

From: mcsmitt1996@gmail.com
To: [Evan Balmer](#)
Cc: ["KIM CLARK"](#)
Subject: Homestead Development
Date: Thursday, October 7, 2021 5:30:31 PM

Hi Evan

One of the biggest concerns I've heard about this project is traffic congestion on McDowell when 400 cars try to exit the complex on to McDowell road. I'm curious why they decided to manage that with roundabout -- what studies pointed them to proposing a roundabout was the best solution? Also , what traffic studies did they do that confirmed McDowell could handle that much additional traffic? Is the City of Mesa Transportation on board with this?

Michelle McCroskey

602-509-1246

Mcsmitt1996@gmail.com

MMC@Chestnutcircularch.com

Cassidy Welch

From: slawrence2 slawrence25 <slawrence25@cox.net>
Sent: Thursday, October 21, 2021 4:02 PM
To: Cassidy Welch
Subject: Proposed Apartment Development Gilbert/McDowell Road

Hello Cassidy,

I understand you are overseeing the planning for the proposed development of a **3 story 422 apartment** complex on the corner of Gilbert and McDowell in NE Mesa. This is being slated to be in the middle of a residential area and does not fit well into this location. We do not have homes or apartments in the area more than two stories.

Also, if there is too much congestion in this location already and the only way it can work is to redesign the road, then we should not be planning such a large complex in this spot.

I have been a resident in this NE Mesa neighborhood for 30 years and I strongly oppose this development. I have signed a petition that is circulating and unfortunately I can't attend the meeting next week for public comment.

This is going to create so much additional traffic and all the homes up on the hill will have their view permanently changed/blocked by this complex.

I feel the existing neighborhood needs to be taken into consideration.

Susan Lawrence

480-464-4524

From: [Christiane Von Brucker](#)
To: [Evan Balmer](#)
Subject: Re: Development of "The Residences"
Date: Tuesday, August 3, 2021 12:43:36 PM

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

Dear Mr. Balmer,

We bought our lot and built our house overlooking the canal and most of the Phoenix Valley BECAUSE OF THE VIEW it afforded from our backyard. Before we bought our premium priced view lot we were concerned about possible future development and checked with the Planning Commission.

We were told the lot was zoned for residential single family housing. Thus reassured, we purchased our lot and built our house.

- Now the proposed "Homestead at Lehi" and "The Residences" totally invalidate that earlier zoning and
- will destroy not only the views, but also our privacy. We cherish that privacy where no one can look into our backyard, our patio and watch the back of our house.
- In addition, it will increase traffic volume significantly, raise noise levels to an unacceptable level
- bring a much more transient rental population with a likely increase in (petty) crime

PLEASE, PLEASE, present and bring these concerns of our community to the attention of the Board committees evaluating that proposed development.

The Investor who purchased that parcel at Gilbert Rd and McDowell bought that land knowing full well the current single family zoning (RS43). Now he is concentrating all his efforts on influencing the Board committees and City Planning to change the zoning to RM5 to allow for multiple family and commercial mixed use development, all in order to maximize his profits on his investment purchase of that parcel at Gilbert Rd and McDowell.

- He is acting solely out of greed and completely disregarding the quality of life of the neighboring property owners.
- That should never be the determining factor regarding zoning over the quality of life and the welfare of the existing residents. Many of these residents would not have bought and developed their residential lots had the zoning been RM5 at the time they bought.

The quality of life of the residents living here, their welfare safety and enjoyment of their properties should determine the outcome of these zoning change hearings and not the greed of an investor.

Would that investor or any Board members want to live with these proposed zoning changes behind their homes? I very much doubt that they would and it should not be imposed on us!

Thank you for your help and consideration!

