

FROM: Dale and Mary Agee
1884 N. Vista Lane
Casa Grande, AZ 85122
Email: joannnp@yahoo.com
Cell: 520-840-7213

SUBJECT: RE-ZONING
DATE: MAY 23, 2019
TO: jim_gagliardi@cgaz.gov

ATTENTION: CITY PLANNER, JAMES GAGLIARDI

Our residence is within the 300 ft notification zone for the re-zoning of the Trekell-Kortsen parcel. We are very discouraged with the low-income housing in our area and are considering selling our home. Therefore, our strong preferences for the developing of this property include:

- NO fast food restaurants
- NO convenient stores
- NO bars
- NO gas stations
- NO apartment buildings
- NO buildings taller than the 20 foot height limit

Acceptable developing of this property includes:

- YES, dine-in restaurants
- YES, business or medical offices
- YES, buildings no taller than a 20 foot height limit

The buffer zone between the Cottonwood Ranch sub-division should be a developed area landscaped with trees, flower, and plants – not just dirt! Additionally, a six foot wall should be placed between the buffer zone and the developed area.

Dale & Mary Agee

From: Mary-Beth Bridges mbridges185@gmail.com
Subject: Fwd: Re - Zoning
Date: May 25, 2019 at 6:35:31 AM
To: mbridges185@gmail.com

Sent from my iPhone

Begin forwarded message:

From: Mary-Beth Bridges <mbridges185@gmail.com>
Date: May 22, 2019 at 3:43:11 PM MST
To: jimgagliardi@cgaz.gov
Subject: Re - Zoning

To the attention of James Gagliardi, City Planner

My name is Mary -Elizabeth Bridges and I reside at 1124 E Racine Dr. I am writing in response to your letter In regards to the Re zoning known by APN 505-41-684A located east of Terkell Rd. South of Kortsen, abutting Cottonwood Ranch and to be exacted right in my back yard .

I have no problem with re zoning. However I would like to have my views known as to what I would be in agreement with or not.

- 1 No building to be over 20 feet height
- 2 No two story buildings or higher

3 No fast food restaurant such as A Mac Donald's with drive through windows.

4 No convenient stores that would be open 24 -7

5 No gas stations that would be open 24-7 with constant traffic

I would agree to the following :

1 Rest home or nursing home

2 Medical's buildings

3 layers offices

4 Real Estate offices

5 A upscale dine in family restaurants .

As for the buffer zone between the buildings and my back fence or the area of Cottonwood Ranch that a-buttles to the purposed buildings to be built on said properties. This area should be fully landscaped with trees flowers and plants (with exception of Palo-Verdi tree as it is bad for pools that are just beyond the fence line that is known as Racine Drive south of Kortsen and allergies is a great concern for most of the resents. etc Some type of Palm tree would be acceptable, and not just dirt.

Thanking you in advance for your time and allowing me to voice my concerns.

Mary- Elizabeth Bridges.

Jim Gagliardi

From: Steve Harrison <stevenh21@yahoo.com>
Sent: Monday, May 27, 2019 9:20 PM
To: Jim Gagliardi
Subject: DSA-19-00037: rezoning of 5 acres to R2

James,

Thank-you for meeting with me about the proposed zone change on the above listed property. You did much to help relieve concerns and explained the possible future plans for a skilled nursing facility on the property. Regardless of what is built on the 5 acres I hope that city staffs' recommendations would be followed. These include a one story limitation, 20 feet tall, 20 ft landscape buffer, and I would strongly request the 75 ft minimum principle building setback.

My main concern is possible parking within 20 to 30 feet of back yards of some homes on the north side of Racine. I know there will probably be a landscape buffer, but I feel that noise could still be a problem for these neighbors. Another concern is the possible emergency access road along the eastern portion of the property leading to Kortsen. I think that it should be more that a dirt road and should include a gate to restrict use to only emergency vehicles.

Thank-you for your consideration in this matter.

Sincerely,

Steve Harrison
1874 N Vista Ln

From: [Kay Johnson](#)
To: [Jim Gagliardi](#)
Subject: Fwd: Notice of Public Hearings Rezoning APN505-41-684A
Date: Thursday, May 23, 2019 3:13:19 PM

Sent from my iPad

Begin forwarded message:

From: Kay Johnson <kljohnson7372@gmail.com>
Date: May 23, 2019 at 3:07:37 PM MST
To: jimgagliardi@cgaz.gov
Subject: Notice of Public Hearings Rezoning APN505-41-684A

Dear Mr. James Gagliardi, City Planner

I am responding to your letter received a couple of days ago regarding a Rezoning proposal. My residence is located at 1128 E. Racine Dr., Casa Grande, Az. The proposed facilities will directly abut our property. As such, we are very concerned about traffic, noise, and encroachment upon our privacy that could be associated with the future said development.

The Pinal County Assessors database states the development is within 300ft of my property but your notice does not indicate exactly just how far the actual development of the facility will be from the back of our fence/property line. As such I would like to strongly recommend and highly prefer to have at least a ten foot "landscaped" easement on the other side of my fence so as to not interfere with our privacy. Devoid of trees - especially palo verde trees, however palms and clean low growing shrubs with rock mulch would be acceptable.

