

Cassidy Welch

From: Jennifer Merrill
Sent: Thursday, November 6, 2025 8:37 AM
To: Cassidy Welch
Subject: FW: Planning and Zoning Board Hearing Nov 12 - Formally Opposing the Zoning Change Request Related to the Proposed Development at 1544 N. Greenfield Road

From: Lenore Dai <lenore.dai6868@gmail.com>
Sent: Thursday, November 6, 2025 8:07 AM
To: Jennifer Merrill <jennifer.merrill@mesaaz.gov>
Subject: Planning and Zoning Board Hearing Nov 12 - Formally Opposing the Zoning Change Request Related to the Proposed Development at 1544 N. Greenfield Road

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To the Members of the Planning Commission and City Council:

My name is Lenore Dai and my husband and I are homeowners residing directly behind the proposed development at 1544 N. Greenfield Road. I am writing to formally oppose the requested zoning change that would permit the construction of a 30-unit apartment complex adjacent to existing single-family residences. While I recognize and support the City of Mesa's commitment to responsible and sustainable growth, I believe this proposal is completely incompatible with the established character of the surrounding neighborhood and raises significant concerns and damages regarding density, property values, community, and the adequacy of public engagement.

The proposed 30-unit development represents a level of density that is disproportionate to the existing residential context. The surrounding area is composed primarily of single-family homes, and introducing a multi-unit complex of this scale would substantially and irreversibly alter the neighborhood's character. The anticipated increases in traffic, parking demand, and noise are direct consequences of the project's intensity and exceed what the current zoning was designed to accommodate.

In addition, neighboring homeowners have legitimate concerns regarding the impact of such a high-density development on property values. The proposed design fails to provide a proper transition between the existing single-family residences and the new multifamily structure, thereby jeopardizing the visual and spatial harmony of the area. Effective land-use planning should strive to preserve the integrity of established neighborhoods and protect the investments of existing property owners.

Furthermore, the developer's request to reduce setbacks to the minimum allowable limits is deeply concerning. Setbacks play a critical role in maintaining privacy, safety, and visual balance between

properties. Reducing them to this extent would be inconsistent with the prevailing residential pattern and would create a crowded and intrusive built environment that undermines the neighborhood's established character.

It is also troubling that no additional neighborhood meeting has been required since May 2021—more than four years ago. Given the substantial time that has elapsed and the likelihood of changes to both the project design and community conditions, it is only reasonable that residents be afforded an updated opportunity to review the current proposal, ask questions, and provide feedback. A single meeting held years ago cannot reasonably satisfy the City's commitment to transparency, accountability, and meaningful community participation in land-use decisions.

For these reasons, we respectfully urge the Planning Commission and City Council to deny the proposed zoning change. At a minimum, we request that the City require significant revisions to the project to reduce overall density, restore appropriate setbacks, and mandate a new neighborhood meeting prior to any further consideration.

Thank you for your attention to this matter and for your continued commitment to thoughtful and equitable community planning.

Respectfully submitted,

Lenore Dai and Dai Dai

Cassidy Welch

From: Jennifer Merrill
Sent: Thursday, November 6, 2025 8:36 AM
To: Cassidy Welch
Subject: FW: Proposed Zoning Change: 1544 N. Greenfield Road

From: Juliette Hammond <juliette.hammond@yahoo.com>
Sent: Wednesday, November 5, 2025 6:20 PM
To: Jennifer Merrill <jennifer.merrill@mesaaz.gov>
Subject: Proposed Zoning Change: 1544 N. Greenfield Road

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Dear Members of the Planning Commission and City Council,

My name is Juliette Hammond Grigsby, and my husband, Ray, and I live directly behind the site of the proposed development at 1544 N. Greenfield Road. I'm writing to express my opposition to the requested zoning change that would allow a 30-unit apartment complex to be built next to our neighborhood.

While I understand and support the City's need for responsible growth, this particular project is not a good fit for this area. The surrounding community is made up of single-family homes, and a dense, multi-unit complex of this size would dramatically change the look, feel, and function of the neighborhood. Increased traffic, noise, and safety challenges would be unavoidable side effects, and the proposed density is far greater than what the current zoning was intended to handle.