Sincerely,

Richard and Christiane Snodgrass
email: clesie@aol.com
cell: 480-577-0309
2320 E. Nora Street
Mesa, AZ 85213

From: [KIM CLARK](#)
To: [Evan Balmer](#)
Subject: Case No. ZON21-00129 Homestead at Lehi Crossing
Date: Friday, July 23, 2021 10:37:58 AM

Hello Mr. Balmer,

Regarding the proposed development "Homestead at Lehi Crossing (Case No. ZON21-00129), we submit the following comments for consideration in the Design Review and Planning & Zoning Board meetings:

1. My husband and I are opposed to the proposed development.
2. Our concerns include the following:
 - a. The housing density is excessive for the area and is out of character with the Lehi community.
 - b. Traffic volume will increase significantly on McDowell Road.
 - c. The four story structure will destroy views and/or compromise privacy.
 - d. Neighboring property values will be adversely affected.
 - e. Transient rental population will decrease quality of family community and could increase crime in the area.
3. The following alternative developments are proposed for your consideration:
 - a. Single family dwelling zoned RS43, with 1 acre minimum lot size
 - b. Single family dwelling with appropriate minimum lot size
 - c. Duplexes or townhomes limited to 2 stories
 - d. Park, sports field, basketball or tennis courts, splash pad, or other public use area

Thank you for including our feedback in the Case.

Kim and Ralph Clark

Lehi Residents

wmc@cox.net

480-586-7444

From: [REDACTED]
To: [Evan Balmer](#)
Subject: Comments - Homestead at Lehi Crossing
Date: Saturday, August 7, 2021 11:53:21 AM

Hello,

We are [REDACTED] We live within the 500' area around the proposed development referred to as 'The Homestead at Lehi Crossing' and 'The Residences'. We have great concerns that this development will be detrimental to the neighborhoods surrounding the property in question and will force a negative situation on the feel of our whole area adjacent to it.

Without getting too wordy, we feel there will be negative impact because of traffic which will be generated by high density housing on both McDowell Rd. and Gilbert Rd. We also feel that the property values in this immediate area will go down since historically, high density housing does not raise property values in an area like we live in. Apartments are not a long-term housing solution for most people and tend to attract those who do not want to care for property and are not invested in their surrounding neighborhoods for the most part. They are typically more transient and don't have a sense of responsibility to make or keep their neighborhood a nice place to live. At least, that's what we've seen over and over in other neighborhoods. For us personally, it's a big 'privacy' concern as well!

If the City of Mesa would stop trying to force any new owners buying in our neighborhood area to pay for sewer to be put in for homes in the area North of the canal and West of Lehi Rd., we would be happy to see the property be used as 1 acre horse property lots so we could have a few new neighbors move in and enjoy the kind of 'rural feel' of Lehi.

We feel there are some solutions other than housing as well. Our favorite 'other' solution would be a park with a large splash pad, climbing equipment for both older and younger children and maybe somewhere to skate or skateboard or even a more traditional place for swings etc. We go to Riverview park and it's always so crowded that we can see where a splash pad and other play equipment would get good use in our area. We do have Shepherders park but it would be nice to have more play options next to one another for the surrounding neighborhoods.

Ball fields are another solution which would better serve our immediate community. It seems there are never enough places for our little league and soccer teams etc. to practice at good times for all.

Another acceptable solution would be professional office space. No retail at all, just offices for small business interests would be nice.

The final thing which might work on that property is a maintenance yard for the City. Just a thought.

Please don't use our names in presenting these comments to the board(s). We are neighbors

who live North of the proposed development and would like to keep the neighboring areas the way they are and not move towards an 'in City' model of living (and there is no good reason to do that since we live on the edge of Mesa on the border with the reservation!)

