



Planning and Development Department

DATE: January 13, 2022

TO: Planning and Zoning Commission

FROM: Jose Castañeda, Planner

SUBJECT: Z2021051 - Bungalows at 19th Ave. & Parsons Road
Agenda Item: #2

Since publishing of the staff report, staff has received one (1) additional letter of opposition. It should be noted that the letter is from an individual whose opposition has previously been included in the report. To-date staff has received 28 letters of opposition from 18 residents of the area. The nature of the opposition consists of concerns over the change in character to the area, higher density proposed within this rural area, impacts of increase in traffic to the subject area, excessive noise, and the potential negative impacts on property values. See the attached email.

Attachment: 1/11/22 Letter of Opposition (1 page)

From: [Rachel Applegate \(PND\)](#)
To: [Jose Castaneda \(PND\)](#)
Subject: FW: 1-13 meeting, case # Z2021051
Date: Tuesday, January 11, 2022 6:52:14 AM

-----Original Message-----

From: James Wh <bruteyfool@aol.com>
Sent: Monday, January 10, 2022 9:09 PM
To: Rachel Applegate (PND) <Rachel.Applegate@Maricopa.Gov>
Subject: 1-13 meeting, case # Z2021051

Dear Rachel,

My name is James Whatley and I oppose the zone change request by the Bungalows @ 19th ave and Parsons road. I live in the county island where this is taking place. My neighbors and I are all in agreement and have started a petition to show our opposition against this build.

Due to all "in person" meetings being canceled, we are finding it very difficult to have our voices heard. I personally have submitted letters and registered to speak for every meeting. I've been unable to connect on my devices and I'm not sure if my concerns are being heard. This is true for other residents as well.

My family has lived in this county island for 29 years. All of the parcels here are zoned R-43 (1 house per acre). These are large plots with very nice homes, most of which have equine, livestock and large stock. These are family owned residences that have established lives, families and friendships within our county island.

The Bungalows want to re-zone the property they acquired to R-2 , and build multi- family rental units . This goes against the guaranteed character of our area and to do so they will have to be annexed into the city for utilities and other amenities.

The city has grown and is still growing exponentially around our county island. We experience noise , air and light pollution along with traffic congestion and an increase in crime. We do not want nor do we need these poisons coming into our county island!

As a community, we are tired of investors trying to come in and change our zoning. We are tired of investors trying to turn our county island into the city of Phoenix by annexing it one parcel at a time. We are tired of being targeted as an easy profit flip. We do not want as many people squeezed into the smallest place possible for Max profit! We want the peaceful character of our county island upheld, we want our voices to be heard and we want to be protected from profit hunters like the Bungalows and future investment hunters.

Please share my comments at this meeting. Thank you for your time.

Sincerely,
James Whatley

Sent from my iPhone