . We are unable to make the meeting today however, we like to voice our thoughts on this subject.

After talking to several neighbors we strongly opposed this plan. We are concern with our property value decreasing if this is approved.

Thank you for your time,

Dennis and Gloria Ostrowski
11540 E Sonrisa Ave
Mesa, AZ 85212

Lesley Davis

From: Jessica Brockwell <jessbrockwell@gmail.com>
Sent: Tuesday, February 07, 2017 4:12 PM
To: Lesley Davis
Subject: case #- Z16-056

Follow Up Flag: Follow up
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Hi, I will not be able to attend the meeting on the 15th as it is during business hours and I work for an accountant and am not allowed time off during tax season. I left you a voicemail voicing my concerns about this case before the meeting last month as well. I will be affected by this rezoning in numerous ways. 1 being that my house borders this empty lot and if this plan goes through I will have 3 houses that back up to my side yard. That is unacceptable. I purchased this home for the privacy that it came with and the mountain views. With these homes going up, I will lose both of those things. I purchased my home knowing that it was zoned for commercial property and that I was ok with, most likely I will not lose my view and will not have homes right on top of each other looking into my children's bedrooms. Also, this will come at a cost to the community that I live in. Desert Valley should not have to be affected by this guy changing his mind and wanting to cram a bunch of not well built houses and breaking down the walls for those houses to use our amenities. Desert Valley is a wonderful neighborhood with a lot of high priced homes and this new enclave they want to build will just destroy our current home values and ruin the private little community we have built. There are a few people in this community that are in favor of the rezoning while the large majority are opposed to it. There is a reason this guy is still trying to get the property rezoned... because we don't want it rezoned. We should have the say in this as it will affect us and our families.

Thank you for your time.

Jessica Brockwell

Lesley Davis

From: laurie raimo <lmraimo@live.com>
Sent: Wednesday, January 18, 2017 4:06 PM
To: Lesley Davis
Subject: Warner&Meridian property proposal

Hello Lesley, My name is Laurie Raimo and my husband Mike and I live at 11501 E. Sonrisa Ave., Mesa 852 12. We have been informed of a meeting tonight regarding a proposal for building homes on the corner of Warner and Meridian in Mesa we will be unable to attend but would like to give you our feeling on this. We were under the impression this supposed to be some type of commercial property not yet decided what and now we're being told that it is going to be made a residential with 41 homes we really just do not understand how 41 homes could fit into that area even small homes. We are very distressed to learn of this issue and the plan that I have been shown-is very small compared to the other homes in this area it will look like-for lack of better expression a sore thumb , we also feel it is not in line with other homes in this area and are very disturbed at the thought that our home values will go down as well. Buildings homes on this lot and I use the term lot loosely would not bother us a minute if they were homes that look like what are in the area already. It appears to be like a development I have seen where everyone is so close you could open the window and shake hands with your neighbors not really a good thing.

I think you for the time you've taken to read this hope there is much consideration to my comments I know some of my other neighbors feel the same way we are all looking forward to the kind of answer we think we deserve.

Sincerely

Mike &

LaurieRaimo

Sent from my iPhone

Lesley Davis

From: Kim Watson <Kim@atcphx.com>
Sent: Friday, January 20, 2017 3:26 PM
To: Lesley Davis
Subject: REZONING ON MERIDIAN/WARNER

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Davis,

First of all, I would like to thank you for being a representative of our city. My father was a City of Mesa employee for 30 years and I have been a resident almost my whole life so I have a great respect for your commitment to our city. I am writing to you today to express my concern for the zoning changes that are being considered for the corner of Meridian and Warner. I live in Stratford Estates the community just North of that corner. Unfortunately, I was notified from a friend via Facebook that the changes were being made, to my surprise even though we live so close to the area we were not required to be notified of the changes.

If you know the area you would know we are a wonderful neighborhood, but unfortunately we are underdeveloped in the way of commercial stores and shops. Another corner just down the street at Warner and Mountain was already rezoned from commercial to allow for a charter school to be put in. Changing another corner to allow for more housing instead of much needed commercial property that we desperately need for the area would just cause overcrowding to the area and more traffic to Signal Butte the only street that currently goes through to get to our nearest stores. Myself and many members of my neighborhood as well as surrounding neighborhoods will be attending the February 15th meeting to express our concern.

I urge you to reconsider this decision and ask the owner of the property to use it for its intended purposes.

Thank you for your time,
Kim Watson