



Susan Moore to: CityClerkDivision
Cc: Jeff Kurtz, Erik Swanson

10/22/2009 02:45 PM

----- Forwarded by Susan Moore/COC on 10/22/2009 02:45 PM -----

From: "Dave 'Doctor' Dickson" <tdoc3@msn.com>
To: <mayor&council@chandleraz.gov>
Date: 10/22/2009 08:21 AM
Subject: Amberwood Homes

Dear Mayor and Council,

I live in Reid's Ranch and purchased my house over two years ago. I purchased a home in a community not only for the house, but for that community. The addition of the two smaller floor plans will detract from the appearance of that community and result in lower house values. In addition, the community is 90% complete. Adding a group of smaller houses to finish out the community would look and feel odd. The available lots are all located at the entrance to the community and would give a deceptive impression as you enter the community. Amberwood made a commitment to the home owners that purchased in the community to finish it as planned. Changing the feel of the community in the final stages breaks that commitment and should not be allowed. I am opposed to allowing Amberwood to back out of their commitment to the home owners. Do not allow Amberwood to add two smaller floor plans to our community.

Dave Dickson
3200 E. Powell Pl.
Chandler, Arizona
85249

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----- Forwarded by Susan Moore/COC on 10/22/2009 02:45 PM -----

From: Terri Higgins <terri_higgins@msn.com>
To: <mayor&council@chandleraz.gov>
Date: 10/22/2009 10:35 AM
Subject: Reject Amberwood zoning

Chandler City Council,

We are current home owners in Reids Ranch, built by Amberwood Homes. We purchased our home "new" in July 2007, and one of our deciding factors to buy in Reids Ranch was with the understanding that the smallest home size is ~2600 sq.ft. and the square footage goes up from there. Since 2007 the price of our home has lost ~\$200K in value (not through Amberwood's fault), but Amberwood is now selling our floor plan for ~\$200K less than we paid. If they are allowed to now build a smaller floor plan in our neighborhood, this could cause even more of a decline to our home value.

We understand that a smaller floorplan might be an easier sell for Amberwood and complete

the Reid's Ranch development, but please do not allow them to do it in Reid's Ranch. Amberwood's planned neighborhood in Amberwood Heights, is probably a better place for this to happen; where no homes are built yet, and people would understand what the neighborhood would consist of when they are purchasing their home.

We request that you **reject** the request for Amberwood Homes to build the smaller square foot homes and continue to build homes per their original master plan documentation for Reid's Ranch.

Regards,
Brian and Terri Higgins
3130 E. Lynx Place
Chandler, AZ, 85249
480-895-3163

Windows 7: I wanted more reliable, now it's more reliable. [Wow!](#)

----- Forwarded by Susan Moore/COC on 10/22/2009 02:45 PM -----

From: <ncrisci@cox.net>
To: Mayor&Council@chandleraz.gov
Date: 10/22/2009 01:12 PM
Subject: diminishing home values

Please do not allow Amberwood homes to build these 2 new smaller floor plans. Amberwood has already been responsible for lowering the values of our homes in order to sell out their inventory. Myself and my family moved into this neighborhood 2 yrs ago and our house is upside down close to 40%. This is much higher than other surrounding neighborhoods! By allowing Amberwood to build these smaller homes we and alot of our fellow neighbors are worried that it will decrease the values of our homes even more.

Sincerely,
Valerie and Nick Crisci

3090 E. Lynx PL.
Chandler, AZ 85249



Susan Moore to: CityClerkDivision
Cc: Jeff Kurtz, Erik Swanson

10/21/2009 03:22 PM

----- Forwarded by Susan Moore/COC on 10/21/2009 03:22 PM -----

From: Krystle Rubino <krystlerubino@yahoo.com>
To: Mayor&Council@chandleraz.gov
Date: 10/21/2009 12:35 PM
Subject: Please Stop Amberwood Homes From Ruining Reid's Ranch!!

Dear Mayor Dunn and City Council,

I am writing this as a concerned homeowner, citizen and member of the Reid's Ranch Neighborhood. It has recently come to my attention that Amberwood Homes is going through the review process to be able to put two new floor plans into my community, Reid's Ranch. One of these floor plans is just 2005 sq. ft., while the other is 2262 sq. ft. I am strongly encouraging you, the City Council, to NOT allow this to happen in Reid's Ranch!

I have lived in this neighborhood for over two years now. My husband and I were one of many homebuyers who bought into this community not for what it was at the time, but for what we saw it becoming in the future. When we bought, there were no model homes, just dirt lots. But Amberwood showed us the available lots, floor plans and elevations, and we envisioned a wonderful community and we were excited. We bought into this community because it was ideally located for us near a shopping center, our work, other families, good schools and near other communities with similarly-sized homes. We bought into this community wanting to live here for many years to come.

For over two years, I have eagerly awaited Amberwood to finish building this community so that I could have more neighbors on my street. You see, my home sits across from the model homes and adjacent to four empty lots, waiting for homes to be built on them. But what I have seen in the last few months has me worried. When times were good, Amberwood built these homes with great quality and inviting exterior elevations that made you want to live here. Lately, they have put up several 'spec' homes that just do not match the quality and exterior of the homes that had been built before times got bad. In fact, these homes don't look like they belong. And they are the same floor plans!

Amberwood has made the residents of this neighborhood many promises, and many promises have been broken. I can only assume that they will jump at the chance of putting in smaller-sized homes, right next to mine, and selling them for far below the prices that the rest of us paid. They are already doing this with many of the specs in the neighborhood.

I understand that everybody is hurting with the economy the way it is now and home values have declined on their own, but please do not allow Amberwood to hurt our home value more than it already is hurting. If they come in and finish the last 12 empty lots in Reid's Ranch with these smaller models, it will really hurt the look and feel of the neighborhood, and it will really hurt the value of our homes, which are situated right near the empty lots.

My husband and I have been hit hard by this economy, as has everybody else. But we are trying to do the best we can to hold on. We love living in Chandler. We love living in Reid's Ranch. But please, please, give us something to hold on to. Don't let Amberwood ruin our neighborhood for their own greed. Please don't let them force us to walk away from our dream by making it not worth anything anymore.

Thank you for your consideration.

Sincerely,

Krystle and Kevin Wicks
4750 S. Dragoon Drive
Chandler, AZ 85249

----- Forwarded by Susan Moore/COC on 10/21/2009 03:22 PM -----

From: Warren Johnson <w.k.johnson@cox.net>
To: mayor&council@chandleraz.gov
Date: 10/21/2009 01:10 PM
Subject: Amberwood at Reid's Ranch

Mayor and Council,

I own a home in Reid's Ranch at 3210 E Lynx Pl in Chandler.

I would like to motion that the City of Chandler turn down Amberwood Home's re-zoning request to build smaller homes in our Reid's Ranch development, as well as at the new Amberwood Heights location. The reason for my motion is that building these smaller units would lower the values of our larger and more expensive homes.

Our decision to purchase our home in this development was based partly on the already existing zoning allocations nearby which we believed provided for a growth model of positive valuation in our neighborhood. It would be an unfair action to us, your tax-paying citizens, to spontaneously change the zoning laws to favor a private party (Amberwood) at the cost of lowering property values for us citizens who trusted the integrity of the City's zoning laws at our times of purchase.

Our homes were sold to us as Semi-Custom homes, all of which included higher-end upgrades as standard features. Additionally, many homes have custom iron doors, stone fronts, and upgraded landscaping, all of which are typically seen in a more expensive custom home development. And I am one of the homeowners who has invested a large portion of my financial resources in one of these fine homes.

However, the economy turned south. And we are all struggling, including us homeowners. Please vote NO on Amberwood's request to rezone these locations. If home buyers are looking for smaller homes, there are plenty of other smaller new or used homes in the area, and because of this, my view is that this re-zoning request benefits mainly only one party, Amberwood Homes, and not the City of Chandler or its citizens.

Sincerely,

Warren Johnson
3210 E Lynx Pl
Chandler, AZ 85249
Home 480-802-0066



Susan Moore to: CityClerkDivision
Cc: Jeff Kurtz, Erik Swanson

10/21/2009 09:52 AM

----- Forwarded by Susan Moore/COC on 10/21/2009 09:50 AM -----

From: Pina massenti <Giuse97@aol.com>
To: Mayor&Council@chandleraz.gov
Date: 10/20/2009 08:11 PM
Subject: Reid's Ranch Community

To whom it may concern,

I am writing this letter because I am concerned with Amberwood building smaller homes in our community. When we were looking to buy, here we were promised only the best and for the homes across the street to be even bigger! Now we are upside down over \$200,000 in our home, and building smaller floor plans will just make the situation even worse for my family and all the family's in Reid's Ranch. Please take my concern into consideration. We love living here, and I feel this may just push us out, and i don't think i am alone. I am very concerned that this is going to dramatically lower the value of my home and ruin the look and feel of the neighborhood. Thank you for your time.

The Massenti Family

----- Forwarded by Susan Moore/COC on 10/21/2009 09:50 AM -----

From: Darryl Moorer <dmoorer389@gmail.com>
To: Mayor&Council@chandleraz.gov
Cc: DTTMoorer@aol.com
Date: 10/20/2009 08:26 PM
Subject: Amberwood Homes

Dear Mayor,

I am a resident of Reid's Ranch, (Amberwood Homes), and against Amberwood introducing 2 new floor plans into Reid's Ranch. In particular, Amberwood is attempting to put floor plans of 2005 sq. ft. & 2262 sq ft into our subdivision.

Our concern is the value of existing homes in Reid's Ranch will decrease more!

Thanks for accepting this e-mail as we strongly oppose the aforementioned floor plans.

Darryl & Tonya Moorer
3293 East Powell Pl.
Chandler, AZ 85249
(480) 802-0013 - Home
(309) 287-4656 Cell

----- Forwarded by Susan Moore/COC on 10/21/2009 09:50 AM -----

From: <ncrump2@cox.net>
To: mayor&council@chandleraz.gov
Cc: ncrump2@cox.net
Date: 10/20/2009 09:29 PM
Subject: Reids Ranch by Amberwood Homes

Dear Mayor and Council of the City of Chandler,
I am currently a homeowner in the Reid's Ranch development by Amberwood homes.
I am one of the original owners having purchased my home on April of 2007.
Allowing Amberwood homes to build smaller and subsequently less expensive
homes in this development will severely lower the values of the homes in this
development. Due to the downward turn in the housing industry in Arizona, my
home is currently worth much less than the purchase price. The housing market
will eventually correct itself, however if smaller floor plans are added, this
will permanently effect the neighborhood in a negative manner. Please
consider the negative effect on the current residents of the neighborhood
before allowing Amberwood homes to amend their original promised development
of this area. Thank you all for your time and consideration. Sincerely,
Nancy Crump Biega
Homeowner, Rieds Ranch
Chandler, AZ 85249



Reid's Ranch/Amberwood Emails

Susan Moore to: CityClerkDivision
Cc: Jeff Kurtz, Erik Swanson

10/20/2009 07:17 PM

----- Forwarded by Susan Moore/COC on 10/20/2009 07:16 PM -----

From: Heather <hgarrison40@gmail.com>
To: Mayor&Council@Chandleraz.gov
Date: 10/20/2009 02:41 PM
Subject: Reid's Ranch

Dear Council,

I am a Reid's Ranch homeowner that is extremely concerned about Amberwood building smaller homes in our neighborhood. We have been hit hard by the economy and lost a great deal in our home value. We purchased the largest home model in Reid's Ranch, never dreaming our home would be worth less than what we paid just two years ago. My husband and I are very worried that these smaller homes could further decrease the value of ours. Please consider stopping Amberwood from allowing this to happen. We already have to deal with a foreclosure on one side and a rental on the other. Please do not let this happen to us. We worked so very hard to purchase this home for our family.

Sincerely

,

Heather
and Ty Garrison

----- Forwarded by Susan Moore/COC on 10/20/2009 07:16 PM -----

From: m mercado <mercadom_@hotmail.com>
To: <mayor&council@chandleraz.gov>
Date: 10/20/2009 02:41 PM
Subject: Reids Ranch development

Dear City Council,

I am very concerned about Amberwood homes intent on introducing smaller floor plans in my neighborhood. This would substantially lower my home value and will ruin the feel of the neighborhood. I ask that you do not approve of the new Amberwood home plans at the council meeting tonight.

Respectfully,

Dr. Mari Mercado

3315 E. San Carlos Pl.
Chandler, AZ 85249

918.810.2849 mobile

Susan Moore to: CityClerkDivision
Cc: Erik Swanson, Jeff Kurtz

10/19/2009 02:40 PM

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: <matt.russell2@cox.net>
To: mayor&council@chandleraz.gov
Date: 10/18/2009 05:55 PM
Subject: Reid's Ranch Zoning Change

Mayor and Council,

My wife and I currently own and occupy a home in the Amberwood community Reid's Ranch. Over the past couple of years we've watched our home values fall along with the rest of the city with nothing we can do to stop it. Today we were notified that Amberwood is proposing adding two new and significantly smaller floor plans to the Reid's Ranch community which are 15-20% smaller than the current smallest floor plan. These lower priced homes will not only be priced lower than the current models, but they will negatively impact the prices of the existing homes in the community. While we could do nothing about the overall home price decline we can do something to prevent this; my wife and I are formally requesting that you and the council deny Amberwood the ability to construct these floor plans in the existing Reid's Ranch community. We ask this to preserve our property values and because the community is essentially in a closeout state with only 12 available lots left, approximately 10% of the total lots. Amberwood is even advertising closeout blow-out specials! We have no problems with Amberwood building these floor plans in the proposed new community, Amberwood Heights, but we implore you to deny these floor plans and allow our property values to adjust with the market rather than by the addition of smaller houses within the community. If you have any questions regarding this matter please contact myself or my wife as detailed below. Thanks you for your prompt attention to this matter.

