



January 21, 2021

Marvin Martell  
Maricopa County Planning and Development Services  
501 North 44<sup>th</sup> Street, Ste. 200  
Phoenix, AZ 85008

**VIA EMAIL**

Subject: Z2019071, The Barn (Zone Change with Overlay)

Dear Mr. Martell:

Thank you for considering our comments in our letter of May 1, 2020, regarding the propose rezoning within the City of Chandler's boundaries. A majority of our concerns have been addressed regarding lighting and signage. However, the City of Chandler (the "City") still opposes the case for the following reasons:

1. As we approach build-out, the City is paying close attention to infill development both within our municipal borders and in County islands encompassed by our City boundaries. The proposed zoning is not consistent with the City's voter-approved General Plan and Southeast Chandler Area Plan (SECAP). Per our General Plan, commercial development is most appropriate at intersections of arterial streets. The SECAP designates this property as Rural/Agrarian Character, as stated in the plan:

Non-residential development shall occur in a low-intensity matter and be based on input received from neighborhood residents. Density transitions and overall development compatibility are issues that must be considered.

The request is not consistent with Chandler's General Plan and SECAP.

2. Although the live music has been stipulated to be indoors only, additional buffers have not been put in place to protect Chandler residents to the west. The applicant's narrative states solid walls and additional landscaping will be added to the east and northeast but excludes the western property line. Additionally, we understand

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ceremonies will be held under a ramada along the western property line and microphone noise could disrupt Chandler residents. The request in an incompatible land use with the surrounding single family residential development due to the amount of noise generated by the commercial use. We again ask for a landscape buffer on the west side of the development along with the planned perimeter wall to shield the Paseo Crossing Community on the west side of McQueen in Chandler from event noise.

3. We again request the parking lot be paved and not allow decomposed granite as shown in the plans.

The parcels included in this development are important to Chandler's current and future plans. Thank you for the opportunity to comment again on the case and we request our comments be included in exhibits to be presented to the Planning and Zoning Commission and Board of Supervisors. If you have any questions, please feel free to contact me or Lauren Schumann, Senior Planner, at (480) 782-3156 or [lauren.schumann@chandleraz.gov](mailto:lauren.schumann@chandleraz.gov).

Sincerely,

Derek D. Horn, P.E., Director  
City of Chandler Development Services Department  
215 East Buffalo Street, Chandler, AZ 85225  
(480) 732-3410  
[Derek.horn@chandleraz.gov](mailto:Derek.horn@chandleraz.gov)

CC: Jen Pokorski, Maricopa County Planning and Development Director  
Lauren Schumann, Chandler Senior Planner

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