

Attachment E

From: [Bonnie Conrad](#)
To: [Nayeli Sanchez Luna](#); [Council District 5 PCC](#)
Subject: Z-11-22-5 Rezoning of northeast corner of 107th Avenue and Missouri Avenue from RE-35 to R1-18
Date: Wednesday, May 11, 2022 1:16:59 PM

Re: Rezoning request: Z-11-22-5 Rezoning of northeast corner of 107th Avenue and Missouri Avenue from RE-35 to R1-18

I am a resident of Thoroughbred Farms.

Our neighborhood is a livestock neighborhood, with irrigated acreage properties.

I am not in favor of the rezoning of this property to allow a gated community in the middle of our neighborhood.

This property is surrounded on 3 sides by 1 acre - 2 acre livestock properties.

Our properties are all on septic. I would not want to be forced on to city sewer, because of this development being built with city sewer services.

Our neighborhood is accessed only by 107th Ave, so it is one way in and one way out. An increased number of houses and residents will affect the traffic in and out of our neighborhood.

Putting a gated community with smaller parcels in the middle of a neighborhood that has acreage properties for livestock is not compatible with our agricultural neighborhood.

The builder says they will make the parcels the same width of the livestock properties that they will border. To maintain their proposed lot size, those homes will be closer to the property line of the livestock property.

Having a walled in gated community in the middle of our neighborhood is objectionable to me. It's like having the king in his walled in castle.

The CC&R's in our neighborhood call for white pipe fencing around each property. This allows for an open neighborhood, where neighbors talk to each other. When I asked the builder who would maintain the section between their block wall and the existing neighborhood's pipe fencing, the builder said the livestock property. He then said maybe those property owners would like their pretty block wall better than the pipe fencing. He made it sound like the homes they were building would be better than the rest of the neighborhood.

The builder proposes to build smaller lots to the center of their development. I would prefer that all the properties were no smaller than a quarter acre. I am happy that the homes will be 1 story, as I would object to 2 story homes.

I would like to see the development fit into our livestock area, instead of being a walled off community of smaller lots. This does not match the existing neighborhood.

Thank you,

Bonnie Conrad

10612 W Rancho Dr

Glendale, AZ 85307

623-332-6315