Phone - 480-242-3828
E-mail - matt.russell2@cox.net

Thank you,

Matt and Amy Russell
3050 E Lynx Place

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: MIRANDA MCCONAHAY <tmconahay@q.com>
To: <mayor&council@chandleraz.gov>
Date: 10/18/2009 06:32 PM
Subject: Reid's Ranch

To Whom It May Concern:

I am writing in regards to Amberwood Home's request to introduce two new floor plans into the Reid's Ranch neighborhood located on the northeast corner of Gilbert and Chandler Heights Road. We were one of the first families to purchase a home in this neighborhood. At the time, we believed that our home was a great value and were very excited to be part

of a semi custom home community that offered six beautiful floor plans ranging from 2593-4588 square feet. When the real estate bubble burst, our home values quickly began to suffer. We have had many foreclosures within the neighborhood and our current home is almost \$150,000 upside down. The financial loss we feel is immense. We are asking that the City Council help us salvage whatever home value we possibly can in the Reid's Ranch neighborhood by not allowing Amberwood to start selling smaller homes in our neighborhood, as believe this will only further cause our home's value to decline. With 12 lots left to sell, we ask that Amberwood honor the initial plan for our neighborhood and sell only the original floor plans planned for our community. Although it may take longer to sell, we believe that in the long run it will help keep our home value from dropping any more than it already has. Our family's financial future is tied into our home. We are actively restructuring our own financial plan in order to keep our home, but as home values on our block continue to decline, there is little incentive for us to stay. Our hope is that Amberwood and the City Council will choose to do the right thing and stay the course of the original plan for Reid's Ranch, just as we are.

Thank you for our time and consideration,

Tom and Mandy McConahay
3030 E. Lynx Pl.
Chandler, AZ 85249
480-988-7031

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: Joanna Murray <jsmurray21@hotmail.com>
To: <mayor&council@chandleraz.gov>
Date: 10/18/2009 07:03 PM
Subject: Reid's Ranch

Dear Mayor and fellow Council members:

I am writing you regarding the Reid's Ranch community on Gilbert and Chandler Heights. My family moved into this wonderful community six months ago and it is a dream come true. We have called Chandler home for the past 12 years and there is no other city we would rather live in. We purchased our first home in, what we thought, was a safe family-oriented neighborhood. The builders in our community (Cooper Commons) began building smaller homes to accommodate a variety of income levels. When this happened our once safe, peaceful neighborhood changed for the worse. Crime and vandalism went up and our property values went down. My husband and I risked everything six months ago when we took a loss on our home to move into Reid's Ranch. We were in search of a wonderful neighborhood that included families with the same interests in mind: raising our families in a true community. By building "more affordable" homes, once again our property value will decrease and I personally feel like we have lost enough. We DO NOT support the changing of the home sizes in our neighborhood. There are plenty of smaller floor-plan homes in this area that will suit all income levels and our home should not be put in jeopardy. I think you will agree that by building these homes, the integrity of our neighborhood will suffer and so will our families.

Please do not allow this to happen. I have seen far too many neighborhoods take a turn for the worse, because the builders get greedy and just want to sell their properties. In reality that is all this neighborhood is to them a "property". To the families who reside here, it is home! When the builders are gone, we are left behind to deal with the aftermath. Please help us preserve the character and integrity of Reid's Ranch by stopping Amberwood

Homes.

Thank you for your time.

Sincerely,

Joanna Murray

Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: "Nancy Lee" <upa-direct@cox.net>
To: <Mayor&Council@chandleraz.gov>
Date: 10/18/2009 07:31 PM
Subject: RE: Strong against Amberhood Builder changing home sizes in our neighborhood

To Whom it may concern,

We are the resident of Reid's Ranch Community.

Rock & Nancy Lee

3201 E Lynx Place (Reid's Ranch lot# 30)

Chandler, AZ 85249

We are strongly against Amberwood Builder is trying to introduce 2 new small floor plans (2005 Sf ft and 2262 Sq ft) into Reid's Ranch.

These would lower our home values and ruin the look and feel of the neighborhood.

We have the right to protect our neighborhood and fight for it.

Your help will be appreciated.

Thanks,

Rock & Nancy

10/18/09

Tel: 480-306-7457

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: "s chang" <songychang@hotmail.com>
To: <boyd.dunn@chandleraz.gov>, <bob.caccamo@chandleraz.gov>, <trinity.donovan@chandleraz.gov>, <rick.heumann@chandleraz.gov>, <matt.orlando@chandleraz.gov>, <jack.sellers@chandleraz.gov>, <jeff.weninger@chandleraz.gov>
Date: 10/18/2009 08:34 PM
Subject: Zoning Change at Amberwood Reid's Ranch

Dear Mayor and Council Members:

I am writing to state my objection for Amberwood to seek change on current zoning in our neighborhood. We bought and moved into Reid's Ranche with an appreciation to its appearance and value. The proposed zoning change will damage to everyone in our neighborhood. The builder is not honorable for his small portion of interest (9 only remained) to break current 100+ home owners' interest. Thank you.

Song-Yuan & Lee-mei C. Chang
Reid's Ranch lot #85
3316 E Bartlett Place, Chandler, AZ 85249
Tel: 480 -247 9271

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: Tara Lockhart <taralockhart@ymail.com>
To: Mayor&Council@chandleraz.gov
Date: 10/19/2009 12:56 PM
Subject: Opposition to Amberwood Homes proposal for Reid's Ranch

Dear Chandler City Council,

I wanted to personally express my opposition to Amberwood Homes' proposal to introduce two new smaller floor plans into the Reid's Ranch Subdivision in Chandler. Reid's Ranch is a relatively small neighborhood and this will have a very negative effect on home values. Amberwood has shown no concern with protecting current home owner's property values in the neighborhood. They have already slashed new home prices thereby reducing the resale value of our homes. This proposal to introduce smaller floor plans with add insult to injury by decreasing the square footage value of my home and will detrimentally effect the look and feel of our neighborhood. Your support of the current Reid's Ranch home owners is greatly appreciated in denying Amberwood's request to add the smaller floor plans.

Warmly,
Tara Lockhart
3314 E. San Carlos Place
Chandler, AZ 85249

Tara Lockhart
480-621-1777

----- Forwarded by Susan Moore/COC on 10/19/2009 02:40 PM -----

From: "Peng, Bo" <Bo.Peng@pearson.com>
To: <Mayor&Council@chandleraz.gov>
Date: 10/19/2009 01:59 PM
Subject: Stop Amberwood from ruining our home values

Hi Mayor and Council,

I am sending this email to you regarding the Amberwood builder plans to build small homes into Reid's Ranch. These two new floor plans: 2005 sq. ft. and 2262 sq. ft. would lower my home value and change the look and feel of my community.

I have been living in Chandler city for about two years. The Reid's Ranch has been a very beautiful and quiet community. Every one still holds on to their home even though the home value had decreased since 2008, because of what a life style the community is offering and what living environment the city can support. I would hate to see all of these are ruined by allowing Amberwood to build small homes into the Reid's Ranch community.

I am begging you to help me and my neighbors to stop Amberwood builder to build small homes.

I appreciate any help you may provide.

Bo Peng
Software Engineer
Pearson School System
Phone: 480 457 7454
e-mail: bo.peng@pearson.com

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OCT 22 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 09-129

DATE: OCTOBER 8, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CIT MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP09-0025 REID'S RANCH AND AMBERWOOD HEIGHTS

Request: Preliminary Development Plan approval for two additional floor plans for the Reid's Ranch and Amberwood Heights single-family residential subdivisions

Location: North and east of the northeast corner, and south and east of the southeast corner of Gilbert and Chandler Heights Roads

Applicant: Allen Willis, Amberwood Homes

RECOMMENDATION

The request is for Preliminary Development Plan approval for two additional floor plans for the Reid's Ranch and Amberwood Heights single-family residential subdivisions. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subdivisions are part of a larger master-planned single-family residential development that includes the Reid's Ranch, Amberwood Heights, and the Landing at Reid's Ranch subdivisions. The request is for the Reid's Ranch and Amberwood Heights subdivisions only. The subdivisions are located both northeast and southeast of the intersection of Gilbert and Chandler Heights Roads. Reid's Ranch is located on the north side of Chandler Heights Road, and Amberwood Heights is located on the south side of Chandler Heights Road. North of Reid's Ranch is the Brook's Ranch single-family neighborhood. East, adjacent to Reid's Ranch is the

Landing at Reid's Ranch custom home subdivision. East, adjacent to the Amberwood Heights subdivision is the Valencia II master-planned single-family residential development. South is the Mesquite Groves subdivision, and west at the intersection corner is a single-family home on a little more than four and one-half acres. The Amberwood Heights subdivision has yet to be developed.

Collectively, all three subdivisions in the Reid's Ranch master-planned area were approved in 2004 for subdivision layout. Reid's Ranch and Amberwood Heights also received housing product approval. Five housing products were approved for the Reid's Ranch and Amberwood Heights subdivisions; two single-story and three two-story homes. Three elevations were provided for each home. The home sizes range from 2,593 to 4,588 square feet, and the minimum lot size is 10,000 square feet. In 2005, modifications were made to the approved housing products to allow the option of basements on three of the five approved housing products. The modifications were approved administratively. Neither the footprint, nor the elevations of the homes changed.

The current request includes reduced livable square footages in the smallest housing plan greater than a 10% reduction from the approved plan. By policy, changes in plans that are 10% or greater require PDP approval. The proposed two housing plans are 2,005 and 2,262 square feet in size, a 23% and 13% reduction. Additionally, the original housing product ranged from approximately 55-feet to 60-feet wide. The proposed housing product is approximately 55-feet wide for the 2,005 square foot home, and 60-feet wide for the 2,262 square foot home. Lot sizes are not changing.

Architectural details for the two additional floor plans are consistent with the previously approved plans. Three architectural styles are provided; these include an 'Arts & Crafts', 'Tuscan' and 'Contemporary' design. Stone elements are standard on the 'Arts & Crafts' and 'Tuscan' elevations. Corbels, arched window elements, pop-outs, and minor detailing descriptive of the architectural style are provided.

DISCUSSION

Staff has heard from a number of residents, predominantly from the Reid's Ranch subdivision. Concerns have been expressed from some of the residents within the Reid's Ranch subdivision regarding the potential decrease in property values due to the smaller housing product. These concerns were also expressed at the neighborhood meeting where the applicant explained that home value is based upon comparable home sizes, so the largest home would be compared to similar home sizes and not compared with the smallest home. Emails in opposition are attached.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius, as well as vacant lots within the Reid's Ranch subdivision that are under contract, and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- Two orange 4' X 8' placard public hearing signs were posted on the properties.

- A neighborhood meeting was held on Thursday, September 17, 2009. Approximately 30 neighbors attended, however only nine signed the sign-in sheet.

At the time of this writing, Staff has received approximately 10 telephone calls with general questions of the request; two have been calls in opposition to the additional product within the Reid's Ranch subdivision. Staff has also received six emails in opposition. Concerns expressed in the emails ranged from opposition to the 2,005 square foot plan to the ability to locate two-story homes in the Amberwood Heights subdivision. Two-story homes were approved for the Amberwood Heights subdivision with the rezoning in 2004.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 1 (Hartke)

Three neighbors spoke in opposition at the Planning Commission hearing. The concerns expressed by the neighbors were regarding the potential for diminished home values, as well as, that at the time the residents purchased their homes (two of them within the Reid's Ranch subdivision), there was an expectation of the size of homes in the neighborhood and this request changes those expectations.

Planning Commission also discussed the request, with one Commissioner expressing concerns with the fact that only nine lots remain in the Reid's Ranch subdivision, and that the two new products should be limited to the Amberwood Heights subdivision only.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP09-0025 REID'S RANCH AND AMBERWOOD HEIGHTS, subject to the following conditions:

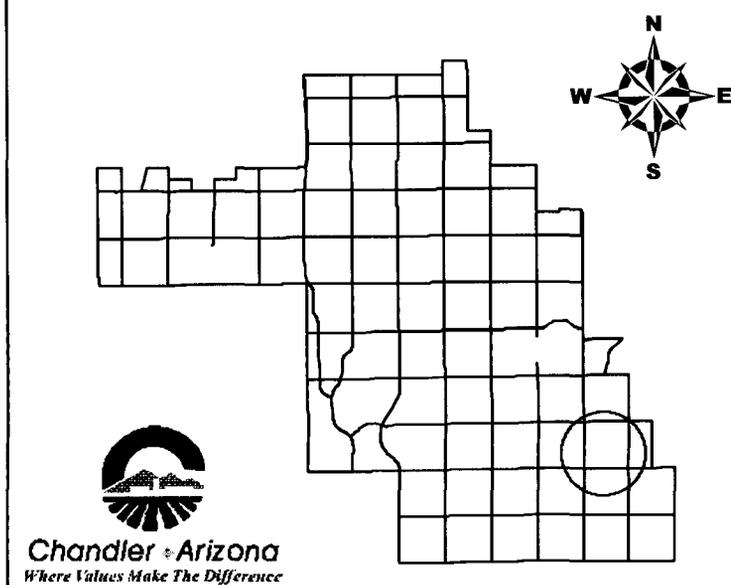
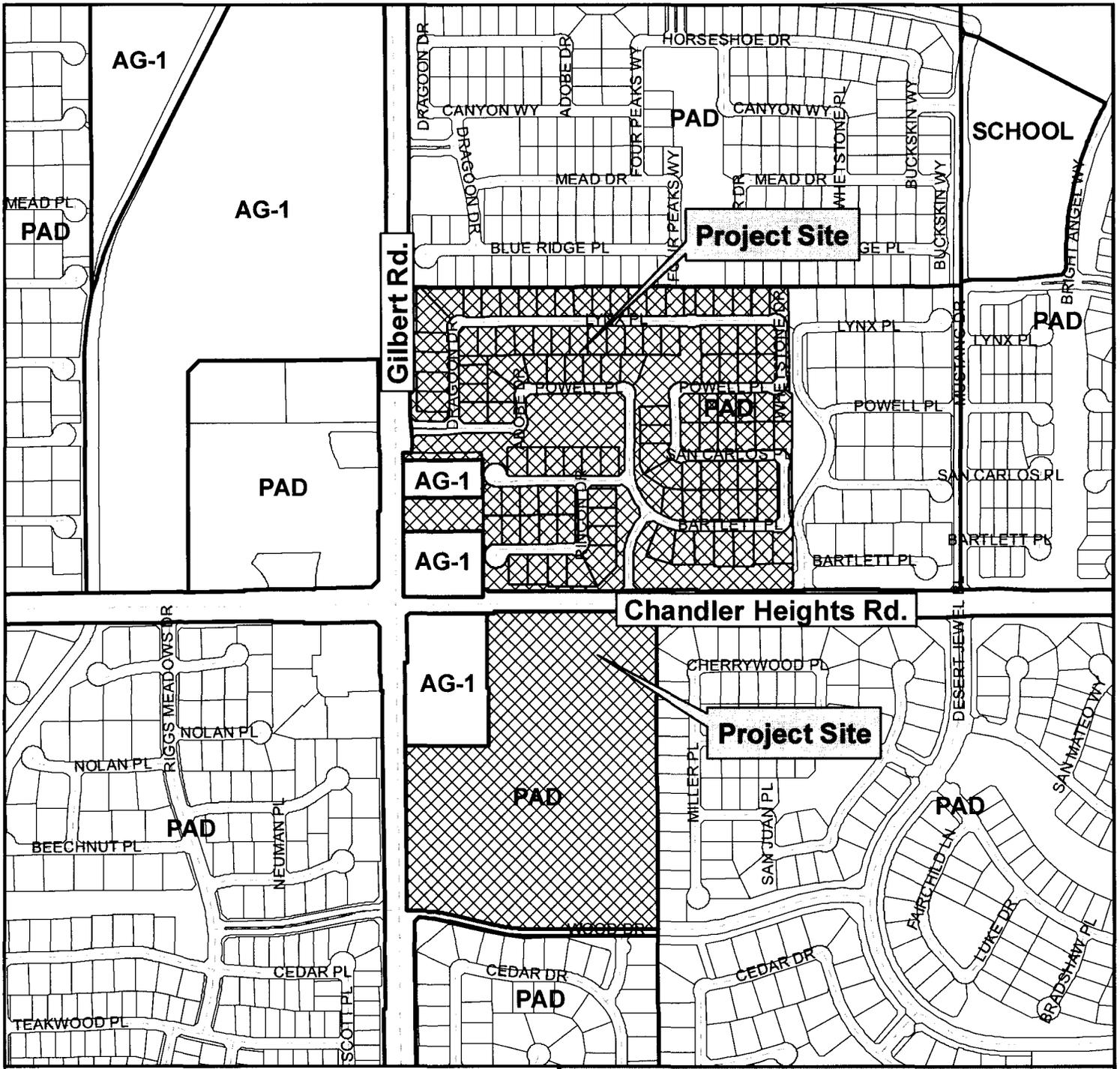
1. Development shall be in substantial conformance with the attached exhibits, kept on file in the City of Chandler Planning Services Division, in File No. PDP09-0025, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3601 in case DVR04-0009, except as modified by condition herein.

