



Requesting Department:

Development Services

**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director

**FROM:** Erik Swanson, Planning Administrator  
Sarah Clark, Senior Planner/Project Manager

**RE:** **ADDENDUM - Public Hearing and Possible Action on P19-0088 Jorde Farms South PAD Rezone**, a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 747-acres from R1-43 (Queen Creek Zoning) and RU-43 (Maricopa County zoning R1-43 Equivalent) to R1-18, R1-9, R1-7, R1-5, MDR, and C-2 with a PAD Overlay, located generally east and west of the future Crismon Road alignment, north of Empire Road, west of Signal Butte Road, and south of Cloud Road.

**DATE:** May 12, 2021

#### SUMMARY

The purpose of this addendum to the Jorde Farms South PAD Rezone (P19-0088) staff report is to provide the Commission with the additional public comments that were received following the initial compilation of the original staff report. In total, Staff has received 12 letters from the public in opposition for the case.

#### ATTACHMENTS

1. Public comments



Sarah Clark &lt;sarah.clark@queencreek.org&gt;

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## Jorde farms development

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skwheatley877@gmail.com &lt;skwheatley877@gmail.com&gt;

Mon, May 10, 2021 at 5:02 PM

To: PublicComment@queencreek.org

Hello my name is Susan Wheatley and my address is 22248 E Riggs Rd Queen Creek AZ 85142.

I am writing to voice my disapproval and my concerns regarding the development called Jorde Farms and other development being considered specifically the parcel south of Riggs and west of Signal Butte. I understand there is a church, a school, an assisted living facility, and an apartment complex being considered at the south east corner of this parcel. I have several concerns mostly related to the school and the apartment complex. I feel a school with entrances, either for buses or parent pick up will create more traffic issues along Riggs Rd and also that my frontage road on the north side of Riggs will be used even though it is marked private road. A school ideally should be within a neighborhood as to limit speed and to make it more accessible for students who walk or ride bikes. The apartment complex just opens the door for more crime, more over crowding and much more traffic congestion. I feel that Queen Creek does not have the infrastructure to accommodate more cars on Riggs Rd or anywhere else in the town. The homes that surround this parcel are in the price range which makes them targets for break ins and theft. And throw a school and apartment complex in there and you are asking for more crime. I wish you as the town council would protect the rural nature of Queen Creek and especially the corridor from Cloud Rd to Empire and from Gary to Ellsworth. We need this to be equestrian friendly horse property. I know the customary response is that one acre lots don't sell but I don't believe that for one minute. I think it is just the greediness of the town for impact fees. I realize my concerns will never truly be addressed and you will develop the land according to your wishes but I at least want my disapproval heard.

Susan Wheatley  
480-560-4579

Sent from my iPhone



Sarah Clark &lt;sarah.clark@queencreek.org&gt;

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**Jorde farms**

2 messages

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'Christina Allen' via publiccomment <publiccomment@queencreek.org>  
Reply-To: Christina Allen <rodeomom03@icloud.com>  
To: PublicComment@queencreek.org

Tue, May 11, 2021 at 5:39 PM

I am against rezoning of the rural farm land. Against any apartments, condos, etc. We are already getting a school in our backyard. Leave the rest alone and rural. Do not widen Cloud Rd. If access is to be off of Riggs then what's the need. You keep saying that the traffic will not increase then why the need to widen Cloud? So sad that our Queen Creek leaders are taking the country out of Queen Creek!!!! Leave some land!

Sent from my iPhone

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**Sarah Clark** <sarah.clark@queencreek.org>  
To: Christina Allen <rodeomom03@icloud.com>  
Cc: PublicComment@queencreek.org

Hi Christina,

Thank you for your email. It will be saved in the official case record and will be read into the public record. Please reach out to me if you have any additional questions.