Many of us are also worried about how such a large complex could affect nearby property values. The design, as proposed, doesn't provide an appropriate visual or structural transition between the existing homes and the new buildings, which risks eroding the character—and desirability—of the area. Development should complement its surroundings, not overwhelm them.

Another major concern is the request to reduce setbacks to the minimum allowed. Those buffers exist for a reason—they preserve privacy, safety, and open space between properties. Eliminating or shrinking them would make the development feel crowded and out of place compared to the existing homes.

Lastly, we're concerned that no new neighborhood meeting has been held since 2021. In the past four years, both the city and the community have changed, and residents deserve an updated opportunity to see the plans, ask questions, and share feedback. True community engagement means keeping the public involved as projects evolve—not relying on years-old discussions.

For all these reasons, I respectfully urge you to deny the zoning change.

Thank you for taking the time to hear our concerns and for your commitment to balanced, thoughtful planning.

Sincerely,
Juliette Hammond Grigsby & Ray Grigsby

Cassidy Welch

From: Jennifer Merrill
Sent: Thursday, November 6, 2025 8:36 AM
To: Cassidy Welch
Subject: FW: ZON21-00066 - 1544 N. Greenfield Road

From: Wendy Wise <wbwise@gmail.com>
Sent: Wednesday, November 5, 2025 3:45 PM
To: Jennifer Merrill <jennifer.merrill@mesaaz.gov>
Subject: ZON21-00066 - 1544 N. Greenfield Road

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Wendy Wise <wbwise@gmail.com>

to jennifer.merrill

Ms. Merrill:

My name is Wendy Wise. My husband Dave and I live behind the proposed development at 1544 N. Greenfield Road. I am writing to formally oppose the proposed zoning change that would allow the development of a 30-unit apartment complex adjacent to existing single-family homes. While I understand the need for thoughtful growth, this proposal is incompatible with the surrounding neighborhood and raises serious concerns about density, property values, and the lack of continued public input.

The proposed 30-unit complex is simply too dense for this location. The surrounding area consists of established single-family residences, and introducing a multi-unit development of this scale would drastically alter the character of the neighborhood. Increased traffic and noise are all foreseeable outcomes. The project's massing and density far exceed what the current zoning was designed to accommodate.

Neighbors have legitimate concerns about the effect this type of high-density project will have on property values. The proposed design does not transition appropriately between the existing homes and the new development, which risks diminishing the appeal and value of nearby residential properties. Responsible planning should protect the integrity and investment of existing homeowners.

Additionally, the developer's request to reduce setbacks to the minimum allowable levels is also troubling. Setbacks serve a vital purpose: they provide space, privacy, and safety buffers between

properties. Reducing them to such an extent is inconsistent with the established residential pattern of the neighborhood and would create a visually crowded and intrusive environment.

Finally, it is concerning that Mesa has not required the developer to hold another neighborhood meeting since May 2021, over four years ago. Mesa residents and homeowners deserve an opportunity to ask questions, review the current design, and express concerns in a meaningful, updated forum. A meeting years ago does not satisfy the commitment to transparency or community involvement in land-use decisions that have lasting impacts.

For these reasons, I respectfully urge the Commission and Council to deny the zoning change or, at a minimum, require substantial revisions that reduce density, restore appropriate setbacks, and mandate a new neighborhood meeting before any further consideration.

Thank you for your consideration of our concerns.

Wendy Wise

Cassidy Welch

From: Cassidy Welch
Sent: Thursday, November 6, 2025 9:34 AM
To: Cassidy Welch
Subject: FW: ZON21-00066

Begin forwarded message:

From: Denise Knight <denisetknight@gmail.com>
Subject: ZON21-00066
Date: November 4, 2025 at 8:52:37 PM MST
To: jennifer.merrill@mesaaz.com

Dear Members of the Commission and City Council,

My name is Denise Knight. My husband and I live directly behind the property at **1544 N. Greenfield Road**, where the new 30-unit apartment complex is being proposed. I'm writing to share my strong concerns and to ask that you please reconsider this zoning change. While I understand that growth is a part of any thriving city, this particular development just doesn't fit the character or scale of our neighborhood.

