

Froke, Jon

To: Bonnie
Subject: Carmel Estates Development

Original Message-----

From: Bonnie [<mailto:bonmeyer8@aol.com>]
Sent: Thursday, January 29, 2015 9:59 AM
To: steve@mandalayhomes.com ; Froke, Jon
Subject: Carmel Estates development

Good morning gentlemen,

As a 'neighbor' of the homes being developed on 54th Drive, I received a letter in the mail regarding proposed changes for the development standards of the homes. While I'm not opposed to the proposed changes, I do have one concern.

The proposed changes would accommodate more garage space, which would likely increase consumer spending on the number of vehicles each family would own. The increase of vehicles would also increase the traffic in and out of the development. I can't readily visualize where city streets are planned as of yet but would like to know where the entrances and exists would be for the development. My concern is increased traffic on 54th Avenue where no sidewalks exist and children walk to school each day. 54th Avenue is already not maintained very well by the city and used to be a dead end road off of Union Hills. I'm hoping an entrance will be built on 54th Drive to encourage driving habits in and out of the development that would take advantage of 55th Avenue, where a bridge exists to cross over Skunk Creek.

Whatever information you can share would be most appreciated.

Regards,
Yvonne Meyer

Ritz, Thomas

From: Steve Shea <steve@mandalayhomes.com>
Sent: Thursday, March 05, 2015 2:18 PM
To: Ritz, Thomas; ken-chris-swint@hotmail.com
Cc: christine@arizonalandscape.com; Bill Hammond; David Everson
Subject: Re: FW: Regarding current request by Mandalay Communities

Thomas,

Mandalay will agree to stipulate that the rear yard set back on lot,s 31 through 35 will remain at 20'

Thank you,

Steve Shea

On Thu, Mar 5, 2015 at 8:37 AM, Ritz, Thomas <TRitz@glendaleaz.com> wrote:

The attached e-mail will be provided to the Planning Commission this evening.

From: Ken and Chris Swint [<mailto:ken-chris-swint@hotmail.com>]
Sent: Wednesday, March 04, 2015 6:19 PM
To: Ritz, Thomas
Subject: Regarding current request by Mandalay Communities

March 4, 2015

Mr. Ritz:

I am sending the letter below as a follow up to our phone conversation yesterday. I planned to come to the meeting on Thursday but will probably not make it. Thank you for taking the time to read my comments and consider them when making your decision.

Chris Swint

To Mr. Thomas Ritz and the Glendale Planning Commission:

We are writing to express a concern we have involving Case Number ZON14-04—the request by Mandalay Communities, Inc. to amend development standards for the Carmel Estates Residential Development.

Our home is at 5445 W Topeka Drive in the Carmel Cove Phase II Development. Our concern lies with the proposed amendment to change the minimum rear setback from 20 feet to 15 feet. Our development does not normally have this short a rear setback but we would be faced with that possibility behind our home if the request is granted. (Our rear setback is approximately 32 feet, which is fairly typical of the homes in our development.)

We spoke with Mr. Shea from Mandalay Communities to make him aware of our concern. He said he would be willing to speak with the owner about this situation. We feel you and the Planning Commission also need to be aware of our concern.

We understand the reasons for the need to change these setbacks. We are very happy that the development of this empty lot is proceeding so well. Mr. Shea has been very understanding and has tried reassure us as much as he is able. But we feel if the change to a 15 foot setback is approved, there is no guarantee that a home with that short setback will not be built behind us.

Is there a possibility of considering granting the amendment to the development standards but restrict the minimum rear setback to 20 feet for the lots that share our common back wall? If so, this would allow the development to move forward but would restrict the building of a home with a 15 foot minimum rear setback to lots not involved with our development.

We wish all the best to Mandalay Communities and look forward to a good relationship with them as our neighbors.

Ken and Chris Swint

5445 W Topeka Drive

Glendale, AZ 85308

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