PROPOSED MOTION

Move to approve PDP09-0025 REID'S RANCH AND AMBERWOOD HEIGHTS, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Subdivision Master Plan
3. Plan 2005 Exhibits
4. Plan 2262 Exhibits
5. Ordinance No. 3601
6. Emails in Opposition

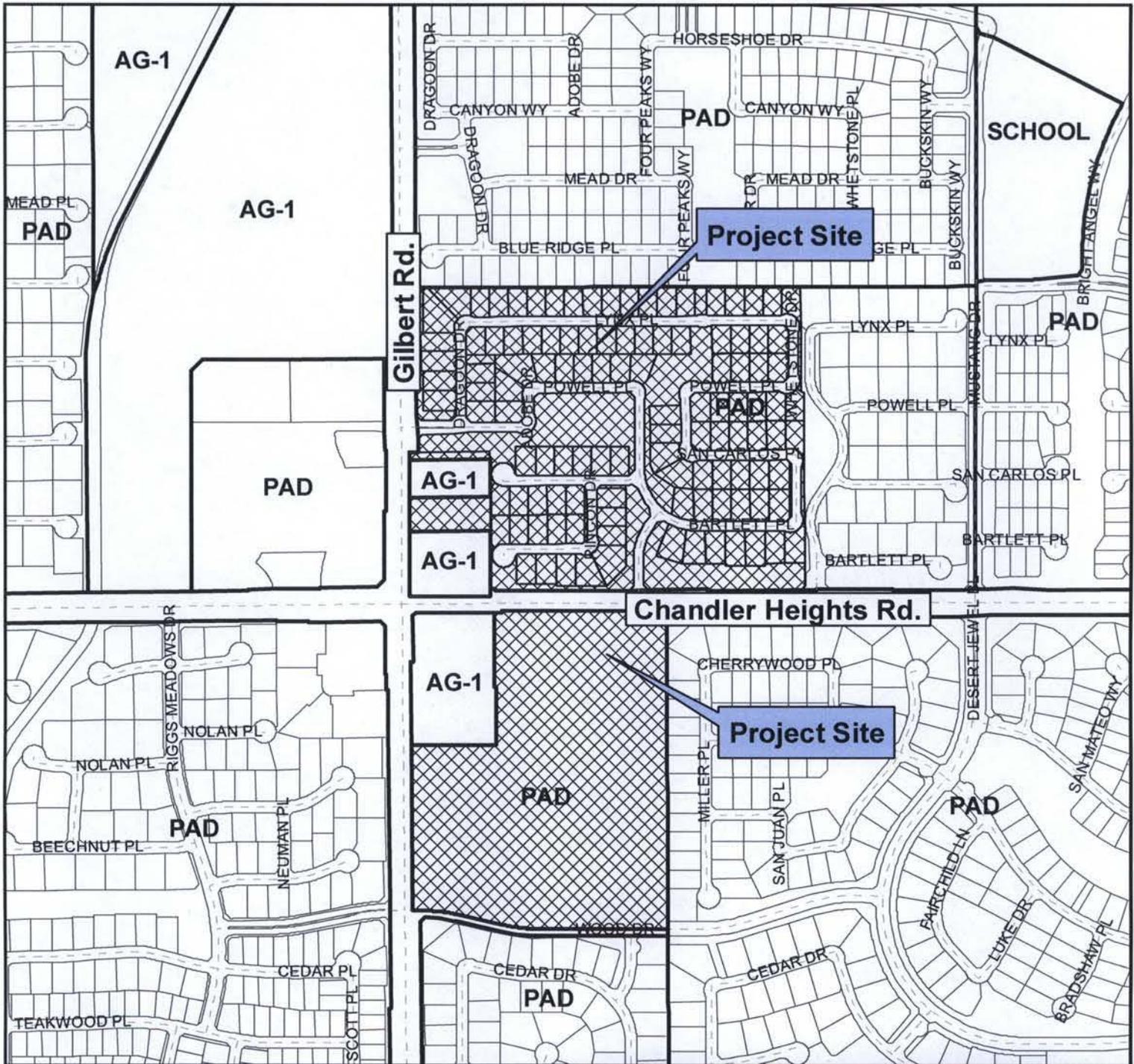


Vicinity Map



PDP09-0025

Reid's Ranch

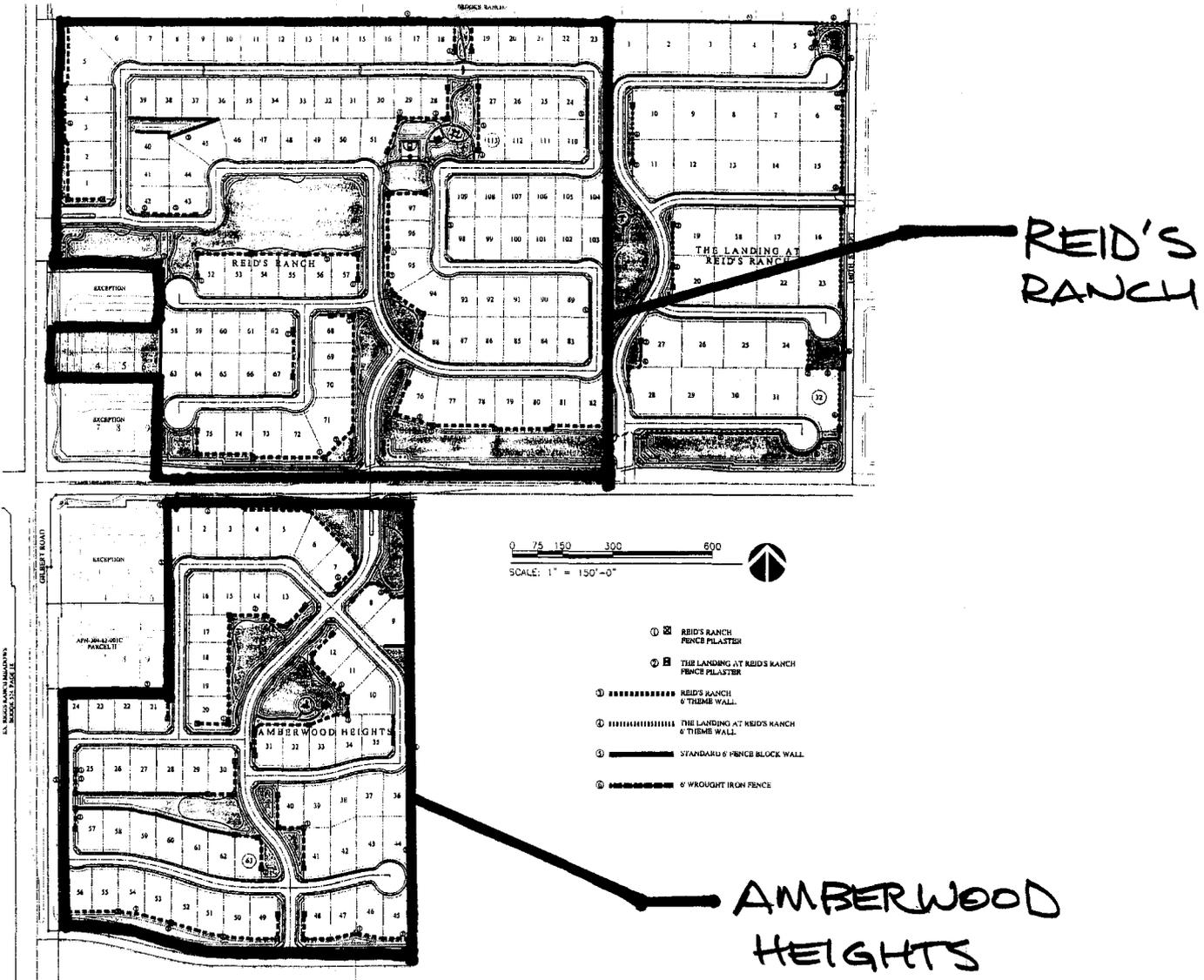


Vicinity Map



PDP09-0025

Reid's Ranch

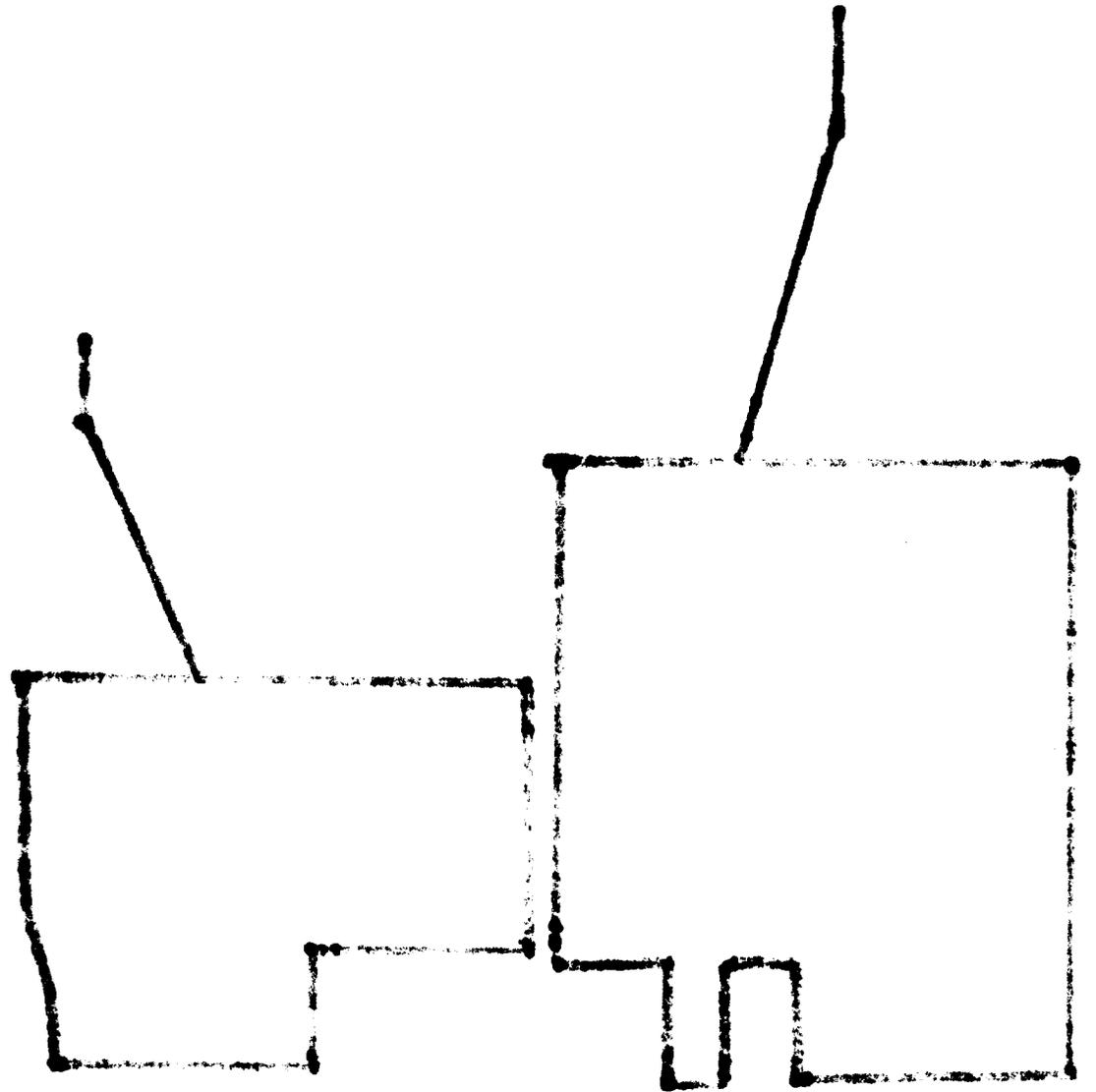


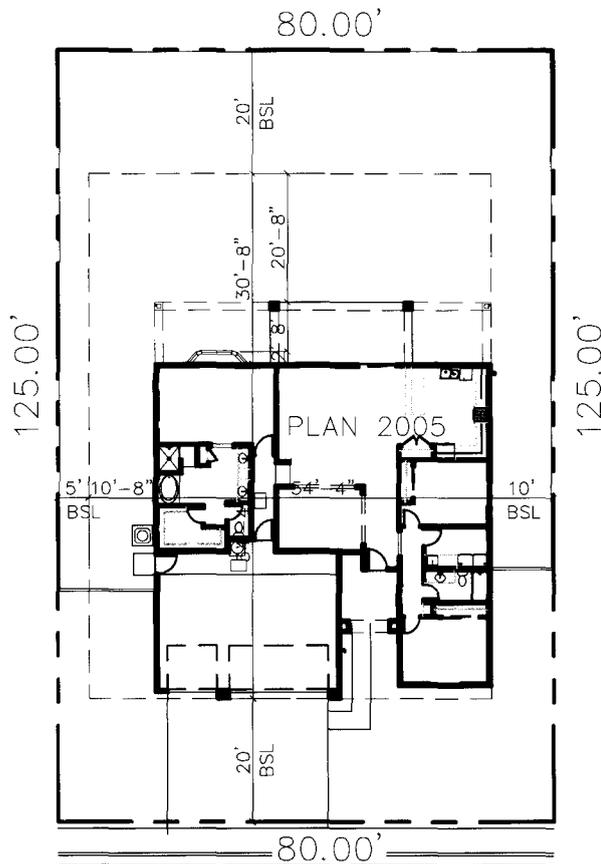
REID'S RANCH • THE LANDING AT REID'S RANCH • AMBERWOOD HEIGHTS

PREPARED FOR: AMBERWOOD HOMES

MASTER WALL PLAN

JUNE 17, 2004





ADDRESS:

REIDS RANCH
CHANDLER, AZ SCALE: 1"=30.0'

SETBACKS

FRONT = 20' (SIDE ENTRY GARAGE)

REAR = 20'

-LOTS BACKING ONTO ARTERIAL
STREETS SHALL REQUIRE A REAR
SETBACK OF 30' FOR SINGLE STORY
AND 40' FOR TWO STORY

SIDES = 10', 15'

NOTE: BUILDING SETBACKS, FENCE LINES, AND PAD
SIZE MAY VARY UP TO 12" IN EITHER DIRECTION
BASED ON EXISTING FIELD CONDITIONS. ALL
MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS
ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE
AND VERIFICATION BY SUPERINTENDENT.

NOTE: IN CASE OF DISCREPANCY REFER TO
APPROVED FINAL PLANS FOR LOT SIZES AND
DIMENSIONS.

MODEL: 2005 (A)

MAIN FLOOR	2005 SQ. FT.
OPT. BAY @ MSTR	+16 SQ. FT.
3 CAR GARAGE	709 SQ. FT.
ENCLOSE AREA	2714 SQ. FT.
ENCLOSE AREA w/ (1) BAY OPT	2730 SQ. FT.
COVERED PORCH AREA	103 SQ. FT.
STND COVERED PATIO AREA	230 SQ. FT.
OPT. COVERED PATIO B AREA	+127 SQ. FT.
OPT. COVERED PATIO C AREA	+187 SQ. FT.
UNENCLOSED AREA	333 SQ. FT.
UNENCLOSED AREA w/ OPT COV PATIO B	460 SQ. FT.
UNENCLOSED AREA w/ OPT COV PATIO B/C	647 SQ. FT.
BLDG. FOOTPRINT w/ ALL OPT	3377 SQ. FT.
TYPICAL LOT AREA: 10,000	
LOT COV. %	33.77%
BLOCK FENCE:	270'-----

AMBERWOOD
H O M E S

1" = 30'

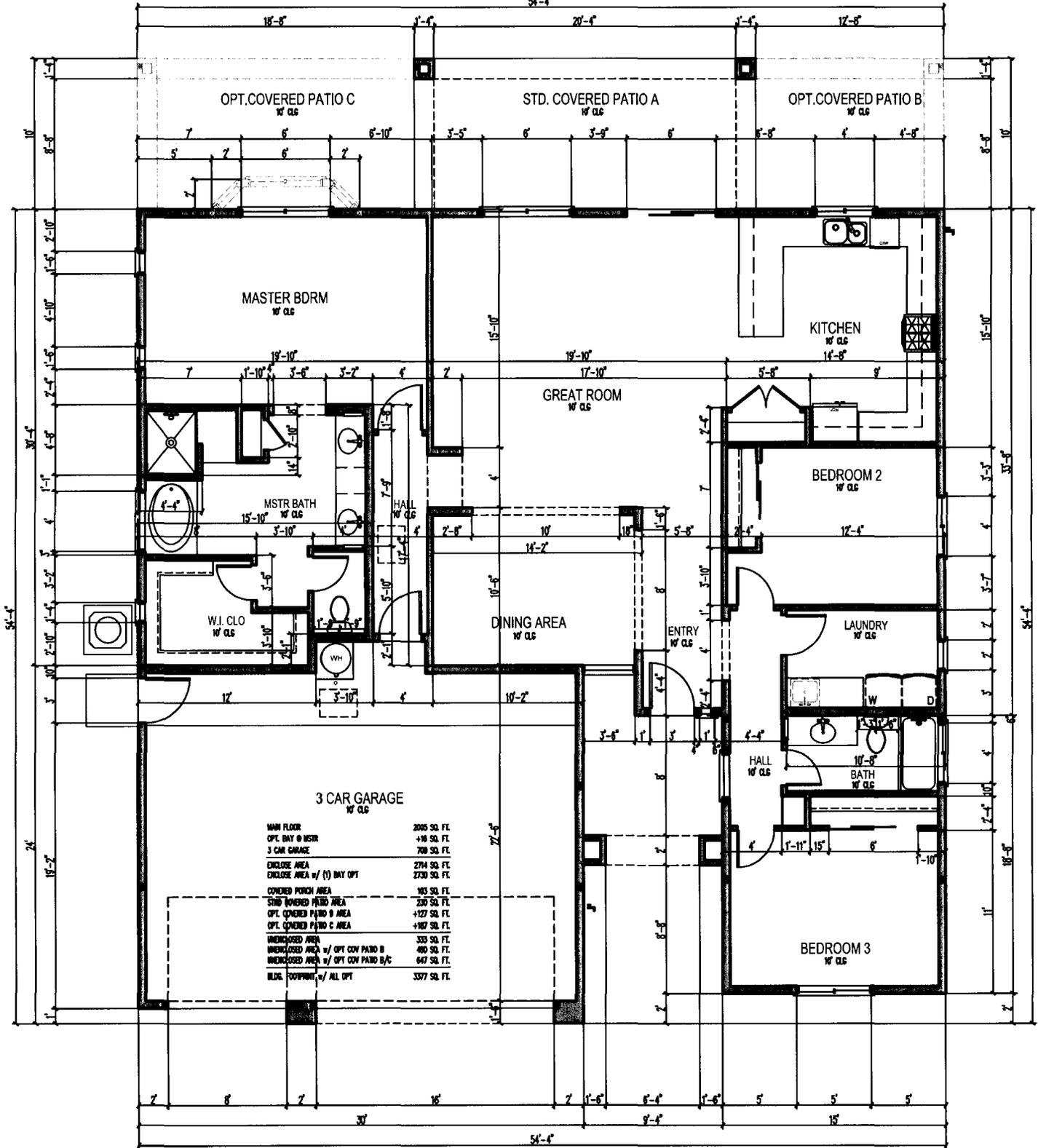
06.09.09

TS

Plan 2005-A

PLAN 2005 PLOT PLAN

NOTE: STD PATIO A (2) COLUMNS @ 20'-4" APART
 NOTE: OPT. PATIO A-B (3) COLUMNS @ 15'-10" APART
 NOTE: OPT. PATIO A-B-C (4) COLUMNS @ 15'-4" APART



DIMENSION FLOOR PLAN
(NOTED FLOOR PLAN ON SHEET 3C) 1/4" = 10"

PLAN 2005 FLOOR PLAN



FRONT ELEVATION A
PLAN 2005 (ARTS & CRAFT)

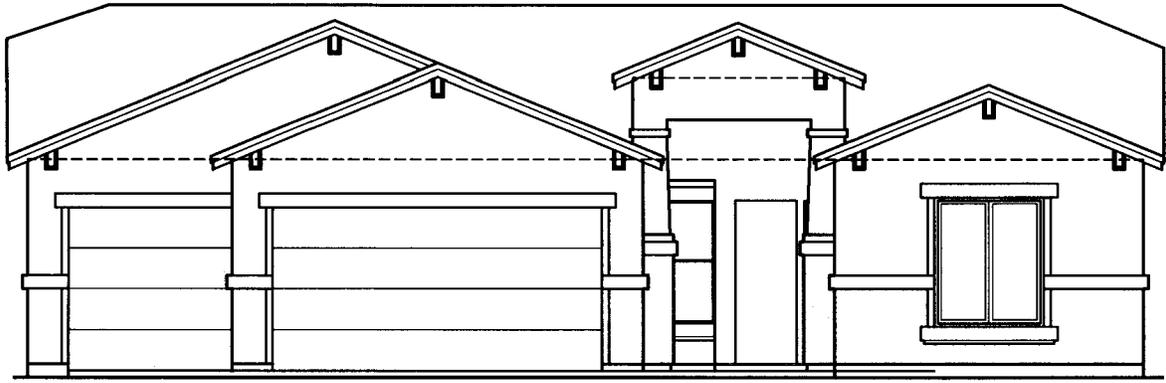


FRONT ELEVATION B
PLAN 2005 (TUSCAN)

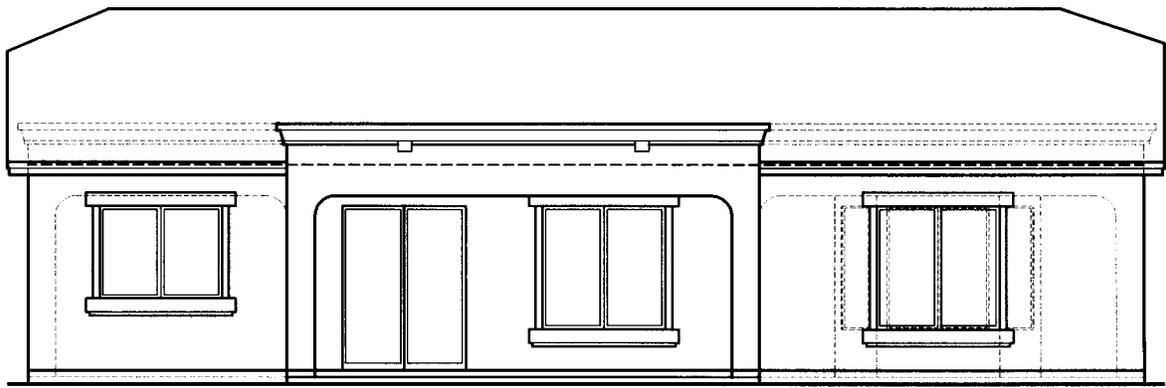


FRONT ELEVATION C
PLAN 2005 (CONTEMPORARY)

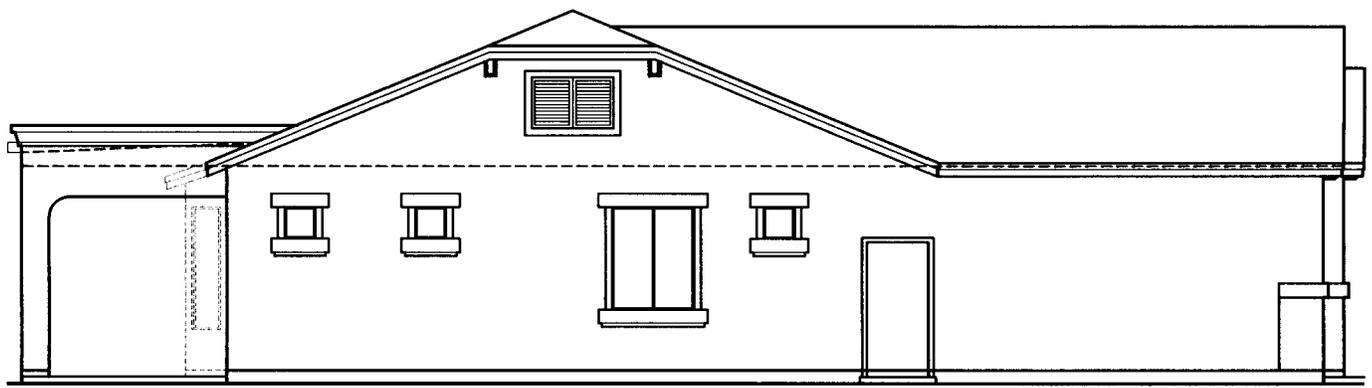
PLAN 2005 FRONT ELEVATIONS



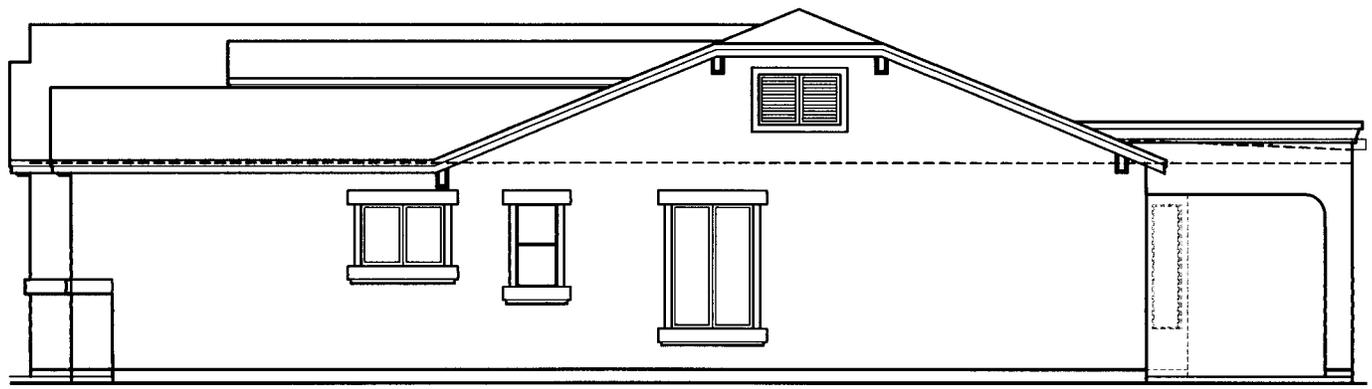
PLAN 2005 (ARTS & CRAFT)
FRONT ELEVATION (A)



