

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

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

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 2 acres. 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 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
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

WARNING: This email came from an External Sender – Use caution when clicking links, opening attachments, or responding to requests for information.

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

From: [Russell Kennedy](#)
To: [Ryan McCann](#)
Subject: Case: ZON20-00283
Date: Thursday, September 03, 2020 5:46:11 AM

Ryan,

My name is Russell Kennedy. I live at 1831 S Recker Road in Mesa. I am opposed to this rezoning proposal

I have participated in as many of the community outreach meetings as possible that were put on by the lawyer of the developer for the property. At these meetings there were several concerns raised about this development proposed. Some of the concerns were; vehicular traffic gridlock on Recker Road, high instances of trespassing by the new tenants, significant decreases in the property values to the surrounding homes to name a few. Each of these concerns were "listened to" and then quickly disregarded even though Mr. Pew did agree and acknowledge that all the above items will indeed most likely occur.

I have been a resident of Mesa for my entire life, as is my wife. We have made the conscious decision to raise our family in this town and in this community. There are not many areas or communities such as ours left and it would be a tragedy for it to be destroyed as well. There has already been a rezoning and a complex envisioned for the area that was formerly Rockin R Ranch. This location is different in many ways, not the least of which is that they have their own access off Baseline and a traffic light to manage the traffic.

It is understood that progress happens and that eventually there will be some development on that property but this is just about the worst possible option. I plead with you and the council to reject this rezoning request.

Thank you

Russell Kennedy
480-577-8070

The Cutchen Family
1851 S. Recker Road
Mesa, Arizona 85206

Sept. 3, 2020

City of Mesa
Planning and Zoning Commission
Attn: Ryan McCann
55 N. Center
Mesa, AZ 85201

Re: City of Mesa Zoning Case: ZON20-00283
Proposed 80 Unit Single Family Attached Townhome Development
Zen on Recker (It will not be our "Zen")
Applicant: Pacific Rim Property Investments
Approx. 6 Acres, APN 141-54-004K, 004C & 004J

Dear Mr. McCann & All 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 just over one 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.

Our neighborhood has remained pretty much the same for at least the last couple of decades. We have not lived there all that time, but we do have family members that have been there for many, many years. While we would prefer that the neighborhood stay the way it is, 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 as opposed to the proposed high-density housing allowing 80 attached townhomes on multiple levels immediately adjacent to our property. How many multi-family/high density units does the City of Mesa need along Baseline Road? If you think about the number of these locations located on the north side of Baseline Road between Greenfield and the Loop 202 (west of Ellsworth Road) it is staggering. Several of them have just been

completed within the last year or two. Why do we need to jam so many of these projects in on this corridor? I understand that much of Mesa is close to “build-out” but this is a significant number of apartments and condos that have been and will yet be completed in this relatively short stretch of road. This is especially true when the “Zen on Baseline” project that will replace the old “Rockin R Ranch” site is constructed! How many “condos” do we need in this tight of a space? It will bring with it traffic congestion and other concerns and problems as well when more homes are jammed into this area at such a high density.

When my wife and I attempted to re-zone our property to build our dream home on over an acre of land, it was a major fight with the City of Mesa. We had to get the Development Services Director involved and gratefully she used common sense and backed our position. This was just to re-zone our property and to give us a building permit where our home and parcel size is very much in line with the rest of our neighbors here on Recker Road. I hope that the City of Mesa will not just roll over for this developer because they are looking at potential earnings from tax dollars, etc. We hope you will each consider how you would feel if someone came into your very established, quiet, country neighborhood where only around 13 families reside on approximately 24 acres with 80+ new “homes/families” jammed in to an approximately 6-acre space. My guess is that if this were happening to you, the project would not be supported. This type of project should go along the 202 corridor or Ellsworth Road or Elliot Road where there are wide open spaces. It should not be jammed into 6 acres on Baseline Road where we are already jamming Zen on Baseline in along with all the apartments along Baseline. Enough is enough! This is not downtown San Francisco or New York where so many multi-family complexes are necessary. If you allow this project, part of the heritage and history of Mesa will be wiped away. What is next, a complete overhaul of parts of North Mesa, Lehi and the only other parts of Mesa that have acreage and farm land?

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.

Additionally, as I am sure you are aware even though much of it is the Town of Gilbert, there is significant development still occurring on Higley near Baseline. There are many new restaurants and a supermarket with a gas station. This will bring more people, congestion and traffic!

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,

David Cutchen & Staci Cutchen

Cell Phone: 480-220-4013 (David); 480-220-4012 (Staci)

Email: DavidCutchen@gmail.com & StaciCutchen@gmail.com

City of Mesa Zoning Committee

Attn: Ryan McCann

480-644-4681

ryan.mccann@mesaaz.gov

September 2, 2020

RE: Zen on Recker ZON20-00283

We own 5 acres on S. Recker Rd. and live at 1721 S. Recker Rd., we have for the past 39 yrs.