Sarah Clark  
Senior Planner  
480-358-3020  
[Quoted text hidden]  
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**Sarah Clark, AICP** | Senior Planner/Project Manager, Development Services Department | Town of Queen Creek |  
phone: 480-358-3020 | fax: 480-358-3105 | e-mail: [sarah.clark@queencreek.org](mailto:sarah.clark@queencreek.org) |  
22358 S. Ellsworth Road, Queen Creek, AZ 85142 | [www.queencreek.org](http://www.queencreek.org) Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



Sarah Clark &lt;sarah.clark@queencreek.org&gt;

## Concerns and objections with the land-use plan for Jorde farms

1 message

**Chelsea Brandon** <radiantfaces11@gmail.com>

Wed, May 12, 2021 at 10:17 AM

To: "alex.matheson@queencreek.org" <alex.matheson@queencreek.org>, "david.gillette@queencreek.org" <david.gillette@queencreek.org>, "distapley@pewandlake.com" <distapley@pewandlake.com>, "jeremy.benson@queencreek.org" <jeremy.benson@queencreek.org>, "lea.spall@queencreek.org" <lea.spall@queencreek.org>, "matt.mcwilliams@queencreek.org" <matt.mcwilliams@queencreek.org>, "sarah.clark@queencreek.org" <sarah.clark@queencreek.org>, "seanlake@pewandlake.com" <seanlake@pewandlake.com>, "stephen.sossaman@queencreek.org" <stephen.sossaman@queencreek.org>, "towncouncil@queencreekaz.gov" <towncouncil@queencreekaz.gov>, "troy.young@queencreek.org" <troy.young@queencreek.org>

To the town of Queen Creek counsel,  
 To the planning commission town counsel,  
 To Sean Lake @ Pew and Lake,

We have lived In Queen Creek for 15yrs and have enjoyed living here. Up until about a year ago with all the changes being made makes us have several concerns. Queen Creek is not the Queen Creek that we once knew, loved and promised by the town it would be. I get there is always going to be growth but we feel like the town is just stuffing Queen creek full of homes on top of each other with no consideration of what we were told queen Creek was supposed be. That was Queen creek was to stay a farm horse community. We are all told to be at these meetings so that we can have a say and for our voices to be heard! Every meeting we voice our concerns and opinions but feel like the town does the complete opposite of what The residence would like.

We agreed and didn't give a hard time with the high school/middle school Going right next to our property. With that being said I feel like there should be some kind of give and take. I don't feel like we as residence of Queen Creek our being heard. Really we feel like it's very one side with what you as a counsel want to do.

if I was told correctly by the town there's supposed to be 2193 Single units planned to be built on this area of land +448 rental units, townhomes or condos. So if that's true and you put two drivers per household that will be a total of 4386 more cars and drivers on the road here just in Queen Creek. I really want to know how do you think our roads can handle this many more cars and drivers and how safe this is going to be for Queen Creek.

Here is an interesting piece of information I found on [governing.com](https://www.governing.com). It states among the hundred largest metro areas, faster growth rates were associated with lower incomes, greater income declines and more people in poverty. The 25 slowest growing areas across all three measures. I definitely feel the rate queen Creek is growing and the type of zoning and building we are doing here is going to have such a negative impact now and in the future.

- we are very concerned for all of the growth and with how many homes they want to shove on all these properties. We really feel like the road system in Queen Creek

cannot handle these new proposed home developments and all of the traffic it will bring. Ellsworth is already insane with traffic and very unsafe. I can't even image if all this gets approved how much more dangerous our roads are going to be. You can't Widen Ellsworth anymore and that road is an outlet in and out of Santan. With all that traffic coming into Queen Creek, plus just Queen Creek residence trying to get in and out of Queen Creek is already so congested. So we feel very strongly that they need to put less density homes on an acre to cut down on overcrowding our town. Queen creek moved way too fast with building all of these high density communities without focusing on our roads and due to that we now have overcrowded roads that are very unsafe. If you drive through Mesa Chandler or Gilbert pretty much every single main road you go on north and south is all four to six lanes plus a turning lane. You can tell that they're flow of traffic is way better and then you come to Queen Creek and it's the complete opposite. I know that the new freeway is going in but I really don't think that that's going to cut down on the traffic that is flowing on Ellsworth north and south, Rittenhouse north and south, cloud east and west, and Riggs east and west.

