

Attachment F

Racelle Escolar

From: Jose Anton Nicolas <j.a.nicolas@cox.net>
Sent: Thursday, May 7, 2020 2:57 PM
To: PDD Planning Commission
Subject: 1640 E Baseline Road / Rezoning Application No. Z-67-19-8

To whom it may concern:

I am writing you today to express my vehement opposition to this development. I understand it might be a tad late but I thought I'd send it anyway. As a resident of the adjacent community - Cobblestone - this development will drive down the value of our homes simply because it is a 100% rental community. Whitney Morris PLC may describe their clients' plans are to be build a "new residential community", the fact is all units will be for rent. If the development was similar to say Hunter Ridge just east of this parcel, then I may consider changing my mind. As a former resident of Hunter Ridge, the mix of owners and renters in the development continue to encourage the upkeep and maintenance of the property. With this "new residential community" of purely rental units, I can almost guarantee that inevitably, it will deteriorate. There is a reason why the original zoning is R1-14 BAOD and that is to continue to encourage home ownership and keep up the neighborhood and even improve the areas as development gradually continues on this part of Phoenix.

Continuing to approve high density, rental units will only not do that.

Sincerely,

J. Antonio Nicolas, CPM

Resident - Cobblestone

1836 E Dunbar Drive