The planned 30-unit complex is simply too large and dense for this location. Our neighborhood is made up of single-family homes, and adding a high-density apartment building right next to them would completely change the feel of the area. The extra traffic, noise, and parking congestion it would bring are real worries for those of us who live here every day. The size and design of this project go far beyond what our current zoning was ever meant to handle.

I'm also very worried about what this might do to nearby property values. The proposed design doesn't create a smooth transition from our homes to the new development, and that could hurt the appearance and appeal of the whole area. Many of us have spent years investing in and caring for our homes, and it doesn't seem fair to approve something that could so negatively affect that.

Another concern is the developer's request to shrink the property setbacks as much as possible. Those setbacks exist for good reasons — they give neighbors breathing room, privacy, and a sense of space. Reducing them this much would make the area feel cramped and intrusive, totally out of line with the rest of the neighborhood.

And finally, it's really troubling that there hasn't been another neighborhood meeting since **May 2021**, more than four years ago. So much has changed since then, and

neighbors deserve a chance to see the latest plans, ask questions, and have a voice in what happens here. One meeting years ago isn't enough for a project of this impact.

For all of these reasons, I'm asking you to please **deny this zoning change**. At the very least, I hope you'll require the developer to scale back the project, restore reasonable setbacks, and hold a new public meeting so current residents can be heard before anything moves forward.

Thank you for your time and for listening to the concerns of those of us who call this neighborhood home.

Sincerely,
Denise Knight

4222 E McLellan Cir Unit 1

Mesa, AZ 85205

Cassidy Welch

From: Cassidy Welch
Sent: Thursday, November 6, 2025 12:22 PM
To: Cassidy Welch
Subject: FW: Proposed Development at 1544 N. Greenfield Road

From: Lamar Hawkins <hawkins.lamar@outlook.com>
Sent: Thursday, November 6, 2025 9:17 AM
To: Jennifer Merrill <jennifer.merrill@mesaaz.gov>
Subject: Proposed Development at 1544 N. Greenfield Road

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Ms Merrill

My name is Lamar Hawkins. I live behind the proposed development at 1544 N. Greenfield Road. I am writing to formally oppose the proposed zoning change that would allow the development of a 30-unit apartment complex adjacent to existing single-family homes. While I understand the need for thoughtful growth, this proposal is incompatible with the surrounding neighborhood and raises serious concerns about density, property values, and the lack of continued public input.

The proposed 30-unit complex is simply too dense for this location. The surrounding area consists of established single-family residences, including my own, and introducing a multi-unit development of this scale would drastically alter the character of the neighborhood. Increased traffic and noise are all foreseeable outcomes. The project's massing and density far exceed what the current zoning was designed to accommodate.

Neighbors have legitimate concerns about the effect this type of high-density project will have on property values. The proposed design does not transition appropriately between the existing homes and the new development, which risks diminishing the appeal and value of nearby residential properties. Responsible planning should protect the integrity and investment of existing homeowners.

Additionally, the developer's request to reduce setbacks to the minimum allowable levels is also troubling. Setbacks serve a vital purpose: they provide space, privacy, and safety buffers between properties. Reducing them to such an extent is inconsistent with the established residential pattern of the neighborhood and would create a visually crowded and intrusive environment.

Finally, it is concerning that Mesa has not required the developer to hold another neighborhood meeting since May 2021, over four years ago. Mesa residents and homeowners deserve an opportunity to ask questions, review the current design, and express concerns in a meaningful, updated forum. A single meeting years ago does not satisfy the commitment to transparency or community involvement in land-use decisions that have lasting impacts.

For these reasons, I respectfully urge the Commission and Council to deny the zoning change or, at a minimum, require substantial revisions that reduce density, restore appropriate setbacks, and mandate a new neighborhood meeting before any further consideration.

Thank you for your consideration of our concerns.

D Lamar Hawkins
Property Owner at 4222 E McLellan Cir, #12, Mesa, AZ