We have seen lots of development since moving here in 1980, some good, some not so good.

We highly oppose Zen on Recker. It will destroy our wonderful rural neighborhood. Which we love and take pride in. This high density residential project will not add to our quality of life, or the surrounding area. We moved away from high density communities and paid premium prices to be here. We don't want this high density project this close to us.

The traffic is bad right now getting on to Baseline, you put 76 units coming out of Zen on Recker also trying to get onto Baseline and it's going to be a real dangerous situation.

We know this property will be developed, that's just "progress" We just do not want 76 plus the 90 units at Zen on Baseline, just a stone's throw away. These are 2 similar projects that will have a huge impact on our property, lifestyle, a lot of walking traffic in front of our homes which a lot of them will probably be walking their dogs, not on leashes, and using our yards for their litter boxes. This should be and has been a quiet neighborhood; this is why we moved here. We have driven around looking at what might be options for this location. We wouldn't be opposed to more medical offices, Memory Care, Assisted Living

which would more fit in this location with the medical school and other medical facilities that are already here.

Zen on Baseline was slipped in without us paying attention which will generate a lot of traffic on Baseline and even before we can see what impact this will have on our quiet community they are trying to almost double the traffic and the entry will be on our street which is even worse.

Please stop this project and approve a project that would complement our community and not introduce more residents to our properties.

We appreciate you taking into considerations our request and concerns.

Thank you

Brent and Cheryl Harbertson

City of Mesa Zoning Committee

Attn: Ryan McCann

480-644-4681

ryan.mccann@mesaaz.gov

September 2, 2020

RE: Zen on Recker ZON20-00283

Hi Ryan,

As a lifetime Mesa resident, thank you for what you and the Zoning Department do. My wife and I love Mesa and the city is a big part of why we bought our dream property a few years ago.

I would like to add my comments on the proposed Zen on Recker project below and why I am opposed to such a project. Please share my comments with the rest of the zoning committee and feel free to reach back out me with any follow up questions, or to visit our property and see how our home/property/neighborhood would be affected by such a project. I invite you and the other committee members to actually come see how our street would be affected by such a project. S Recker is unique in that we only have 1 way in/out via Baseline Rd.

We own 1 acre on S. Recker Rd. and live at 1711 S. Recker Rd. My wife grew up and has spent nearly her entire life on S Recker Rd. She was raised in the house next door, 1721 S Recker, and a big factor in us purchasing our property was due to her living there and how it affected her life and the positive childhood she had while living in a home/property with such characteristics. We paid far more for an acre lot on S Recker Rd than a regular home could have been bought for specifically to have the lifestyle S Recker Rd offered us.

The new proposed Zen on Recker project 100% changes our street and neighborhood in a number of ways. The first is the traffic, we only have 1 entrance into our home. We can not exit to the North, which is where our street ends as it dead ends where the US60 is located Our only option to exit is via Baseline Rd. Exiting onto Baseline is already challenging enough with Baseline being a main arterial road. We then have the small mixed commercial buildings that exist at approximately 6056 E Baseline Rd. With the addition of the Zen on Baseline project, an additional 90+ condominium properties will then greatly impact the traffic and our ability to safely exit onto Baseline in any direction. Our street is also unique in that the Roosevelt Water employees access the canal via Recker. ADOT also has a fuel/office under the US60 that has access via S Recker Rd. There is a lot more traffic on our small street than most people think when they see our homes on street, but the traffic is much greater than anyone would think unless you live here. In addition to that, we see a steady flow of traffic from those who are lost and looking for either A.T Still, or the myriad of medical offices that have since been built on Baseline over the last few years.

The current buildings that occupy the land where Zen on Recker is being proposed are single family residences. While I know some change is inevitable, placing 70+ properties into that land is completely different than what has always been there. Taking the 8 or so vehicles that currently reside at those few properties and turning those into 70+ that will occupy the proposed project greatly changes the dynamics of a small one way in/out street. Allowing such a large project, which is proposed to have their entrance and exit on S Recker completely changes every aspect of our daily life. Then add in the other 90+ units that are being built at Zen on Baseline, and our lifestyle, traffic, and safety are forever changed.