- We are also very against the red highlighted zoning area C-2 and brown highlighted zoning area MDR that are going so close to our property/home. We feel like our little area of horse farming properties are being trapped and surrounded with higher density neighborhoods and rental, condos. We feel like this area should be kept more horse farming community feel. Queen Creek already has plenty of high density home options for people. We feel like Queen Creek is only doing this Because the land owners and developers are proposing these plans but we are asking for you to please listen to the residence of Queen Creek.
- right now all the communities surrounding the Jorde Farm land are half 1 million to over 1 million dollar properties and homes. We are very concerned with the commercial properties going in and the rental properties going in and feel like it will bring down the value of properties in our area and have such a negative impact now and in the future.

We are voting NO against rezoning action on p19-0088 Jorde Farms South pad to MDR, C-2, R1-5, R1-7. We are totally against having medium density and general commercial behind our property or on the side of the school. We feel this will have a very very negative impact on our value of our home, the traffic, and the town of Queen Creek. We are asking for you to please listen to us and to all our Neighbors and community that I was reaching out to you about their concerns.

Thanks,

Jeff and Chelsea

Jeff and Chelsea Brandon living at [22015 E Stoney Vista Dr. Queen Creek Az 85142](https://www.google.com/maps/place/22015+E+Stoney+Vista+Dr,+Queen+Creek,+AZ+85142)



Sarah Clark &lt;sarah.clark@queencreek.org&gt;

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**Fwd: Feedback for Queen Creek, AZ**

1 message

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**Erik Swanson** <erik.swanson@queencreek.org>  
To: Sarah Clark <sarah.clark@queencreek.org>

Wed, May 12, 2021 at 11:15 AM

FYI

----- Forwarded message -----

**From:** Brett Burningham <brett.burningham@queencreek.org>  
**Date:** Wed, May 12, 2021 at 10:48 AM  
**Subject:** Re: Feedback for Queen Creek, AZ  
**To:** Marnie Schubert <marnie.schubert@queencreek.org>  
**Cc:** Constance Wilson <constance.wilson@queencreek.org>, Erik Swanson <erik.swanson@queencreek.org>

Thank you Marnie.

On Wed, May 12, 2021 at 10:47 AM Marnie Schubert &lt;marnie.schubert@queencreek.org&gt; wrote:

Marnie Schubert | Communications, Marketing & Recreation Director | Town of Queen Creek | phone: [480-358-3196](tel:480-358-3196) | cell: [480-797-8691](tel:480-797-8691) | fax: [480-987-0109](tel:480-987-0109) | e-mail: [marnie.schubert@queencreek.org](mailto:marnie.schubert@queencreek.org) | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | [QueenCreek.org](http://QueenCreek.org)

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

Begin forwarded message:

**From:** Town of Queen Creek <[queencreek@enotify.visioninternet.com](mailto:queencreek@enotify.visioninternet.com)>  
**Date:** May 12, 2021 at 10:58:32 AM MDT  
**To:** Town of Queen Creek <[communication@queencreek.org](mailto:communication@queencreek.org)>  
**Subject:** Feedback for Queen Creek, AZ  
**Reply-To:** Philomena Van Etten <[abodawee1@gmail.com](mailto:abodawee1@gmail.com)>

You have received this feedback from Philomena Van Etten <[abodawee1@gmail.com](mailto:abodawee1@gmail.com)> for the following page:

[https://www.queencreekaz.gov/Home/Components/Calendar/Event/31684/17?fbclid=IwAR1hM-upGs\\_POw8vTpSQzDBewFLIHWn88BQ2WJOww0Y5VSQD3cSRmhw9jPs](https://www.queencreekaz.gov/Home/Components/Calendar/Event/31684/17?fbclid=IwAR1hM-upGs_POw8vTpSQzDBewFLIHWn88BQ2WJOww0Y5VSQD3cSRmhw9jPs)

I am opposed to the rezoning of the Jorde Farm PAD. When we purchased our property, that back to Cloud Road, we were aware of the County Island, and zoning for Residential Property (its current zoning), and we would like to see that maintained. It would hurt property values to put in commercial properties in this area, as well as being a potential eyesore. We have no parks on this side of town, and I think this would be a perfect location. Please consider keeping the area residential, and put the commercial buildings where they would have less of an impact.