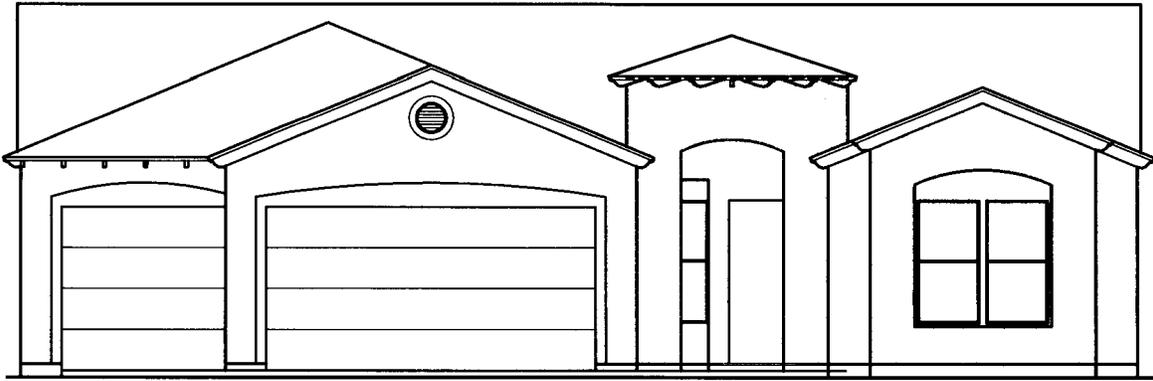
REAR ELEVATION



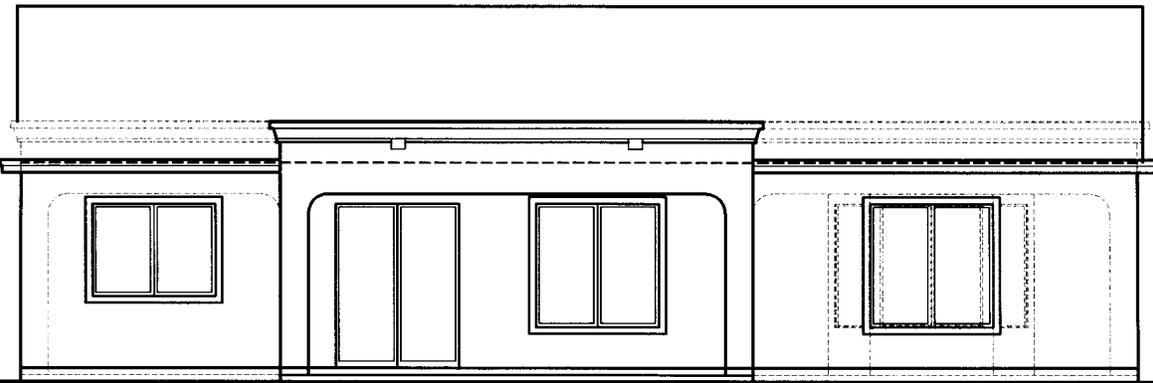
LEFT ELEVATION



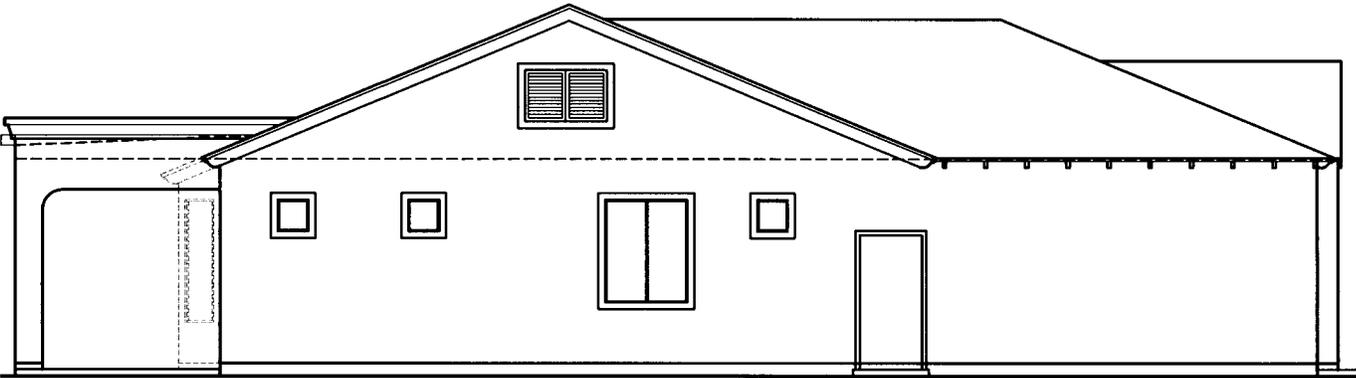
RIGHT ELEVATION



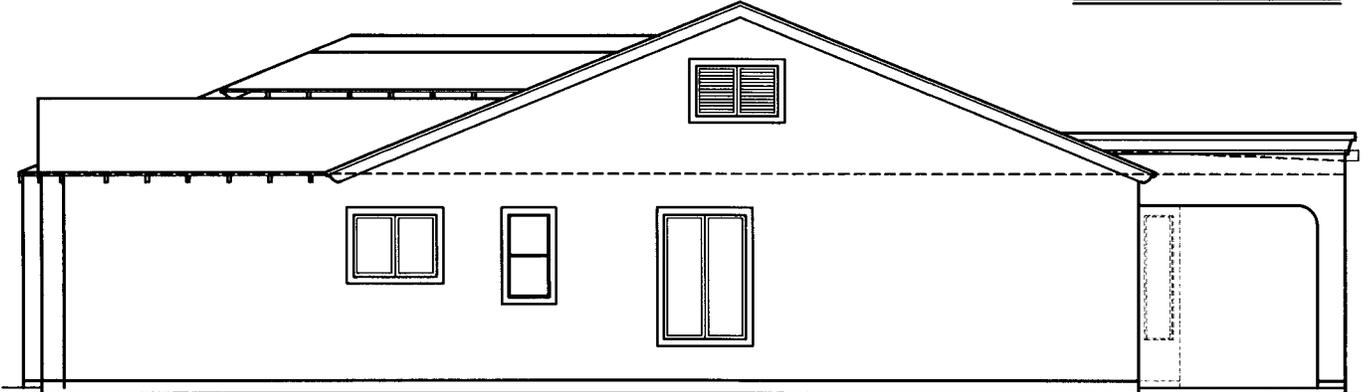
PLAN 2005 (TUSCAN)
FRONT ELEVATION (B)



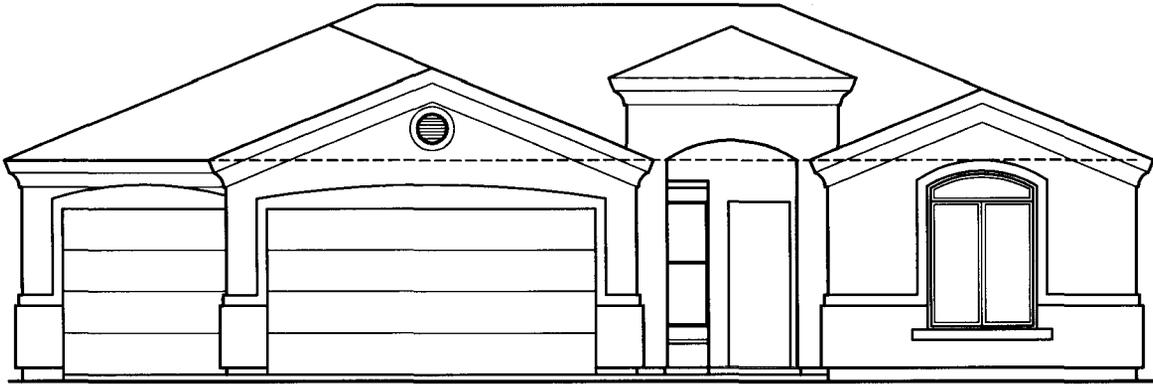
REAR ELEVATION



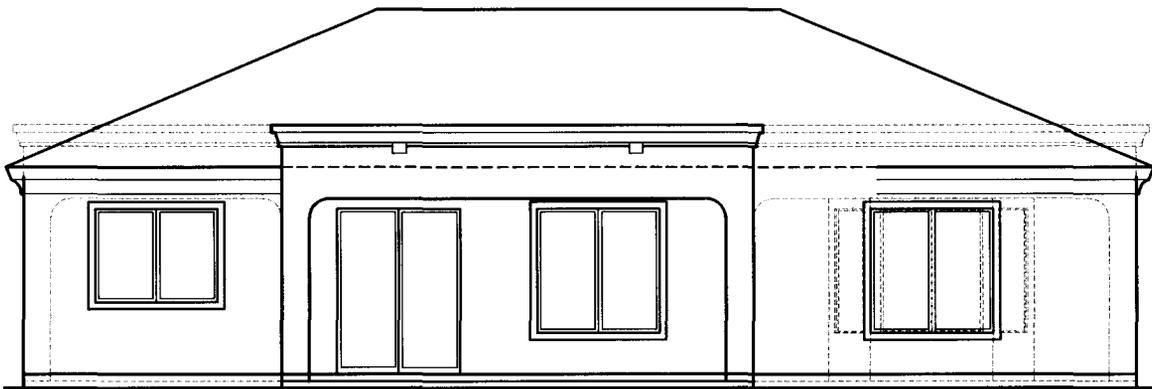
LEFT ELEVATION



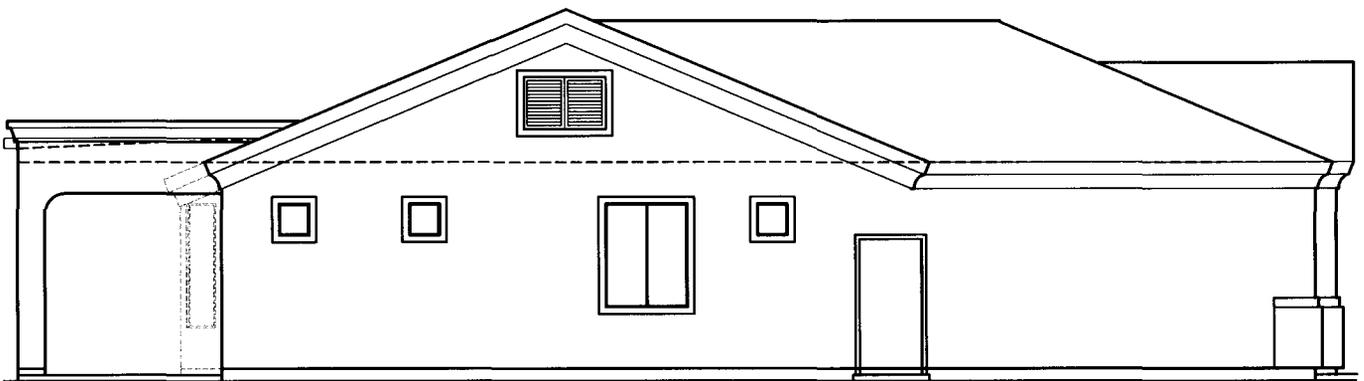
RIGHT ELEVATION



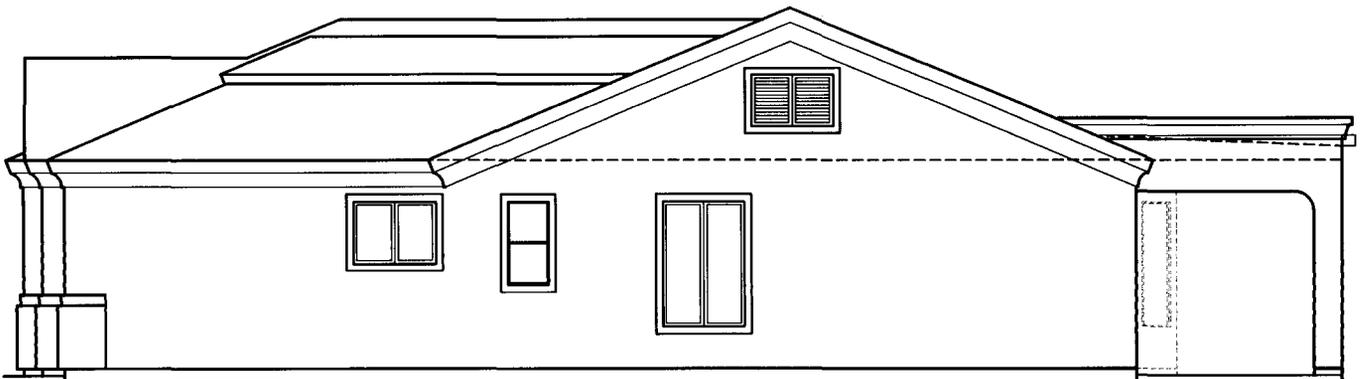
PLAN 2005(CONTEMPORARY)
FRONT ELEVATION (C)



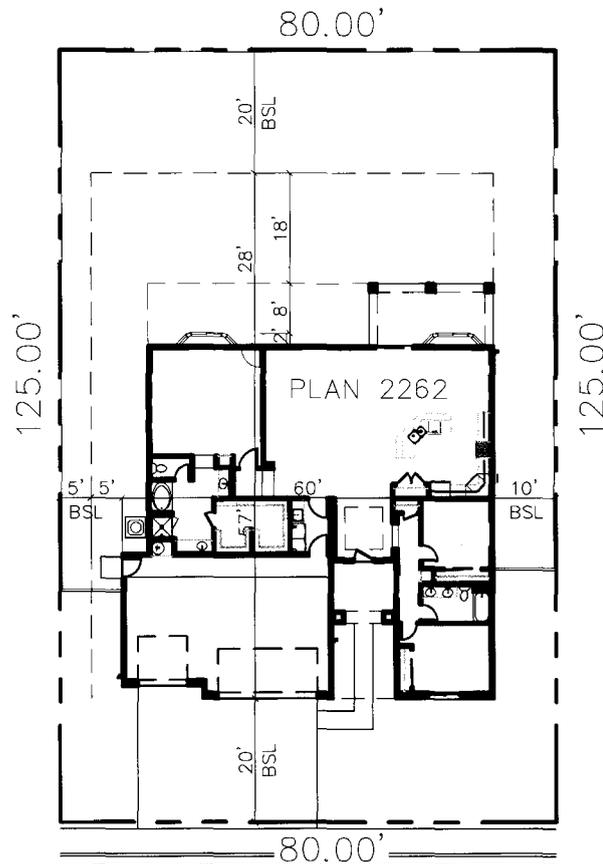
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



ADDRESS:

REIDS RANCH
CHANDLER, AZ SCALE: 1"=30.0'

SETBACKS

FRONT = 20' (SIDE ENTRY GARAGE)

REAR = 20'

-LOTS BACKING ONTO ARTERIAL
STREETS SHALL REQUIRE A REAR
SETBACK OF 30' FOR SINGLE STORY
AND 40' FOR TWO STORY

SIDES = 10', 15'

NOTE: BUILDING SETBACKS, FENCE LINES, AND PAD
SIZE MAY VARY UP TO 12" IN EITHER DIRECTION
BASED ON EXISTING FIELD CONDITIONS. ALL
MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS
ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE
AND VERIFICATION BY SUPERINTENDENT.

