

**From:** [Pipitone, Vince L](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** RE: January 14, 2021 Planning & Zoning Commission Hearing - Interest in Speaking  
**Date:** Monday, January 11, 2021 3:29:28 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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Case #: Z2019136 / Symmetry 56<sup>th</sup> St. and Lone Mountain

Vincent Pipitone; 5970 E Wildcat Dr., Cave Creek AZ 85331; [vpipitone@cox.net](mailto:vpipitone@cox.net) or [vince.pipitone@gd-ms.com](mailto:vince.pipitone@gd-ms.com); 480-707-3914

Identify yourself: Other, nearby homeowner (also Lone Mountain Ranch HOA President, but representing self at the meeting)

Opposition to current plan

I do not wish to speak, but my concerns are as follows:

1. As a homeowner on E Wildcat Dr., I am in strong opposition to Wildcat being the emergency exit. It's too easy for it to become a regular exit, adding unnecessary traffic to a residential street. Also, there is no landscaping buffer on the western side of the development, impacting homes on Wildcat and 59<sup>th</sup> St. Having an emergency exit and smaller landscaped buffer along Montgomery would potentially impact fewer existing residents.
2. Request is to re-zone as R1-18 in name only; lot sizes and setbacks are not consistent with R1-18. Developer should be held to R1-18 regulations. Furthermore, as shown in R1-10 to R1-18 comparison chart, there is no beneficial change from the initial request regarding individual lots (just a bookkeeping change in average lot size due to slightly fewer homes).
3. Staff Report (item 6) claim the request is "consistent with current residential markets in the area" and "will create diversity of home ownership opportunities", an apparent contradiction. Lone Mountain Ranch, approved over 25 years ago, was the last development with acre lots approved nearby. Diversity would be better served if the land stayed RU-43.
4. No benefit to the County or existing homeowners of approving this request are described in the Staff Report or applicant material.

Also, as described on the card I received in the mail, I would like to file a protest letter. Is there a form or required format for the protest letter?

Thanks, Vincent Pipitone

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**From:** Rachel Applegate (PND) <[Rachel.Applegate@Maricopa.Gov](mailto:Rachel.Applegate@Maricopa.Gov)>  
**Sent:** Monday, January 11, 2021 1:39 PM  
**To:** Rachel Applegate (PND) <[Rachel.Applegate@Maricopa.Gov](mailto:Rachel.Applegate@Maricopa.Gov)>  
**Subject:** January 14, 2021 Planning & Zoning Commission Hearing - Interest in Speaking

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Thank you for registering attendance for the January 14, 2021 Planning & Zoning Commission hearing with GoToWebinar.

As follow up to attendance for the virtual public hearing, please let me know the following information to relay to the Chairman your interest in a planning case and if you would like to **speak** during the hearing.

Please response with the following information:

- Case number / Project name
- Your name, address, e-mail and phone number
- Identify yourself as **applicant / applicant representative / other**
- Indicate **support or opposition**
- Indicate if you **wish to speak** or **do not wish to speak**

**Public Hearing – Gotowebinar User Guide (Registration – Audio – Chat)**

<https://www.maricopa.gov/DocumentCenter/View/62323/Gotowebinar-User-Guide---Maricopa-County-published-8-17-20?bidId=>

Thank you,



**Rachel Applegate**

**Senior Planner**

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