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [KIM CLARK](#)
To: [Evan Balmer](#)
Cc: [mcsmitty1996@gmail.com](#); [Betty Eckhardt](#); [Janice Adams](#); [Tami Jones](#); [Mark Dowling](#); [melindamoore@mac.com](#); [Kirk Schacherbauer](#); [Mark Rowley](#); [robertjones1@msn.com](#); [uptaindebbie@aol.com](#); [Carol Stincic](#); [Dana Jones](#); [ljfenn@yahoo.com](#); [Patrick Funk](#); [Sabrina and Steve Mccall](#); [oasisequestrian@gmail.com](#); [Terry and Lil Barrett](#); [daynajones87@gmail.com](#); [Shelly Freeman](#); [hatleyfarms@cox.net](#); [Beverly Self](#); [4rhansen@gmail.com](#); [Donna Adragna](#); [Keith Rowley](#); [Leo Archer](#); [Leslie Hansen](#); [Barbe Marziale](#); [Barbe Marziale](#); [Wendy Fenn](#); [Melinda Moore](#); [Carrol Powell](#); [Kevin Wright](#); [Dan Faherty](#); [Lloyd and Jennifer Fenn](#); [Otto S. Shill](#); [Terry and Lil Barrett](#); [nymanlisa@yahoo.com](#); [amandamoorefitcrew@gmail.com](#); [dondavidson@msn.com](#); [kcfresh07@yahoo.com](#); [kevin.golding25@gmail.com](#); [john@greymtn.com](#); [ciarawilliams22@gmail.com](#); [clesie@aol.com](#); [jbeestuff@outlook.com](#); [Councilmember Freeman](#); [bcampbell@campbellazlaw.com](#)
Subject: Neighborhood Poll Results on Homestead at Lehi Crossing
Date: Thursday, August 12, 2021 11:33:35 AM
Attachments: [Poll Results - Homestead at Lehi Crossing.docx](#)

Hello Mr. Balmer,

Results of a neighborhood poll are attached regarding the proposed development of apartments at Gilbert and McDowell Roads, referred to as "Homestead at Lehi Crossing" and "The Residences". Please include this document for consideration in the relevant Design and Review, and Planning and Zoning Board committee meetings.

Thank you,

Kim Clark

Lehi Resident

480-586-7444

wmc@cox.net

POLL RESULTS ON PROPOSED DEVELOPMENT – HOMESTEAD AT LEHI CROSSING
August 12, 2021

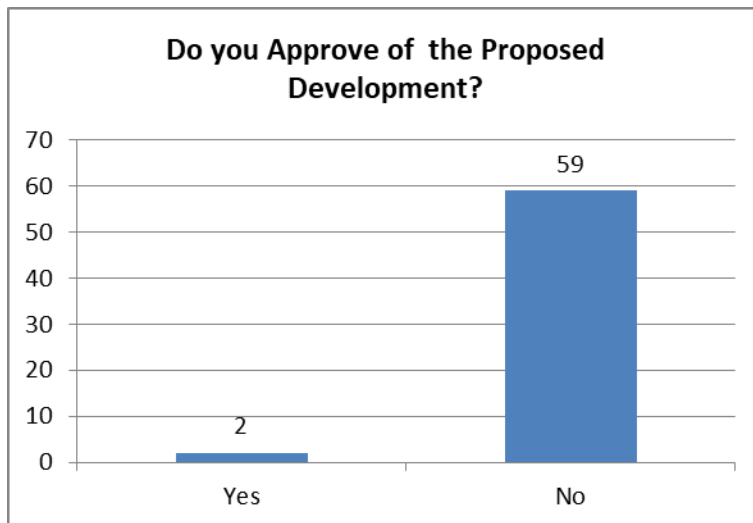
A survey was conducted July 14 through August 9, 2021 to help clarify the neighborhood's position on the proposed development at Gilbert and McDowell Roads. Three poll questions were asked of residents near the proposed development, referred to as "Homestead at Lehi Crossing" and "The Residences". Poll questions were posted on the Nextdoor application to four neighborhoods: Lehi, North Lehi, Lehi Crossing, and Hermosa Vista. The questions also were mailed to residents within 500 feet of the property and emailed to 40 residents of Lehi. One response was permitted per resident. A total of 61 responses were received, however not everyone responded to every question.