NOTE: IN CASE OF DISCREPANCY REFER TO
APPROVED FINAL PLANS FOR LOT SIZES AND
DIMENSIONS.

MODEL: 2262 (A)

MAIN FLOOR	2262 SQ. FT.
OPT. BAY @ DINING	+16 SQ. FT.
OPT. BAY @ MSTR	+16 SQ. FT.
3 CAR GARAGE	767 SQ. FT.
ENCLOSE AREA	3029 SQ. FT.
ENCLOSE AREA w/ (1) BAY OPT	3045 SQ. FT.
ENCLOSE AREA w/ (2) BAY OPT	3061 SQ. FT.
COVERED PORCH AREA	101 SQ. FT.
COVERED PATIO AREA	200 SQ. FT.
OPT. COVERED PATIO AREA	+358 SQ. FT.
UNENCLOSED AREA	301 SQ. FT.
UNENCLOSED AREA w/ OPT COV PATIO	659 SQ. FT.
BLDG. FOOTPRINT w/ ALL OPT	3720 SQ. FT.
TYPICAL LOT AREA: 10,000	
LOT COV. %	37.2%
BLOCK FENCE:	265' _____

AMBERWOOD
H O M E S

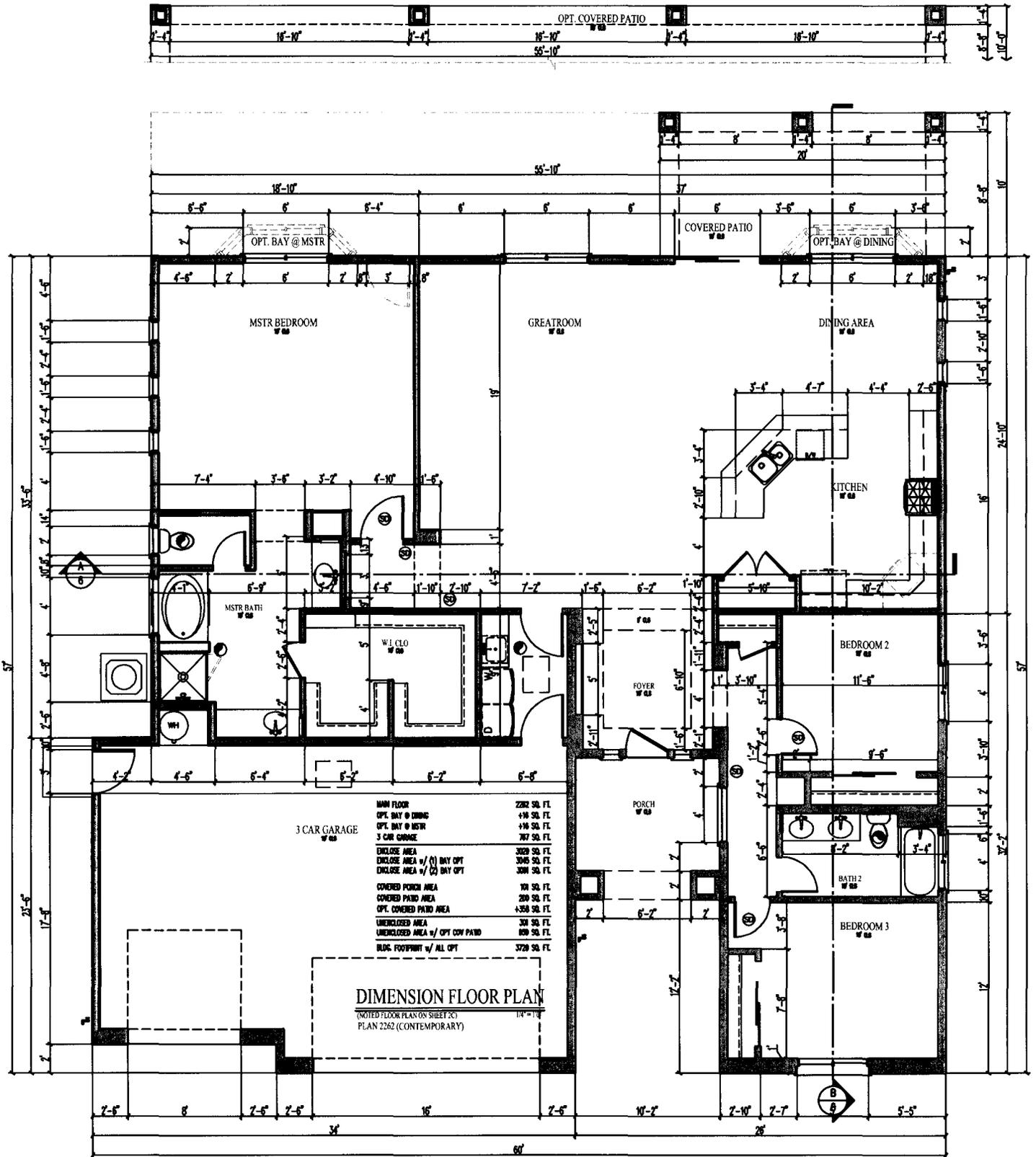
1" = 30'

06..03.09

T5

Plan 2262-A

PLAN 2262 PLOT PLAN



PLAN 2262 FLOOR PLAN



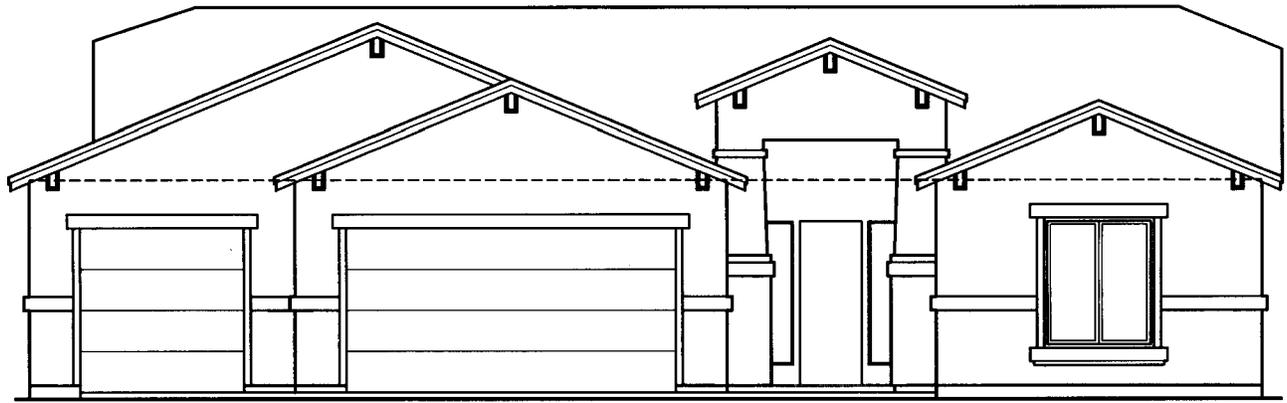
ELEVATION A
ARTS & CRAFTS



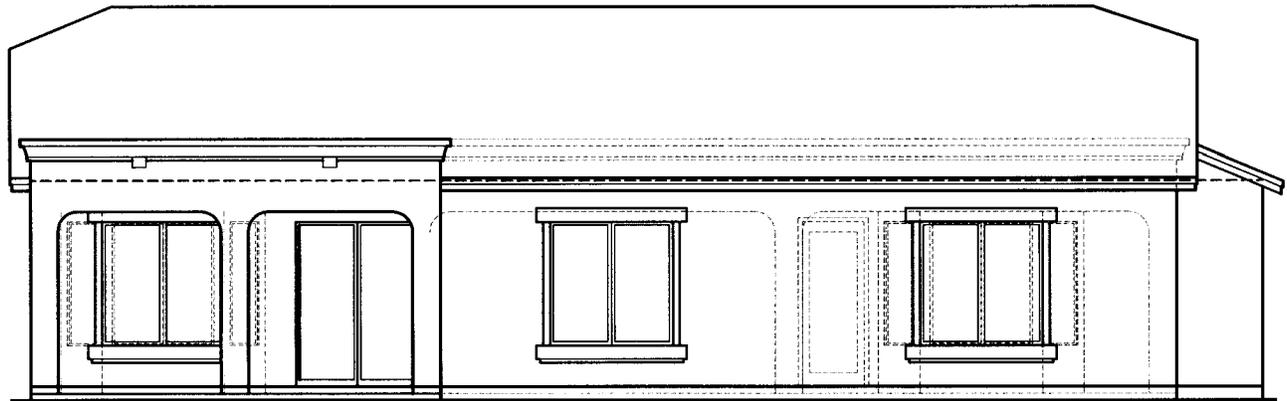
ELEVATION B
TUSCAN



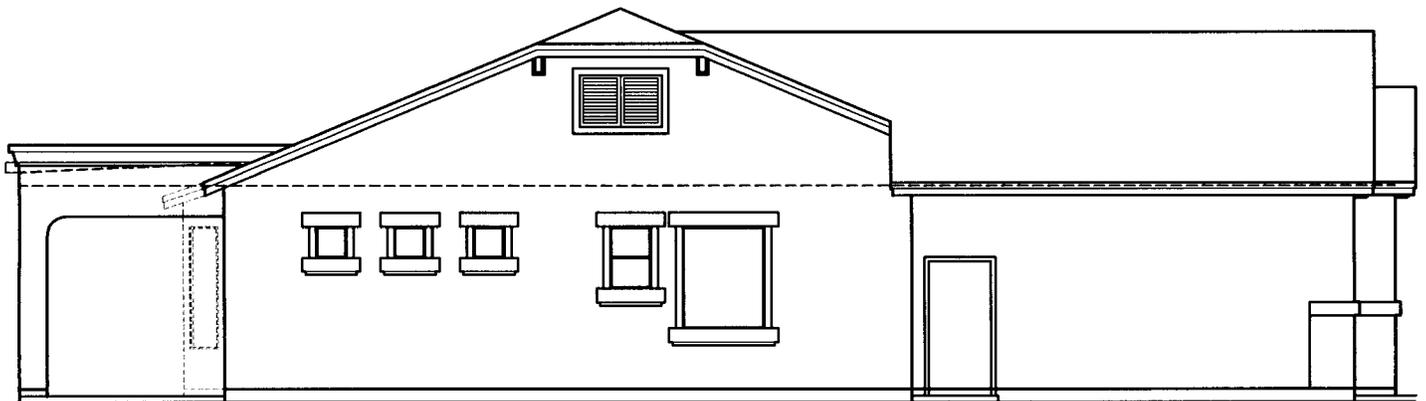
ELEVATION C
CONTEMPORARY



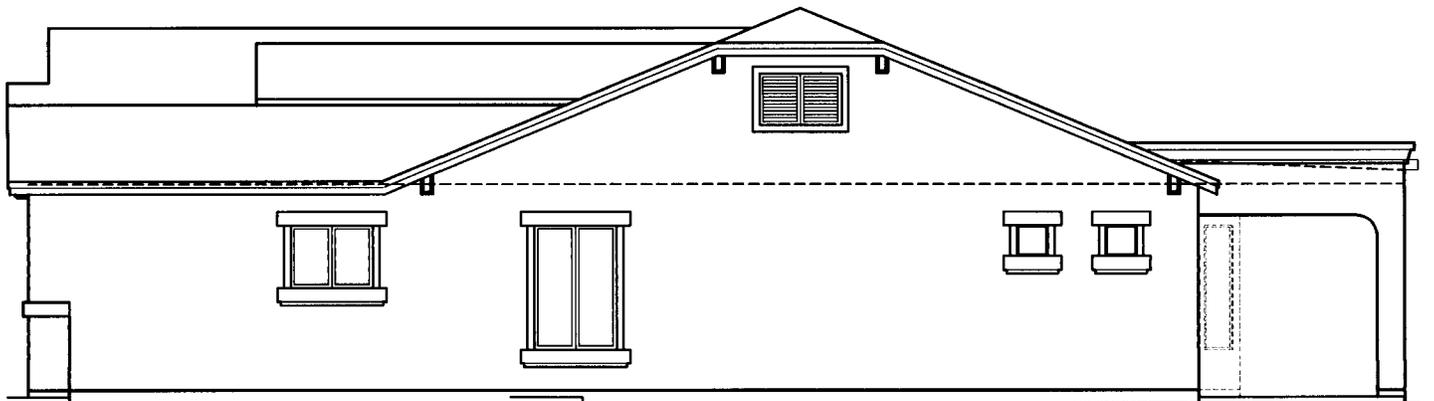
PLAN 2262 (ARTS & CRAFT)
FRONT ELEVATION (A)