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**Brett Burningham, AICP** | Development Services Director, Development Services Department | Town of Queen Creek |  
phone: [480-358-3097](tel:480-358-3097) | e-mail: [brett.burningham@queencreek.org](mailto:brett.burningham@queencreek.org) |

5/12/2021

Town of Queen Creek Mail - Fwd: Feedback for Queen Creek, AZ

[22358 S. Ellsworth Road](https://www.queencreek.org), Queen Creek, AZ 85142 | [www.queencreek.org](https://www.queencreek.org) Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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**Erik Swanson, AICP** | Planning Administrator, Development Services Department

Town of [Queen Creek](https://www.queencreek.org) | [22358 S. Ellsworth Road](https://www.queencreek.org) | [Queen Creek, AZ 85142](https://www.queencreek.org) | [www.queencreek.org](https://www.queencreek.org)

Phone: 480-358-3013 | Email: [erik.swanson@queencreek.org](mailto:erik.swanson@queencreek.org) | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



Sarah Clark &lt;sarah.clark@queencreek.org&gt;

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**Fwd: JORDE Farms**

3 messages

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**Erik Swanson** <erik.swanson@queencreek.org>  
To: Sarah Clark <sarah.clark@queencreek.org>

Wed, Nov 18, 2020 at 2:33 PM

----- Forwarded message -----

From: **Cindi DeWine** <cindidb@gmail.com>

Date: Wed, Nov 18, 2020 at 12:33 PM

Subject: JORDE Farms

To: &lt;erik.swanson@queencreek.org&gt;

Erik,

It has been called my attention you are the contact to the voice of reason. Below is my letter that was a follow up to last nite meeting with Pew and Lake. Please note I have not addressed any of the financial stress this has caused on the existing homes. But I will send it to you if required. When I contacted my insurance agent at what was going on in the area , I increased my coverage to 3 million. At my expense. The dangerous area I live in and proposed to get worse , I can not afford to have any liability in the area of being underinsured. Cindi DeWine

Hello!

Thank you for the Zoom meeting. I truly feel this is the best way to interact in 2020 and quite frankly could be our new future, the interaction is greater once those are educated to use it.

Here are some thoughts and I try to keep in mind those that oversee proposals don't live there and gain insight from those that do.

Changes can be made and then usually the greater good happens and then the "should have thought of that or should not have done that " doesn't occur.

This is a large parcel off what is the main artery of Queen Creek, Ellsworth. We need to deal with what has already been done and those " Should have thought of that " can now not be changed.

QC Horseshoe park. What a mess with trucks and trailers. Ever get behind a shiny trailer and the sun bounces off and literally " blinds " you? Not a good match when behind the wheel of a car. Let's put Fat Cats next to it! Not even close those two types



of drivers on the same day. Heck we have 1200 horse stalls but yet we don't even have a fenced in facility to avoid death and destruction. Another "Should have thought of that".

Let's put custom homes in a Pecan Grove next to a landfill. There is some fine thinking... Have we even addressed how to deal with the landfill future? There is yet another crop of cars past those trailers past those Fat Cat family cars. Oh my I built a home behind a 25 ft wall of an entertainment center. Nice location, well thought out. Let's put a Private Airpark flying directly over a HORSE event and have that noise hurt riders and better yet have a crash during an event. "Should have thought of that".

