

Brian Cichon & Alexandra Harbertson  
1711 S Recker Road  
Mesa, Arizona 85206

May 1, 2020

City of Mesa  
Planning and Zoning Commission  
55 N. Center  
Mesa, AZ 85201

Re: City of Mesa Zoning Case # PRS 19-00766  
Proposed 80 Unit Single Family Attached Townhome Development  
Malcolm Place Townhomes  
Applicant: Pacific Rim Property Investments  
Approx. 6 Acres, APN 141-54-004K, 004C, & 004J

Dear Planning and Zoning Commission/ Commissioners:

We live in the neighborhood immediately north of and adjacent to the above referenced development. We are writing to express our objection to the application to change zoning and the proposed development of approximately 80 attached townhomes on approximately 6 acres of land. The surrounding residential properties in our neighborhood are all single-family residences on one or more acres of land. Our home sits on approximately 1 acre. Our neighborhood, the neighboring approximately 24 acres on which 13 single family residences are constructed and occupied, is also zoned Agricultural. The property involved with the requested zoning change is presently zoned Agricultural. Our neighborhood properties and the subject property were zoned Agricultural by Maricopa County before the properties were annexed by the City of Mesa. We purchased our property and home specifically because it was and is single family ranch property surrounded by single family ranch property.

While our neighborhood has remained pretty much the same for the 5 years we have lived here, and while we would prefer it stay that way, we understand that progress and change is inevitable. A zoning change to residential on one acre lots would be ideal for us. A zoning change to residential with some low-density, single family homes would be acceptable. But a zoning change to high density housing? Eighty (80) attached townhomes on multiple levels? An estimated 150-250 residents crammed onto six acres? That is a change that should not be asked of us or our neighbors. As far as we are concerned, we would prefer an industrial or commercial zoning to the proposed high-density housing allowing 80 attached townhomes on multiple levels immediately adjacent to our property.

At present, traffic on Recker Road north of Baseline is minimal. The proposed development would have one entrance and exit onto Recker Road. 100 to 150 automobiles, or more, would enter and exit onto Recker Road two and more times per day. That traffic flow is unacceptable to our quiet urban setting and neighborhood.

Please note our objection and enter us on any list maintained by the Commission requesting notices of filings, meetings and particularly meetings where public comment is available dealing with this case.

If you or your staff desire to talk to us, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Cichon', written over a horizontal line.

Brian Cichon

A handwritten signature in blue ink, appearing to read 'Alexandra Harbertson', written over a horizontal line.

Alexandra Harbertson

e-mail: [bacichon@gmail.com](mailto:bacichon@gmail.com)

phone: 480-560-9969

John & Julie Beebe  
1755 S. Recker Road  
Mesa, Arizona 85206

May 27, 2020

City of Mesa  
Planning and Zoning Commission  
55 N. Center  
Mesa, AZ 85201

Re: City of Mesa Zoning Case # PRS 19-00766  
Proposed 80 Unit Single Family Attached Townhome Development  
Malcolm Place Townhomes  
Applicant: Pacific Rim Property Investments  
Approx. 6 Acres, APN 141-54-004K, 004C, & 004J

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While our neighborhood has remained pretty much the same for the 17 years we have lived here, and while we would prefer it stay that way, we understand that progress and change is inevitable. A zoning change to residential on one acre lots would be ideal for us. A zoning change to residential with some low-density, single family homes would be acceptable. But a zoning change to high density housing? Eighty (80) attached townhomes on multiple levels? An estimated 150-250 residents crammed onto six acres? That is a change that should not be asked of us or our neighbors. As far as we are concerned, we would prefer an industrial or commercial zoning to the proposed high-density housing allowing 80 attached townhomes on multiple levels immediately adjacent to our property.

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Sincerely,

A handwritten signature in black ink, appearing to read "John N. Beebe", written over a horizontal line.

John N. Beebe

A handwritten signature in black ink, appearing to read "Julie A. Beebe", written over a horizontal line.

Julie A. Beebe

Email: [john@atomicpestcontrol.com](mailto:john@atomicpestcontrol.com)  
phone: 480-694-0554

**From:** [Kay Scott](#)  
**To:** [Ryan McCann](#)  
**Subject:** Zoning change for our street - Meeting scheduled for 9/9  
**Date:** Thursday, August 27, 2020 11:59:41 AM

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Hi Ryan,

My name is Kay Scott and my husband (Mike Scott) and I live at 1855 S. Recker Rd., Mesa, AZ 85206. We have lived here for just over 20 years, and several of our neighbors have lived here much longer than that. In our case, we worked and saved for years so that we could purchase a home on a bit of acreage (1.4) and not be crammed in so close to our neighbors. We understand that apartment and condominium living is great for lots of people, but others like us are happier with a little elbow room. We raised a large family and currently have 17 grandchildren, and it is very nice to have the space for everyone to visit at once. Before Covid, we shared family dinners and occasions often, and are comforted knowing that we are not bothering anyone if the little ones games get loud.

After speaking with someone at the City Zoning office, we were told that you are in charge of the project that has been presented to the city to change the zoning on our street to allow for a town home development to be built on the 4 or 5 acres that front Baseline here on Recker Rd. It is Case ZON20-00283, and we understand there is a virtual meeting scheduled for Sept 9 at 4 pm. We would like to know the best option to have our voices heard at this meeting. In addition to my husband and I, every family that currently lives here vehemently oppose this project. It is nightmarish that our quiet neighborhood might be stripped from us by people who don't even know us. We have built a wonderful neighborhood here. We are all friends and help each other out. We babysit when needed, take meals, help each other with projects, etc. We often hear of people bemoaning the fact that neighbors don't know each other anymore, but we have all put in the effort to get acquainted and be true neighbors. We also understand that something will eventually be built on Baseline Road. We have always known that it is a prime piece of real estate and will be developed, but to have a townhouse project in this little space, with entry from our small Recker Rd, would change our neighborhood and lives forever. We have been told by licensed realtors that with a project like the one proposed, our property values will decrease as well, adding insult to injury.

My husband and I, and all of our neighbors, would love to speak at the upcoming zoning meeting. Could you please advise me the best way that we can make our voices heard? The website says it will be virtual meeting and that comment cards can be submitted. Can we speak as well? Please call me at 602-620-0073 and let me know the best way to go forward. An email response is also welcome.

Thank you very much.

Kay Scott  
Long time Mesa residence