

From: [Derek Wilson](#)
To: [Rachel Applegate \(PND\)](#)
Cc: [Derek Wilson](#)
Subject: Case #: Z2019136 - Symmetry 56th St & Lone Mountain - Opposition to Zoning Change
Date: Thursday, January 7, 2021 9:50:45 AM
Attachments: [Case Z2019136 Symmetry 56th St and Lone Mountain - Opposition.pdf](#)

Hello Rachel,

My name is Derek Wilson and I am writing you to express my absolute opposition to the zoning change request from Shea Homes for Case# Z2019136 56th St and Lone Mountain. Please see the attached letter of my opposition and submit it to the record. I am one of all of the area residents who oppose this zoning change.

My contact information:

Derek Wilson
31017 N. 56th Street, Cave Creek, AZ 85331
602 509-7744
soundmanderek@gmail.com

Parcel ID: 211-45-003M

Thank you for making sure my opposition letter is submitted and addressed.

Best regards, Derek Wilson

Opposition Letter for:
Case #: Z2019136 - Symmetry 56th St. & Lone Mountain.

From: Derek Wilson
31017 N. 56th Street
Cave Creek, AZ 85331
Parcel ID: 211-45-003M

To Whom it may concern,

My name is Derek Wilson and I was on the zoom meeting's and was unable to speak during the meeting due to the amount of community input. For the record, I agree with everything that was expressed by the community members in regards to any change of zoning in order for Shea Homes to ruin our community.

I am writing you today to express my opposition to the proposed zoning change for Case #: Z2019136 - Symmetry 56th St. & Lone Mountain.

My house is located on the North property line of the requested zoning change. We have lived here for 6 years and in that time, four new large communities have been built within a 1/2 mile of my property. High density housing does not fit the rural flow of our neighborhood. We have noticed a major change to the traffic conditions, noise and light pollution and the requested zone change will continue to increase all of these issues. This rural area should be kept rural!

We have a major concern with how this will affect the flood plain which FEMA has added to the 100 year flood map recently. This wash runs east to west along the north border of the requested zone change. Shea homes has not addressed this very important issue that will affect the neighbors to the North and if not addressed correctly could cause flooding of these properties.

The "set-back" distances of 25' is not acceptable and does not address the flood plan issue for the North side property owners.

Impact to the wildlife and their habitat is another huge reason we need to keep this area as currently zoned. If the requested zone change is approved, this natural desert habitat will disappear and impact the already declining flora and fauna. The current Rural 43 zoning provides for space between homes, giving the animals we love space to live. These master planned communities with walls and gates are cutting deeply into our neighborhood changing it forever in such a negative way.

All adjoining property owners have expressed their opposition to this application, so I am not sure how the Shea group has stated that they received numerous approvals?

It was brought to my attention by the other home owners that the Shea application for the requested rezoning was not processed correctly? If this is the case, it should be denied and not amended.

In closing, I understand that Maricopa county desires development in the county. To destroy a way of life for so many people and wildlife to get there is not acceptable. My wife and I worked hard and saved for over 20 years to purchase our retirement dream and to have these high density developers come in and destroy our neighborhood for profit is disgusting. This "Rural" area must be protected! Rural 43 needs to be maintained. It is the right thing to do.

Jack Farmer is in the right when speaking of the flood plain and how a report should be done prior to the project approval.

Shea Homes should find another parcel of land where this type of zoning fits current zoning ordinances and not change the way of life for the many residents who call this community home.

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