Let's take a small artery road Cloud whom you take your vehicle and oh those darn trailers again when turning West and tick everyone off and there is a race up and down that street and put HIGH SCHOOL DRIVERS and BUSES on it. Let's add the proven fact of crime rate to increase with open fencing of acreage homes with animals to the mix and yes we can put in a class action lawsuit for the stupidity of that thought process.

Let's build the largest box Fry's store and all the delivery trucks, we can on the 2nd biggest intersection of Riggs and Ellsworth so we can be blinded by those darn trailers again and those sweet families at Fat Cats and put in rentals ... you know those cute little cars they drive because they park under a tight covered space or on a street? Yes, that is a police report a day morning and night. How are you going to reroute those cars? Can't unless you go down Cloud Rd with your High Schoolers and buses and those darn shiny trailers.

No doubt you don't need anymore of my thoughts of changing zoning of residential acreage and well thought out for pure GREED. I can call an elephant out when I see it.

I would have thought 2020 would have proven Money is the root of all evils to all of us now. Money gives us choices and freedoms so it should be used with care.

Let's sit back and rethink this... What is a disaster for the future of Chandler Heights /Ellsworth to Empire and Cloud to Rittenhouse in the works now, you just took a bad situation and made it horrific. I will 100% hold you and all involved responsible. You have been warned in writing to the disasters to take place. Pray it isn't your Mother, Father, Child, Grandchild, Wife and or husband involved.

Count your blessings, we all need to hope for common sense to prevail in this proposal. Rethink your land use.

I will end this email with one proposal of my own. My IQ isn't Einstein but I do know neighborhoods and people who live in them, that is what I do day in and day out for 19 years as a RE broker.

When you have the current neighborhoods that you have now, Pecans, Hastings Farm, New development, on the corner of CH and Ellsworth, Orchard Ranchettes, Pegausas ,Custom Homes on Cloud all the way to Rittenhouse... Look up the demographics , look up the economic incomes/ ages. Guess what they all need in the future? The need will be there to put their parents/ aunt/ uncles in a Senior living facility. They will want to visit each day very close, they will pay and can pay good dollars for it. Every look at Las Sendas and The Bridges ? Well thought out Mr. Blanford.

Guess what , none of those people DRIVE , they will not add to the disaster Ellsworth is. Guess what ... they are hard of hearing! So noise from Ellsworth is not even an issue. Guess what ? The beautiful facilities built today that we are paying \$4,000.00+ a month for our elderly family members take very nice care of the grounds.

Sean, appreciate you and DJ for hosting the meeting. I appreciate that you valued our thoughts and I hope you see the seriousness I have put in this email. I consider this a working meeting and as I stated above , when the greater good of all people come together, magic can happen. Disasters have been happening with these decisions made in the past. Let's not repeat history of how to grow QC along Ellsworth Road. Goodness we want the town to grow and grow in the right ways, not at the cost of those existing here and paid dearly along the way. Not at the cost of the future residents who know no better when they chose to live here.

With Gratitude for your time,  
Cindi DeWine



**SEARCH for HOMES on my website: [www.cindisellsaz.com](http://www.cindisellsaz.com)**

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**Erik Swanson, AICP** | Planning Administrator, Development Services Department

Town of Queen Creek | [22358 S. Ellsworth Road](https://www.queen creek.org) | Queen Creek, AZ 85142 | [www.queen creek.org](http://www.queen creek.org)

Phone: 480-358-3013 | Email: [erik.swanson@queen creek.org](mailto:erik.swanson@queen creek.org) | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays

To: Cindi DeWine <cindidb@gmail.com>  
Bcc: sarah.clark@queencreek.org

Ms. DeWine,

I apologize for the delay in getting back to you.

Thank you for sharing your concerns and the information that you have provided to the applicant. At this time the development proposal is still in its early planning stages and we have been discussing concerns with the applicant. As we continue with discussions and refinement to the plan I will make sure the applicant keeps the community updated. In the meantime, please feel free to reach out to me with any questions or concerns. Additionally, you are more than welcome to share my contact information with your neighbors.

