

Sean Pesek
City of Mesa Planning
55 N. Center Street
Mesa, AZ 85201

September 21, 2022

Re: ZON22-00671

Mr. Pesek,

I speak for my wife, myself, and I'm sure for many others in our neighborhood of Halifax Drive, Hobart & 71st Streets east of Power Road, and homeowners west of Power Road.

The proposal of sixty-one (61) mostly two and three story townhomes and a few one-story units is unwanted at 1439 N. Power Road, Mesa. The properties are zoned currently for Office Commercial (OC) and Large Lot Residential (RS-35), and should be kept that way. The request to rezone to RM-2 PAD is just not warranted for this neighborhood and the surrounding homeowners.

RM-2 would potentially allow for too many types of other development. 61 units on 5.90 net acres are much too extreme! This project would more than double the density of the entire neighborhood and permanently change the entrance of our properties. It does not fit the character of our existing homes, all with RS-35 zoning. Even the properties directly west, across Power Road, have RS-9 zoning. With some totaling more than 34,000 square feet, the home at 1502 N. Power Road was constructed 2009!

Additionally, East Indigo Street (Casalero Ranchos) from Power Road to 72nd Street is zoned RS-35. Annecy is zoned RS-15, and 72nd Street from Ivy Glen Street to Halifax Street is also RS-15. On 72nd Street, Sunset Cove Estates is RS-15, and El Tesoro is zoned RS-35. Alta Mira Estates is zoned RS-15 & RS-35. More proof this project doesn't fit the character of the immediate neighborhood, or the surrounding neighborhoods.

We implore you to convince the City of Mesa Planning Director, Staff along with the property owners to start over with a plan that works for the surrounding neighborhoods, not a zoning change to RM-2 PAD, forcing two and three story townhomes onto less than six acres of land. What a shame that would be!

Sincerely,

Craig M. & Linda K. Vossler
1451 N. 71st Street
Mesa, AZ 85207

From: [Russell Bernzen](#)
To: [Sean Pesek](#); [Rachel Prelog](#); [Nana Appiah](#); [Mayor](#); [District 1](#); [District 2](#); [District 3](#); [District 4](#); [District 5](#); [District 6](#)
Cc: [Craig And Linda Vossler Hobart 71st St Neighbors](#); [Russ phone/personal info Bernzen](#)
Subject: Re: ZON22-00671
Date: Monday, September 26, 2022 10:33:34 PM

Re: ZON22-00671

Mr. Pesek, Ms. Rachel Prelog, Dr. Nana Appiah, Mayor and Council Members,

Tuesday September 27, 2022

I agree with my friend and neighbor, Craig Vossler and I also speak for myself, my wife, and a lot of the neighbors I personally know all strongly oppose the ridiculous preliminary design of 61 Patio Homes along Power Rd between Hobart and Halifax and also south of Halifax.

PLEASE PLEASE PLEASE As representatives for us your constituents, let the owners of these properties along Power road between Halifax and Hobart Streets know that 2 and 3 story units 30 feet or more tall will not work here as it does not fit. It is not fair to the 30 + existing residents that purchased their 1 acre or larger properties for this to change to multi family units. Call them Patio Homes if you would like but they look like low cost apartments and it won't take long for them to become just that with the current design. The entire existing neighborhood is made up of 1 acre or larger properties. Something similar to this should be built here and will still make someone a lot of money and at the same time maintain a nice neighborhood and City of Mesa community.

The proposal of mostly two and three story townhomes and a few one-story units is unwanted at 1439 N. Power Road, Mesa. The properties are zoned currently for Office Commercial (OC) and Large Lot Residential (RS-35), and should be kept that way. The request to rezone to RM-2 PAD is just not warranted for this neighborhood and the surrounding homeowners.

RM-2 would potentially allow for too many types of other development. 61 units on 5.90 net acres is WAY TOO MUCH! This project would more than double (almost triple) the density of the entire neighborhood and permanently change the entrance of our properties. It does not fit the character of our existing homes, all with RS-35 zoning. Even the properties directly west, across Power Road, have RS-9 zoning. With some totaling more than 34,000 square feet, the home at 1502 N. Power Road was constructed 2009!

Additionally, East Indigo Street (Casalero Ranchos) from Power Road to 72nd Street is

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I hope you agree that it will be a waste of City Staff, time, and resources as well as your own to pursue this as the neighborhood will show up in numbers to all City meetings to oppose this.

Thank you in advance for your help,

Russell and Marilyn Bernzen
AZ. 85207

6908 E Hobart St Mesa,

From: [Roger jenkins](#)
To: [Sean Pesek](#)
Subject: ZON22-00671 THE JACKSON
Date: Monday, September 5, 2022 3:40:29 PM

Hello Mr. Pesek my name is Roger Jenkins my wife Karen and I have lived at 6834 E. Halifax for thirty four years. We oppose this plan to build seventeen 2 and 3 story buildings. There were many negative opinions mentioned at the 08/08/2022 meeting and I know you are aware of them. This is an established neighborhood of thirty seven homes with property from one to three and one half acres. If this build happens the quality of peoples lives in the neighborhood will be adversely affected.
Roger and Karen Jenkins.

From: craig-n-linda1@juno.com
To: [Sean Pesek](#)
Cc: [Nana Appiah](#)
Subject: ZON22-00671 - The Jackson
Date: Sunday, July 17, 2022 11:53:42 AM

Mr. Pesek,

I write this email you today as I see the new Zoning case for The Jackson (ZON22-00671) seems to be moving right along.

It's my understanding the Pre-Submmital called for "57 Single Family detached and paired homes", and now the actual zoning request is calling for a "65 unit, Townhome/Patio Home Development". It was also my understanding that the original review of the Pre-Submittal called for more green space, which I thought would mean fewer units, not more!

I would like to formally request and receive a copy of the actual Pre-Submittal Meeting notes and conclusions now that it is closed (PRS22-00109).

As you are probably aware, these parcels of land have been an ongoing struggle for development, and the owners have a negative reputation with not only the surrounding neighbors, but the City of Mesa and even some of their former customers of the Power Food Park.

Respectfully,

Craig M. Vossler
1451 N. 71st Street
Mesa, AZ 85207

Thomas W. and Jo Ann Bade
7030 E. Halifax Drive
Mesa, Arizona 85207
602-799-1441

September 27, 2022

RE: ZON22-00671

Sean Pesek
City of Mesa Planning
55 N. Center Street
Mesa, Arizona 85201

Dear Mr. Pesek:

I strongly ask that your department recommend DENIAL of this zoning request. We live on Halifax and will be adversely effected by the proposed Zoning request. It is not the cities responsibility to save the applicant from their land speculation at the expense of the existing citizens. It is my strong belief that the homes most directly effected will have lost value to the homes as well as reduced property taxes to the city.

I strongly hope that the planning department not recommend any changes to the existing lots, especially the residential. The proposed density is way over anything in any of the surrounding areas or our neighborhood. Hobart is already a high traffic area whenever the church lets out of any of their many functions. Often the parishioners are parked on Indigo and Hobart when the church parking lots are full. It can already be a mess. It certainly not good policy for the residents to have to drive through the middle of an apartment complex to get to our nice neighborhood.

I can not believe that the city planners would have me say, when giving directions to my home, "Turn in through the middle of the apartments and continue down Halifax."
Sounds crazy to me.

I implore you to not favor this application.

Regards,

Thomas Bade
Jo Ann Bade

CC Mayor and Council Members
Planning Director and Staff