Currently, my wife and I know each and every one of our neighbors by name, we have neighborhood BBQ's, and we truly watch out for each other. The addition of 70+ units is going not only affect our vehicle/street traffic, but will also greatly change the foot traffic on our street. The unit owners of those 70+ units will almost always walk down Recker Rd versus Baseline due to the traffic/dangers of Baseline Rd. With this brings animals/pets that will leave waste and with the grass/tree dynamics of each property will certainly lead to those animals using our lots and yards for waste and just overall use while their owners take them for walks. My 3 small children have sever anxiety towards animals that they are not comfortable with and they will be exposed to many more situations where that is a factor in their daily life if such a project is approved. Another safety element is the cul-de-sac at the end of our street. There are times where loitering occurs at the end of the street as it is a darker area and the police have been called on multiple occasions. Adding 70+ units will only further bring more traffic and loitering into the area which is taking away from our safety and quality of life. My home is the closest to that cul-de-sac so my family will be most impacted my cars using that area to turn around as they realize there is no outlet while heading North.

We highly oppose Zen on Recker. It will destroy our wonderful rural neighborhood. Which we love and take pride in. This high density residential project will not add to our quality of life, or the surrounding area. We moved away from high density communities and paid premium prices to be here. We don't want this high density project this close to us.

We know this property will be developed at some point, but I feel deeply that it adding 70+ units and the 100+ cars/traffic that

comes with it is what should occupy that space. S Recker Rd currently is and has been a quiet neighborhood; this is why we moved here, and chose this as our home over any other property. We wouldn't be opposed to more medical offices, Memory Care, or an Assisted Living facility which would more fit in this location with the medical school and other medical facilities that are already here.

Until the Zen on Baseline project is complete and those units occupied, we truly cannot know or anticipate how our traffic and daily lives will be affected on S Recker Rd. As a lifelong Mesa resident who made sacrifices to live in a home on S Recker Road, I cannot express how much this will impact the residents of our street's daily lives. Many of the residents have spent 30+ years on this street. With that many units and the proposed entrance being on S Recker Rd it is going to create a myriad of problems from traffic safety to the personal safety of its residents.

Please stop this project and approve a project that would better complement our community and not introduce 70+ units that can only enter/exit on our street.

We appreciate you taking into considerations our request and concerns.

Thank you

Brian Cichon and Alexandra Harbertson Cichon
1711 S Recker Rd. Mesa, 85206

From: [Glen Kennedy](#)
To: [Ryan McCann](#)
Subject: ZON20-00283
Date: Thursday, September 03, 2020 10:38:37 AM

Ryan,

We, Glen and Helen Kennedy live at 1825 S. Recker Rd Mesa, AZ 85206, wish to oppose the rezoning of the property at the end of our Recker Rd.

We have lived here for over 20 years and have enjoyed the “country living”. Not that we oppose or ever expected no growth around us we have been active in what has been constructed. Putting in over 70 condos at the end of our street will lower our property values, cause much congestion of traffic on our little Recker Rd and will diminish our way of life, We know that the main investor is from Canada and doesn’t have any stake in our street but this is our home and our life.

We know that something will eventually be built at the end of the street but PLEASE not the high density single condos. We ask that the council reject the rezoning request.

Thank you
Glen and Helen Kennedy
480-570-6073

From: [Peggy Urry](#)
To: [Ryan McCann](#)
Subject: Zen on Recker ZON20-00283
Date: Thursday, September 03, 2020 10:12:28 AM

We own a house in the neighborhood behind this proposed project on Recker Road. We absolutely oppose this! The neighborhood is currently residential homes on a minimum of one acre. We bought our home because of the benefits of living in such a neighborhood.

Why we oppose this project:

1. We want to preserve the dwindling availability of rural living which the high-density residential is continuing to squeeze out. We believe there are other opportunities for high-density living available elsewhere.
2. Traffic is already an issue when turning out onto Baseline Road. If this project cannot be denied, we request that the entrance/exit be on Baseline Road, NOT in our small community. Remove the median and put in a turn lane.
3. According to the traffic study by Town of Gilbert, all arterial roads running north and south with freeway exits have extremely high traffic loads. With all the surrounding high-density building, this load will only increase. And Zen on Baseline just east of the Zen on Recker project is part of that, putting in 90 new units. They, at least, will have the advantage of a traffic light.
4. Pacific Rim claims to build "residential communities that enhance neighborhoods." This project does NOT enhance our neighborhood. It increases auto and foot traffic, it increases light pollution and noise, it decreases our greenspace and safety (we currently know all our neighbors and can look out for one another if something sketchy is going on; with these developments, we will not be able to do that.)
5. Pacific Rim claims integrity through "projects that enhance neighborhoods and build communities" ... "while ensuring solid returns to investors and mutual wins to all parties." Again, this project does NOT enhance our neighborhood and the only "win" we foresee is for the investors. They want to deliver "positive community change" but this change to our community is not positive for the people who are already here.

Scott and Peggy Urry