Sincerely,  
[Quoted text hidden]

**Erik Swanson** <erik.swanson@queencreek.org>  
To: Cindi DeWine <cindidb@gmail.com>  
Bcc: sarah.clark@queencreek.org

Wed, Nov 25, 2020 at 8:01 AM

Thank you Cindi for the follow up, I will add this to the record as well.

I hope you and your family have a wonderful Thanksgiving.

Sincerely,

On Wed, Nov 25, 2020 at 7:08 AM Cindi DeWine <cindidb@gmail.com> wrote:

Erik,

Due to additional research I would also like to add to the reason why I am 100% high school and those apartments are not being committed to a PAD zoning change which in my understanding would mean the exact project , type, look could be changed. So please add to my reason why I will commit to the Town or County not to allow this to happen.

Thank you.  
Cindi DeWine



**SEARCH for HOMES on my website: [www.cindisellsaz.com](http://www.cindisellsaz.com)**

[Quoted text hidden]  
[Quoted text hidden]

Emails generated by council members, members of Town commissions and committees and by staff and that pertain to Town business are public records. These emails are preserved as required by law and generally are available for public inspection. Email correspondence is regularly reviewed by members of the public, media outlets and reporters.

11/25/2020

Town of Queen Creek Mail - Fwd: JORDE Farms

To ensure compliance with the Open Meeting Law, members of the Town Council, Commissions and Committees should not forward or copy email correspondence to other members of the Council, boards or commissions and should not use reply all when responding to this message. Any questions should be directed to the Town Attorney: (602) 285-5000.

[Quoted text hidden]



Kyle Barichello <kyle.barichello@queencreek.org>

## Fwd: New development to the East

1 message

**Brett Burningham** <brett.burningham@queencreek.org>

Mon, Feb 10, 2020 at 5:12 PM

To: Erik Swanson <erik.swanson@queencreek.org>, Kyle Barichello <kyle.barichello@queencreek.org>

----- Forwarded message -----

From: **Nelson Garrison** <aznelson@gmail.com>

Date: Mon, Feb 10, 2020 at 5:08 PM

Subject: Fwd: New development to the East

To: Sean Lake <Sean.Lake@pewandlake.com>

CC: Brett Burningham <brett.burningham@queencreek.org>, Vanessa Macdonald <Vanessa.Macdonald@pewandlake.com>

Sean,

One of the items we talked about in our zoning process was the clear area along the path of the runway to the east. Having playground equipment in that area isn't a clear path. That could lead to an engine out after take off becoming much more serious for anyone on the ground. I'm hopeful that the town is taking that into consideration.

I would appreciate Pegasus Flight association being included in the discussion.

Thank you,  
Nelson

----- Forwarded message -----

From: **Ed C** <redbirdman@msn.com>

Date: Mon, Feb 10, 2020, 9:01 AM

Subject: Fwd: New development to the East

To: Nelson Garrison <aznelson@gmail.com>

I told Debbie I would pass this on to you to deal with from Flight.

Jordie Farms Development has sent out a flyer proposing their development to our East.

The three things I see as a problem are:

1. They propose trails all through the development that connect to the trail behind PEGASUS. However, they do not allow horses. Therefore we are giving them easy access with quads and dirt bikes.
2. It looks like the East and North East wall could be bounded with R2 zoning which could be 2story condos.
3. Most important to Flight, they show a (somewhat) clear path over-run strip leading from 08 Eastbound. HOWEVER.....they show playground equipment in the clear path! Right up near the wall.

I already sent a note about the playground to QC and they responded they will look into it.