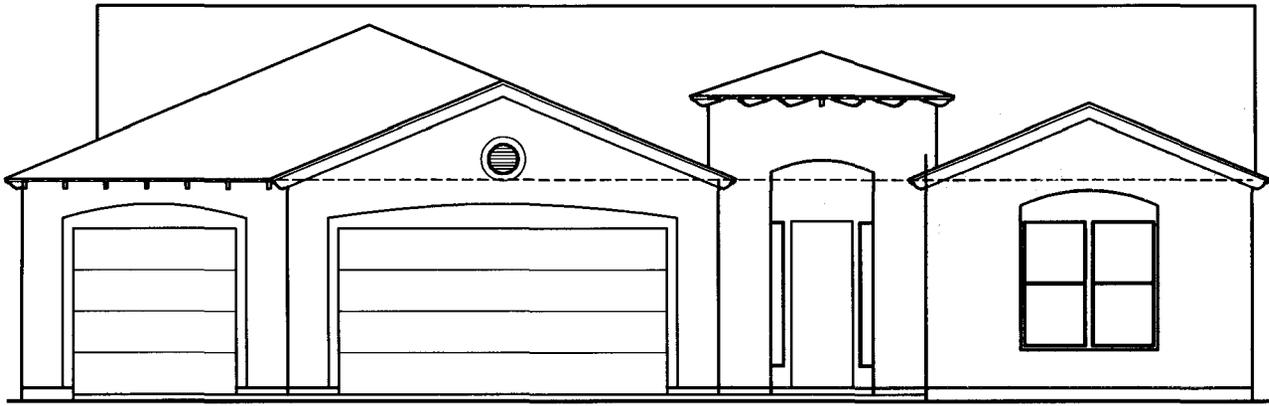
REAR ELEVATION



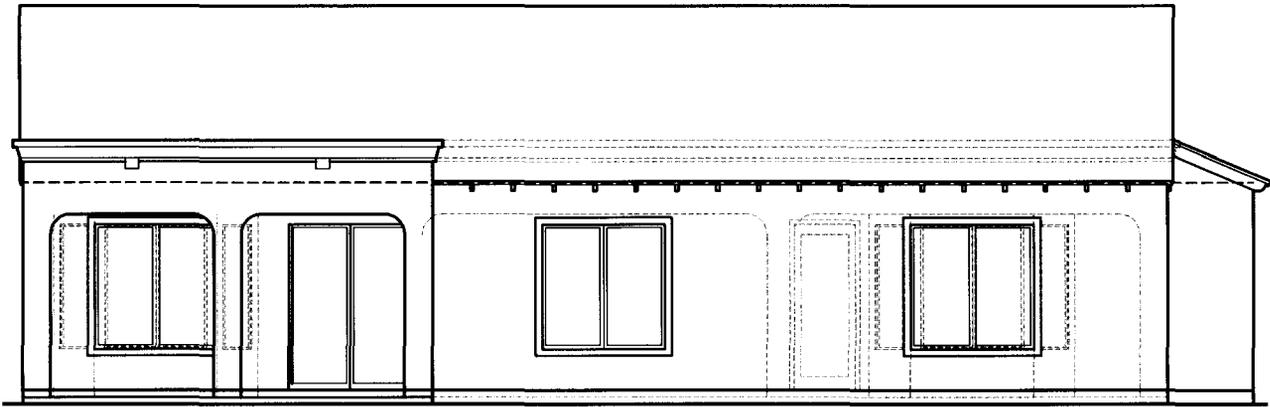
LEFT ELEVATION



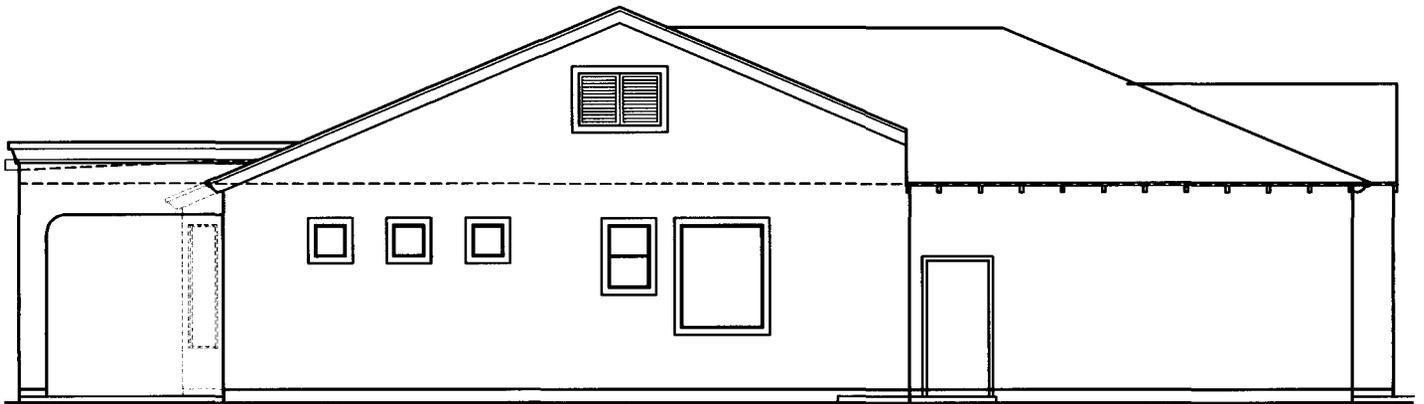
RIGHT ELEVATION



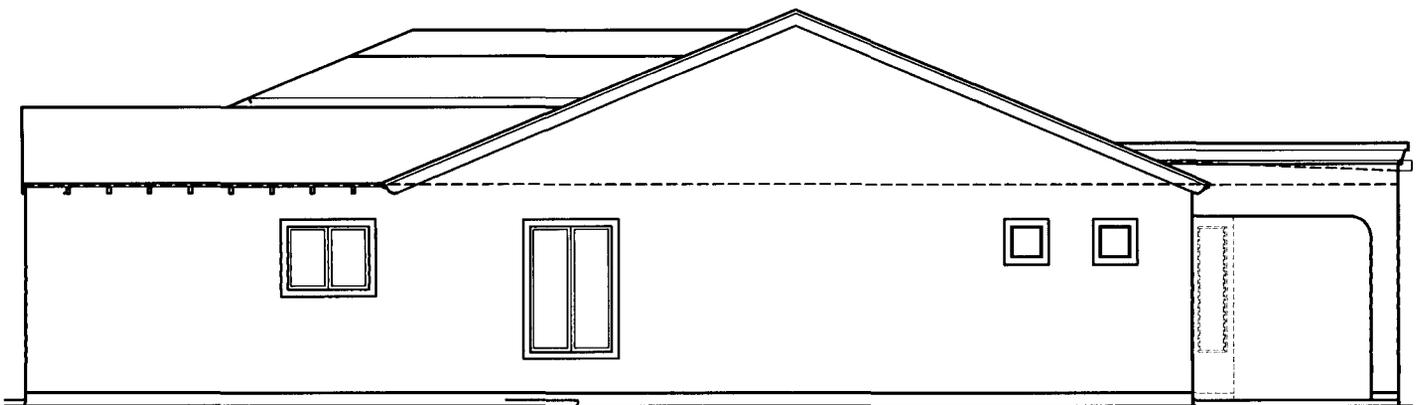
PLAN 2262 (TUSCAN)
FRONT ELEVATION (B)



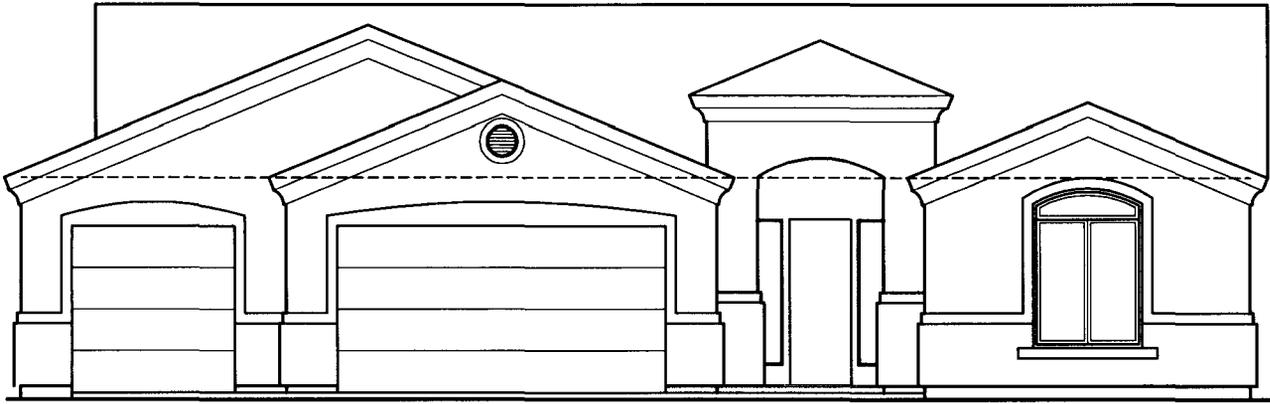
REAR ELEVATION



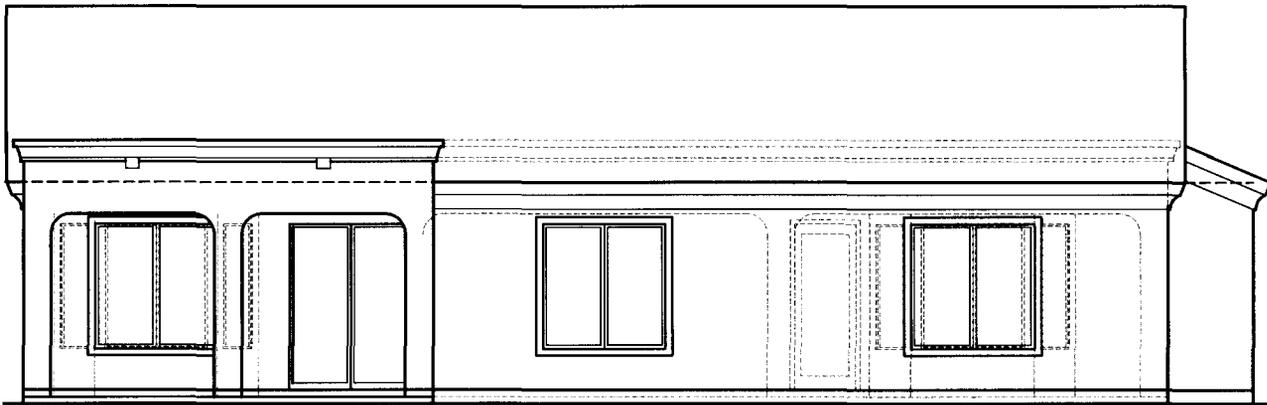
LEFT ELEVATION



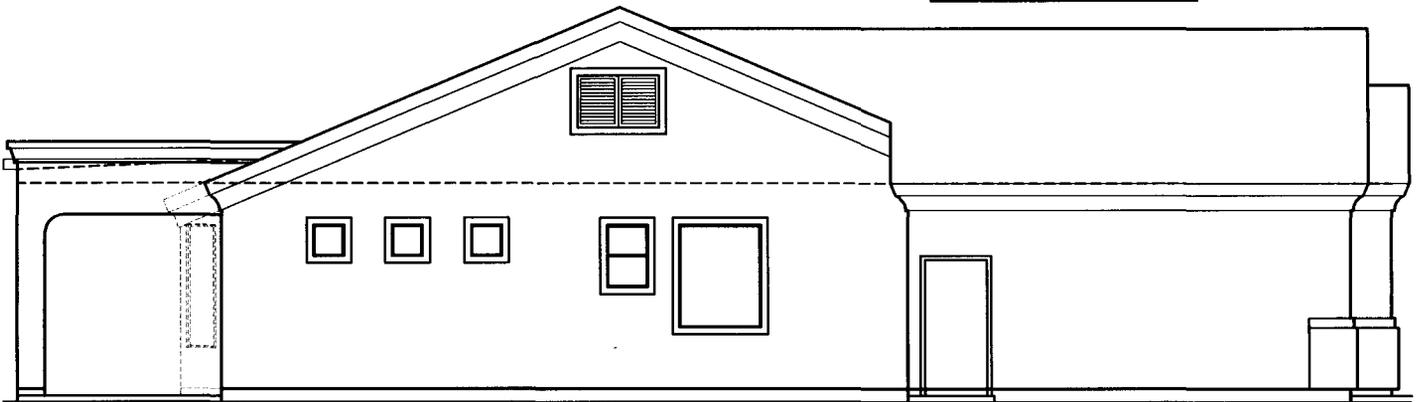
RIGHT ELEVATION



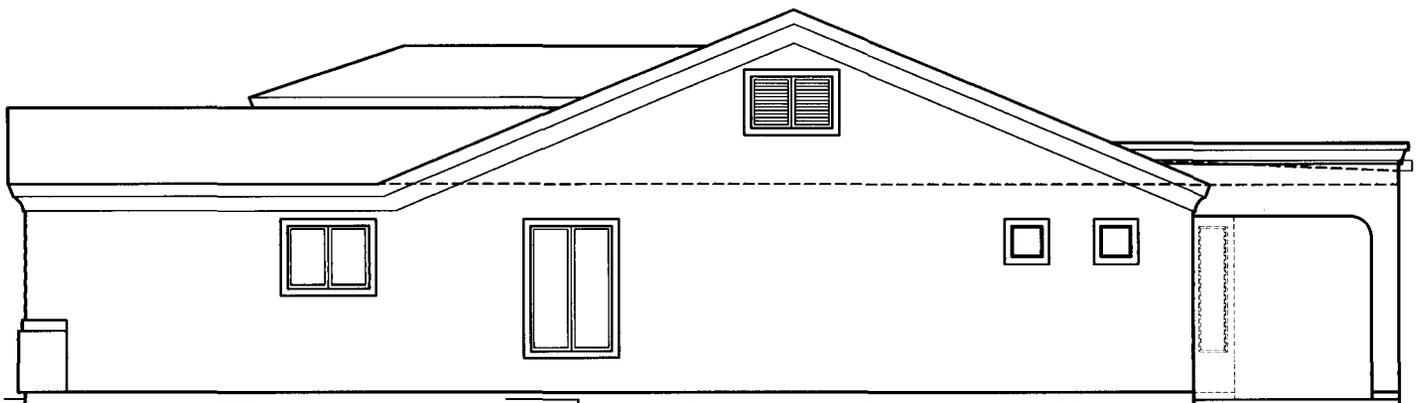
PLAN 2262 (CONTEMPORARY)
FRONT ELEVATION (C)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

#3

SEP 09 2004

ORDINANCE NO. 3601

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY PLACING ON A PARCEL THE INITIAL CITY ZONING OF PAD -- PLANNED AREA DEVELOPMENT (DVR04-0009 REID'S RANCH, THE LANDING AT REID'S RANCH, AND AMBERWOOD HEIGHTS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