Three poll questions were asked with multiple choice answers. Because only one answer could be selected (limited by the Nextdoor application), comments were requested to clarify answers when "Other" was selected. This was especially relevant for question 3 where specific desired alternatives were provided in the comments. The comments are presented in the final section, below the poll results.

POLL RESULTS

Question 1:

Regarding the Homestead at Lehi Crossing Apts., do you approve of the proposed development?



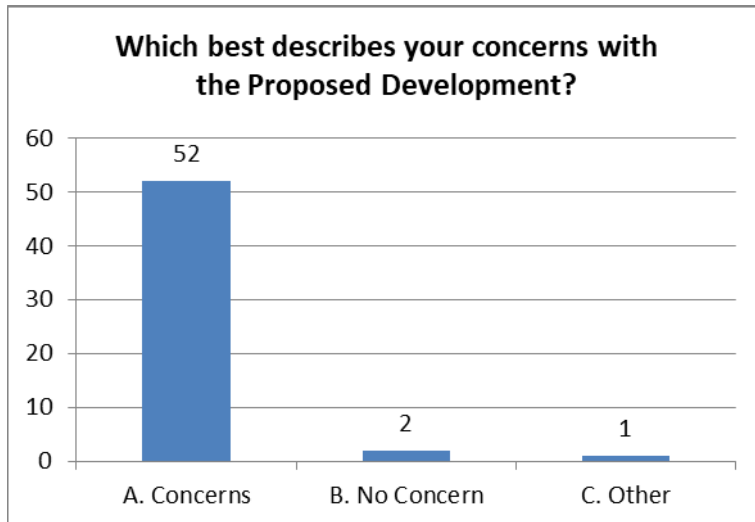
Question 2:

Which of the following best describes your concerns with the proposed development?

1. Housing density is excessive for the area and is out of character with the Lehi community
2. Traffic volume will increase significantly on McDowell Road
3. The four story structure will destroy views and/or compromise privacy
4. Neighboring property values will be adversely affected
5. Transient rental population will decrease quality of family community and could increase crime in the area

Answer Choices:

- A. Items 1 through 5 include some or all of my concerns
- B. I have no concern with the development
- C. Other, add comment

**Question 3:**

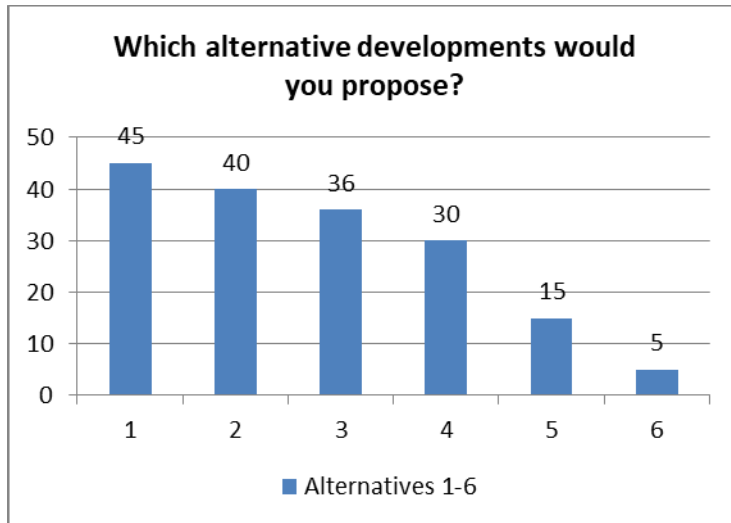
Which of the following alternative developments would you propose to the City for consideration?

1. Single family dwelling with one-acre horse property or one-acre lots
2. Single family dwelling with appropriate minimum lot size
3. Duplexes or townhomes limited to 2 stories
4. Park, sports field, basketball or tennis courts, splash pad, or other public use area
5. Small commercial development, such as restaurants, offices, shopping or other retail
6. Upscale condos or apartments limited to 2 stories

Answer Choices:

- A. Answers 1-3 above are acceptable alternatives
- B. Answers 1-4 above are acceptable alternatives
- C. Answers 1-5 above are acceptable alternatives
- D. All of the above are acceptable alternatives
- E. Other, add comment

The chart below reflects the selections for A-D above, plus specific alternatives indicated in the comments for E "Other".