Ed C

Begin forwarded message:

**From:** DEBBIE Wagner <dwagner@comcast.net>

**Date:** February 10, 2020 at 5:41:05 AM MST

**To:** Linda Kellogg <Linda@metropropertyservicesaz.com>, Ed C <redbirdman@msn.com>, "paramedic402 ." <paramedic402@gmail.com>, Brian Fox <foxphotopilot@gmail.com>, rjbrown409@gmail.com

**Subject:** Re: New development to the East

**Reply-To:** DEBBIE Wagner <dwagner@comcast.net>

Hello

any thoughts on the below? I'd like to get back to Sean Lake on a date for a meeting. Let me know if it would work out combining with Flight. Also, would we be able to use a hangar for a meeting?

thanks

*Debbie*

On February 5, 2020 at 2:56 PM DEBBIE Wagner <dwagner@comcast.net> wrote:

thank you Linda

i just spoke with Sean Lake @ Pew and Lake Law office. They are interested in having a meeting with Pegasus. i would suggest that we combine HOA and Flight and have one meeting.

All single family homes ( no two stories)  
all residential - no commerical buildings

He requested that i send him three dates and he'll work with the Jorde Family to see what works. he did confirm that getting a meeting in February or march would be great

I think we should gather up questions and i can email them to him in advance of the meeting

questions/comments so far

1. can the lot sizes be increased? right now they are planning 3.5 homes/acre, this is somewhat firm, but might be able to suggest that those to our immediate east are larger

2. add an Equestrian gate on the trail between Pegasus and Orchard Ranch to prevent motorized vehicles using a wide open trail as a speedway. Sean thought that made sense

3. Homes/Park to the immediate east of Pegasus

Ed/Randy/Brian

can you please bring this up to flight so we can coordinate a date?

just throwing out dates to get started:

Feb 27

march 12

march 19

once we have a date, I'll solicit thru facebook for questions/suggestions

regards

*Debbie*

On February 5, 2020 at 11:02 AM Linda Kellogg <[Linda@metropropertyservicesaz.com](mailto:Linda@metropropertyservicesaz.com)> wrote:

Hi Board. I talked to the Town of Queen Creek. The name of the project is Jordie Farms South. It will be from Pegasus to Signal Butte, from Empire to Cloud. The Planning and Zoning project manager is Kyle Barichello (480-358-3094). The neighborhood meeting was held on January 14, 2020. Only one is required. The attorney for Jordie Farms is Shawn Lake. He can be reached at 480-461-4670.

Kyle said that he was not aware of any additional planned meetings for this project. He also said that there were a fair number of people in attendance from Pegasus. He said that Shawn would welcome any calls and input from Pegasus owners regarding the project.

Let me know if I can obtain any additional information.

Linda Kellogg

Metro Property Services

[150 E. Alamo Dr., #3](#)

[Chandler, AZ 85225](#)

480-967-7182

480-921-9031 (f)

**Brett Burningham, AICP** | Development Services Director, Development Services Department | Town of Queen Creek |  
phone: [480-358-3097](tel:480-358-3097) | e-mail: [brett.burningham@queencreek.org](mailto:brett.burningham@queencreek.org) |  
[22358 S. Ellsworth Road, Queen Creek, AZ 85142](https://www.queencreek.org) | [www.queencreek.org](http://www.queencreek.org) Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays





Sarah Clark &lt;sarah.clark@queencreek.org&gt;

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**Jorde Farms Development**

1 message

**RONDALEE PACE** <rjiluvmykids@msn.com>

Tue, May 11, 2021 at 4:20 PM

To: "sarah.clark@queencreek.org" &lt;sarah.clark@queencreek.org&gt;

Dear Sarah Clark,

My name is Rondalee Lamb Pace. I have lived with my family at [24523 S. 221st Pl, Queen Creek, AZ 85142](#) for the past 20 and a half years. My parents, Jerry and Nygra Lamb and my brother Wayne Lamb and his wife Chea Lamb have lived across the street from us for the same number of years. (We developed and built our homes on five acres.) We have loved raising our children here in this "small" town and have felt safe and happy here throughout the years. (There were 5,000 people here when we first moved to Queen Creek.) As a single mother for twelve of those years, I have worked very hard to keep my home and property, as I love my neighborhood and space for my family and for our horses and other farm animals. These are the reasons I sacrificed EVERYTHING to live here in this beautiful town. For these reasons, the growth and traffic has been very frustrating and sad for my family and I. Please don't get me wrong, I LOVE people! And I understand that growth is inevitable. But I believe there are better ideas for the residents out here in our area in order to keep our rural feel.