Also, this notice changes zoning from Commercial to multi family residential but does not state what "type" of multi family residential. Is this going to be apartments, condos residential nursing care or something else? In addition we feel anything above a single story would not be acceptable in anyway. As our community is very family oriented, as far as other future potential development is concerned we do not want ANY kind of 24 hour business establishments. And please reframe from agreeing to any more "check cashing" businesses as this attracts an undesirable clientele which could be a detriment to our neighborhood and especially to our young children.

Thank you for your time, and we look forward to a response from your office on this matter.

Regards,

Romer and Kay Johnson

Sent from my iPad

Jim Gagliardi

From: Ken Masden <36fun@centurytel.net>
Sent: Thursday, May 23, 2019 4:43 PM
To: Jim Gagliardi
Subject: DSA-19-00037: Zoning Change for APN 505-41-684A

Hi James,

I received the Notice of Public Hearings letter and my home is within 300 ft. of the proposed zoning change. Like other homeowners in the area, I have concerns and questions about how this action might affect our quality of life and our home values.

I am greatly concerned about the possibility of multiple story apartment/condominium building(s) being built that would destroy the backyard privacy that we currently enjoy and change the nature of the neighborhood bringing in tons of people and thus lots of traffic and noise. We currently enjoy a nice private, quiet laid-back community.

I am also concerned about a 20-foot buffer that I am told will be between our current wall to the north of our property and the proposed new construction. Who will own that area? In other areas around town, I have seen "alleys" like this turn into real ugly unkept trashy smelly fire hazards attracting all sorts of vermin, insects and disease. Who will be responsible for maintaining/beautifying this area? Hopefully NOT the Cottonwood Ranch Homeowners (HOA) causing our homeowners fees to rise. How will that responsibility be enforced? Will it have a sidewalk and perhaps a bike path to connect the sidewalk on TreKell to the sidewalk at the park? Hopefully no allergy causing or "dirty" trees/plants to cause us medical grief and/or clog up our swimming pools.

Will there be a wall or a similar "alley" area along the east side of the proposed change area between it and the park (and homes to the north of the park)? All the same concerns here as the above paragraph.

Not real sure how the zone change might affect the use of the area, but it would be nice if the area did not contain more gas stations or fast food places... We have enough of these... I think most of us were/are okay with the idea of the Casa Grande Rehabilitation Build as currently proposed by EPS Group and/or would like to see any single story medical, dental or other health care buildings... Perhaps a nice upscale restaurant and/or neighborhood grocery store. Single story, single family homes would also be okay with me. We would like to see buildings that would enhance the neighborhood and not sink our property values.

Thanks,
Ken

Ken Masden
1144 E Racine Dr
Casa Grande, AZ 85122-6751
425 466-2883
36fun@centurytel.net

Jim Gagliardi

From: Nelson Mullet <idahobuki@yahoo.com>
Sent: Thursday, May 23, 2019 12:03 PM
To: Jim Gagliardi
Cc: Mary Beth
Subject: Fwd: RE-ZONING

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Subject: RE-ZONING

ATTENTION: CITY PLANNER, JAMES GAGLIARDI

My name is Nelson Mullet and I reside at 1881 N Mandeville Ln and am within the 300 ft notification zone for the re-zoning of the Trekell-Kortsen parcel. Here are some of my preferences for the developing of this property: NO fast food restaurants, convenient stores, bars or gas stations. Dine in restaurants would be acceptable as well as business or medical offices. Buildings should be no more than one story with a 20 foot height limit. The buffer zone between the Cottonwood Ranch sub-division and the developed area should be landscaped with tree, flowers and plants, etc., NOT JUST DIRT. I would also prefer a 6 foot wall between the buffer zone and the developed area. Thank you for allowing me to express my desires.

From: haileyway@aol.com
To: [Jim Gagliardi](#)
Cc: haileyway@aol.com
Subject: DSA-19-00037: Zoning Change for APN 505-41-684A
Date: Wednesday, May 22, 2019 5:44:43 PM

Dear James,

Thank you for returning my phone call so quickly regarding above subject matter on May 21st. My residence does fall within the 300 ft. Notification Map sent by your office. As per our communique, below is a list of my concerns and building structures that would be acceptable to enhance or maintain current home values:

Structures that would enhance or maintain current property values are as follows:

- * Casa Grande Rehabilitation Build as currently proposed by EPS Group Inc.
- * Any Upscale medical and/or health care buildings

Structures that would bring down current home values are as follows:

- * Buildings over 20 ft high
- * Apartment/townhouse/row house buildings
- * Fast food restaurants with 24/7 high traffic and noise
- * Another gas station as there is already one on the NE corner of Trekell and Kortsen Rd

Also for the proposed 5 ac. parcel APN 505-41-684A, there should be high fence installed along the East end of said parcel that butts up against the playground at the builders expense and not Cottenwoods Ranch Homeowners HOA. The wall should probably be approved by Cottenwoods Ranch HOA.

The 20' buffer you mentioned for the residences homes that butt up along 5 ac. parcel APN 505-41-684A, please do not plant Eucalypti or Palo-Verdi trees as most everyone around there has allergies galore and pools.

Thank you for listening to my concerns and I look forward to hearing the result of the Planning & Zoning Commission on June 6th, 2019 and also that of the City Council on July 8th, 2019.

Best Regards,
Marianne Phegley
1141 E. Racine Dr.
Casa Grande, AZ 85122