COMMENTS

The following comments were received in response to the poll questions.

Question 1 - Comments:

Population density is quite large for our area.

Question 2 - Comments:

Answer A does a good job of addressing our concerns. High or Medium density housing just will not do our immediate community area any good whatsoever.

Question 3 - Comments:

1. Option 4 only
2. I would like to see 5. Small commercial development in this area. The city may not want to/or have funding to manage number 4, that would also be preferable.
3. Option 1 only
4. #2, 1 acre lot house sites
5. Alternatives #1 or #2
6. Partial B. It depends on how many homes/duplexes are being built
7. The current Zoning is RS43 (single-family dwelling, 1-acre minimum lot size).
8. #1 & #2, Single family dwelling with one-acre horse property or appropriate minimum lot size
9. #4 – A polo field or 3 with club house raising the value of the family country living Lehi brings. Maybe call it Lehi country club ... a place like no other in the valley. 10+ acres of grass allowing for families to enjoy the outdoor life. Complementing the already lush green surroundings.

10. Do not approve at all of the current proposal, to any of it.

11. 1 acre horse property only

12. #1 would be very acceptable but there is the issue of the way the City of Mesa keeps trying to force anyone who buys a lot in our Lehi neighborhood area to pay for having sewer hooked up instead of leaving well enough alone and expecting the new owner will put in a septic tank system like literally EVERYONE ELSE in the adjacent neighborhoods North of the Canal and West of Lehi Rd. We have proof in the purchases of two separate owners who bought their properties years apart but who suffered the same kind of heavy-handed behavior from the City. We would love to have the property in question become 1 acre lots if the City would let the new owners have septic systems put in without any pressure whatsoever from City personnel to pay for sewer to be put in for their homes.

Also, #5 sort of gets our attention but we would much rather that no retail anything comes in. Just professional offices or maybe a City maintenance yard.

#4 is our favorite. Since we have Shepherders Park just up from the property area in question, we have some park amenities and would love to see ball fields or climbing equipment and skate areas for older & younger kids and a big splash pad go in on the property. Riverview Park is nice and gets SO crowded that we could see a splash pad and play area get a lot of use here. Ball fields are useful because there never seem to be enough practice areas for all the little league and soccer teams around here. However, our personal wish is a park with splash pad and older/younger kid skate, climbing, slide & ramada areas, or whatever would reasonably fit in with a splash pad.

13. #2 AND #4

14. Especially 4

15. We are TOTALLY OPPOSED to that development. We think it should remain as RS43 zoning with single family lots or single family lots with horse property only.

When we bought our view lot and had our house built we checked into the zoning, because we loved the wide open view and would not have bought our lot, if someday that view would be obstructed by mixed use/commercial building development.

At that time we were assured by representatives of the planning commission it would stay residential in the zoning. And now, what we were so concerned about then, is exactly what is happening with the proposed rezoning of that property.

We would have NOT BOUGHT our lot, had it not been zoned as RS43.

We feel very strongly that developing this property should be LIMITED TO SINGLE FAMILY DWELLINGS WITH ONE-ACRE HORSE PROPERTY or SINGLE FAMILY DWELLING WITH APPROPRIATE LOT SIZE as it is presently zoned.

This proposed development will destroy our privacy and it will destroy our view. We gladly paid a premium for our view lot, because our privacy and the view from our backyard is what we value most and it is what makes our property valuable and desirable for potential buyers.

The proposed "Residences" will negatively impact our property values. This proposed 262 Units apartment complex will significantly increase noise levels. Traffic volume will increase significantly. Even crime may increase with the more transient apartment dwellers.

Poll completed by:
Kim Clark with the help of neighbors,
Residents of the Lehi Community