Commencing at the West quarter corner of Section 19, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 00 degrees 08 minutes 50 seconds East, along the westerly line of the Southwest quarter of said Section 19, a distance of 1281.75 feet, said point being 43.27 feet Northerly of the Southerly line of the North half of the Southwest quarter of said Section 19, and the true point of beginning;

Thence North 89 degrees 59 minutes 38 seconds East, being parallel with and 43.27 feet Northerly of the Southerly line of the North half of the Southwest quarter of said Section 19, a distance of 2462.36 feet to a point on the Easterly line of said Southwest quarter of Section 19, from which the center of said Section 19 bears North 00 degrees 13 minutes 20 seconds East 1281.49 feet therefrom;

Thence South 00 degrees 13 minutes 20 seconds West, along said Easterly line, a distance of 1368.03 feet to the South quarter corner of said Section 19;

Thence South 89 degrees 59 minutes 15 seconds West, along the South line of said Section 19, a distance of 2075.75 feet;

Thence North 00 degrees 08 minutes 50 seconds West, being parallel with and 378.00 feet easterly of the westerly line of said Southwest quarter of Section 19, a distance of 653.00 feet;

Thence South 89 degrees 59 minutes 15 seconds West, being parallel with and 653.00 feet northerly of said southerly line of the Southwest Quarter of said Section 19, a distance of 378.00 feet, to a point on the westerly line of the Southwest quarter of said Section 19;

Thence North 00 degrees 08 minutes 50 seconds West, along the Westerly line of the Southwest quarter of said Section 19, a distance of 715.28 feet to the true point of beginning;

And the Northerly 33.00 feet of the Southerly 653.00 feet of the Westerly 378.00 feet of the Southwest quarter of said Section 19;

And the Northerly 145.50 feet of the Southerly 457.50 feet of the Westerly 378.00 feet of the Southwest quarter of said Section 19;

And lot 1 (Sometimes the Northwest quarter of the Northwest quarter) of Section 30, Township 2 South Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

And that portion of Lot 2 (sometimes the Southwest quarter of the Northwest quarter) of Section 30, Township 2 South Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying northerly of the following described line:

Commencing at the Northwest corner of said Lot 2;

Thence North 89 degrees 56 minutes 25 seconds along the North line of said Lot 2, a distance of 65.00 feet to a point on the arc of a curve, the

center of which bears South 00 degrees 03 minutes 35 seconds East, 700.00 feet and the Point of Beginning;
Thence Southeasterly along the arc of said curve, through a central angle of 12 degrees 51 minutes 37 seconds, a distance of 157.12 feet;
Thence South 77 degree 11 minutes 58 seconds East 200.00 feet to a point on the arc of a curve, the center of which bears North 12 degrees 48 minutes 02 seconds East 700.00 feet;
Thence Southeasterly along the arc of said curve, through a central angle of 12 degrees 51 minutes 37 seconds, a distance of 157.12 feet;
Thence North 89 degrees 56 minutes 25 seconds East, parallel with the North line of said lot 2, a distance of 555.92 feet to appoint on the East line of said Lot 2 and Terminus of said line.

Except the North 600 feet of the West 390 feet of the Northwest quarter of said Section 30;

Said parcel is hereby zoned PAD (Planned Area Development) subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Gilbert Road and Chandler Heights Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
4. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. The developer shall be required to install landscaping in the arterial street median adjoining this project to meet current City standards. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development, or take legislative action to cause the property to revert to its former zoning classification.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Preliminary Development Plan for The Landing at Reid's Ranch, Reid's Ranch and Amberwood Heights Located In Chandler, AZ" kept on file in the City of Chandler Current Planning Division, in file no. DVR04-0009, except as modified by condition herein.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
9. The landscaping in all open spaces and rights-of-way as well as all perimeter fences and view walls, shall be maintained by the adjacent property owner or homeowners' association.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
11. The homes shall have all copper plumbing lines for those lines under pressure.
12. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any

irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality, which meets the requirements of the Arizona Department of Environmental Quality for the purposes, intended available to the property to support. In the event the owner sells or otherwise transfers the development to another person or entity; the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.

13. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely.
14. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
15. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging

that the subdivision is located adjacent to or nearby an aircraft engine testing facility and an airplane aerobatic training area that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to or nearby an aircraft engine testing facility and an airplane aerobatic training area, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

16. The applicant shall fully landscape, with turf as a primary element, all parcels along Gilbert Road.
17. The applicant shall work with Staff to modify the roof ridgelines of the 2855 model to achieve diverse roof ridgelines for the different elevations.
18. The tot lot shall be a minimum of 20 total play stations.
19. The same front elevation shall not be built on adjacent or opposite lots.
20. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between homes.
21. All homes built on corner lots shall be single story.
22. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is near an existing dairy farm as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior

to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

23. Along Gilbert Road and Chandler Heights Road at least two-thirds of the homes must be single-story, and there shall be no more than 2 two-story homes in a row.
24. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
25. Staff shall work with the applicant to provide pedestrian access to the landscaped tract along Gilbert Road from within the subdivision.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2004.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2004.

ATTEST:

CITY CLERK

MAYOR

Concern over Proposal for Reid's Ranch

Smith, Michael

to:

erik.swanson@chandleraz.gov

09/03/2009 09:08 AM

Show Details

History: This message has been replied to.

Good morning Mr. Swanson. It was a pleasure speaking with you this morning.

I am a resident of the Reid's Ranch subdivision, at 3121 E Lynx Place. I am writing in regards to the proposed Preliminary Development Plan filed by Amberwood Homes with the City of Chandler. This Plan is regarding two additional housing products proposed for Reid's Ranch and Amberwood Heights subdivisions.

In speaking with Mr. Allen Willis with Amberwood Homes, the plan specifically would allow for construction of homes that 2005sf and 2262sf. Currently, the smallest home in Reid's Ranch is 2593 sf and the largest (my model) is 4588 sf. Following are my concerns:

- The 2005 sf home would be 23% smaller than the current smallest home in Reid's Ranch and **56%** smaller than the largest model. The 2262 sf home would 13% smaller than the current smallest home and 51% smaller than the largest model. These new smaller models would not fit visually with the current homes - they will be dwarfed by the existing homes. A range of 2005 sf to 4588 sf is too large for one small neighborhood.
- The smaller product will be a drag on already dramatically reduced home values. People value an entire neighborhood in addition to a specific home. Building homes as small as 2005 sf will certainly reduce existing home values and make it more challenging to sell the larger homes. Amberwood has already slashed building costs on new homes by eliminating such things as granite in bath counters, upgraded paint and flooring, etc.
- The neighborhood was marketed as a semi-custom neighborhood with high end finishes, good sized homes, and good sized lots. Clearly this action flies in the face of that claim. I understand the new real estate market we are facing requires adaptation, but not in a neighborhood that is nearly complete.
- Marketing 2005 sf homes at a MUCH lower price point will attract a different type of buyer to the neighborhood. The cheaper the housing product offered, the higher the rate of crime, the higher the likelihood of homes becoming rentals, etc.

In the end, allowing these smaller homes to be built in Reid's Ranch will benefit only the home builder, Amberwood, **while being very detrimental to existing homeowners**. I have no concerns with these homes being allowed in Amberwood Heights. Attempting to place them in a nearly complete subdivision such as Reid's Ranch, however, does not make sense.

Unfortunately I will not be able to attend the meeting on 9/17 to voice these same concerns. I trust you will consider my concerns and voice them as appropriate at the meeting.

Regards,

Michael Smith
3121 E Lynx Place
Chandler, AZ 85249
M 704-661-7442

EMAIL IN OPPOSITION # 1



Fw: Amberwood Heights (3 Emails)

Jeff Kurtz to: Jodie Novak, Erik Swanson, William Dermody,
Kevin Mayo

09/28/2009 02:01 PM

History: This message has been replied to.

anybody working on this?

If so please brief me and advise Susan for future correspondence.

----- Forwarded by Jeff Kurtz/COC on 09/28/2009 02:00 PM -----

From: Susan Moore/COC
To: Jeff Kurtz/COC
Cc: Patrick McDermott/COC, Rich Dlugas/COC, Mark Pentz/COC, David Bigos/COC, Melanie Sala-Friedrichs/COC
Date: 09/28/2009 01:48 PM
Subject: Amberwood Heights (3 Emails)

FYI

Jeff, can you please let me know what staff members are working on this project so I will know who to send future emails to regarding Amberwood Height? Thanks :)

----- Forwarded by Susan Moore/COC on 09/28/2009 01:38 PM -----

From: Patty Ferreira <patty.ferreira@cox.net>
To: rick.heumann@chandleraz.gov
Date: 09/26/2009 12:07 PM
Subject: Amberwood Homes Development

As a resident of the Finesterra neighborhood, my lot No. 112, backs up to the proposed development of Amberwood Heights in Chandler, 85249, off Chandler Heights Road between Gilbert and Lindsay. I am concerned with noise issues and privacy, as we are a single story neighborhood and I'm worried about the construction of two-story homes which will block my sunsets, look down on my single story property at all times, and create noise issues with the proposed road running behind my back wall. Wouldn't it be better to create a green area between the developments for beauty, privacy, and noise reduction? I am also concerned with their proposal of 2000 sf homes, which will lower the value of my home significantly. I would greatly appreciate it if you would take the concerns of the residents of the Finesterra neighborhood into consideration, as this will directly impact our residences. Thanks.

Patty Ferreira
5202 South Miller Place
Chandler, 85249

----- Forwarded by Susan Moore/COC on 09/28/2009 01:38 PM -----

From: Sean Stecker <stecker.sean@gmail.com>
To: rick.heumann@chandleraz.gov
Date: 09/26/2009 12:25 PM
Subject: Amberwood Heights - Chandler

EMAIL IN OPPOSITION #2

Rick,

I received an email from one of my neighbors and they attached the proposed community layout for Amberwood Heights in Chandler. Some are complaining about houses actually backing up to homes in the Finesterra community, although I'm not sure I personally see that as such a huge issue. I am however highly concerned regarding the plans to introduce ~2,000 square foot homes. When my wife and I purchased our home here, the plans for this neighborhood and the ones around it were quite upscale. The homes across the street at Reid's Ranch are holding to those plans, however ~2,000 square foot home values are quite low, and their proximity to my home, which is considerably larger and consequently more expensive, will hit my family personally from a financial perspective, as the overall value of this immediate area goes down.

I would like to officially submit our opposition to any proposals for homes of around 2,000 square feet. What is the bar that everyone will be happy with? Well, frankly I don't know, we do hear that 2,900 square feet at Reid's Ranch is doing well, and that is certainly closer in value to the areas vision than these proposals.

I'm sure you get a lot of random emails like this, so I do appreciate you taking the time to read and consider my family's opinion. If there is an avenue for more official "weigh in" on this matter, please do let me know what that is. I will do my part to follow the proper channels rather than just bombard your inbox. Thanks again for your time and attention to this matter.

--

Sean Stecker
602-799-3764

stecker.sean@gmail.com

----- Forwarded by Susan Moore/COC on 09/28/2009 01:38 PM -----

From: "Scott Peters" <s.peters@cox.net>
To: <rick.heumann@chandleraz.gov>
Date: 09/26/2009 09:35 PM
Subject: Amberwood hieghts

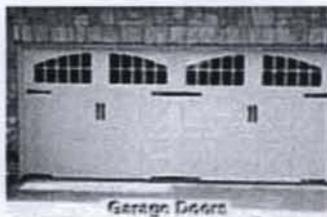
Amberwood heights wood heights I do not approve of two story houses. Our whole community of house tw lewis finnestra is one story. Who wants people looking in your back yard and blocking the sunset and sky view! The neighborhood is set up that way please leave it. Also there are no 2000 square foot houses anywhere in the area. Leave it that way please.

Thanks Scott Peters Lot 140 Finn.

EMAILS IN OPPOSITION #3/4

RE: Reid's Ranch - Email 1 of 2
 Linda Edwards
 to:
 Erik.Swanson
 10/05/2009 09:50 AM
 Show Details

Erik: Thank you for the information. I recommend that since the 3 car garage is dominant facing the street, that the single bay be jogged along the front elevation to provide interest and shadow. Or, as shown in the first photo below, another material could be used around one door. Also the standard garage door should provide some interest with windows at the top row or a garage design that is not the standard boring rectangles. Coach lights on the 3 columns by the garage doors are not noted. I suggest they be shown as a standard feature, not an option. Some large homes have side entry garage doors or a large courtyard to break up the huge concrete driveway – this product does not. I appreciate the opportunity to provide my 2 cents, Thanks, Linda



From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]
Sent: Monday, October 05, 2009 9:25 AM
To: Linda Edwards
Subject: Reid's Ranch - Email 1 of 2

Linda-

Please find attached the Staff memo for the initial zoning case of Reid's Ranch, The Landing at Reid's Ranch, and Amberwood Heights. Please also find the exhibits for the proposed additional housing product for Reid's Ranch and Amberwood Heights. I have also included the Staff memo for the current request. The request will be heard this Wednesday by our Planning Commission. Please feel free to contact me if you have any questions.

Erik Swanson
 City Planner
 Planning and Development Services
 Current Planning
 City of Chandler
 ph: 480.782.3063
 fax: 480.782.3075

♻️ Think Green ... Turn off your computer when you leave. 🖨️

EMAIL IN OPPOSITION # 5

Fw: Amberwood heights new subdivision
Susan Moore to: Jeff Kurtz, Erik Swanson

10/07/2009 08:36 AM

History: This message has been forwarded.

FYI

----- Forwarded by Susan Moore/COC on 10/07/2009 08:36 AM -----

From: "Robert Sebolt" <RSeboltAZ@cox.net>
To: <Mayor&Council@chandleraz.gov>
Date: 10/07/2009 07:04 AM
Subject: Amberwood heights new subdivision

Dear Mayor & Council-

I want to voice my opposition against the new Amberwood subdivision plans at Chandler Hts/Gilbert Rd

I do not want 2000sf homes, nor do we want 2 story homes. Maybe restrict 2 stories to the Western plat of the land.

We bought in this neighborhood of single story homes for that reason.

Also, why is there a street running up against our wall of our community. That needs to be changed.

Amberwood had a 'neighborhood' mtg but was not willing to listen to any of our complaints.

I cannot make the mtg tonight as I am leaving for work for out of state today.

That is the reason for my email.

Please take it into consideration.

-Robert Sebolt
5213 S Miller Pl
Chandler, AZ 85249
4808556867

EMAIL IN OPPOSITION #6