I am writing to voice my disapproval and my concerns regarding the development called Jorde Farms and other development being considered specifically the parcel south of Riggs and west of Signal Butte. I understand there is a church, a school, an assisted living facility, and an apartment/build to rent complex being considered at the south east corner of this parcel. I have several concerns mostly related to the school and the apartment complex. I had NO idea about the Frys going in until it was too late to voice my concerns on it. I feel a school with entrances, either for buses or parent pick up will create more traffic issues along Riggs Rd. and that could also divert traffic to Cloud Rd, which is only two lanes. A school ideally should be within a neighborhood as to limit speed and to make it more accessible for students who walk or ride bikes. The apartment/"build to rent" complex just opens the door for more crime, more overcrowding and MUCH more traffic congestion. I feel that Queen Creek does not have the infrastructure to accommodate more cars on Ellsworth Road, Riggs Rd or anywhere else in the town. The homes that surround this parcel are in the price range which makes them targets for break-ins and theft. To add a school and apartment/build to rent" complex in there, you are asking for more crime. I wish you as the town council would protect the rural nature of Queen Creek and especially the corridor from Cloud Rd to Empire and from Gary to Ellsworth. We need this to be equestrian friendly horse property, like we were promised years ago. I also would like to have an answer as to why the town has said that Queen Creek should be economically diverse. WHY? We moved out here for horse property and space. Why does there NEED to be rental property/apartment mixed in with our established horse property neighborhoods. I think it is just the greediness of the town for impact fees. I know that my concerns will probably never be addressed and you will develop the land according to your wishes but I at least want my disapproval heard.

Thank you for your time and for listening to me.

Rondalee Lamb Pace  
480-292-0855





Sarah Clark <sarah.clark@queencreek.org>

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## Jorde Farms Development

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**Danielle Johnson** <bndjohnson@gmail.com>  
Bcc: sarah.clark@queencreek.org

Mon, May 10, 2021 at 1:35 PM

Hello!

My name is Danielle Johnson and I live in the South Creek Ranch Community over by the Schnepf Farms Cemetery. We just found out from neighbors that there are plans to put in apartments, rentals and condos in the land behind the new Frys going in. We strongly oppose any such structures. We strongly oppose any rezoning to include that highly dense of residency. We moved to Queen Creek in 2013 for the open spaces and the feel that this beautiful town provides. Most of the homes in this area sit on 1-5 acres and many are multi million dollar homes, this is not the area for such crowded structures. The traffic, crime rate, light pollution that arises from congested housing and lack of ownership is just not welcome in this area. When we lived in Mesa we saw a police copter every night, one thing I brag about to my family that still lives there is that I have never seen one in Queen Creek. That will be changing with all the rezoning to smaller lots and more congestion. Please note that none of the residents that live in this area are happy about this zoning and changes or happy about the awful traffic that plagues Queen Creek. I wasn't notified about any such zoning changes and was only aware of such things due to a neighbor.

Thank you for your time.

Danielle Johnson 4808811356



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**land re-zone**

2 messages

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**bceberhard9@gmail.com** <bceberhard9@gmail.com>  
To: sarah.clark@queencreek.org

Mon, May 10, 2021 at 3:48 PM

1. I did not receive any mailing notifications for the upcoming proposed development on the land by my neighborhood. I live in the neighborhood next to the LDS church off of Cloud Rd. This is next to where the new High School is going to be built.
2. I saw the map of the rezoning that is being proposed for the land near the new Frys Grocery Store on Ellsworth and Riggs that also extends down to where the new High School will be built. I object to the areas that are showing build to rent dwelling units or apartments/condos in the planning. I would like for this area to remain more rural. Ellsworth road is already crowded with more homes coming in on the corner of Chandler Heights and Ellsworth that will add to the busy roads. If apartment/condo type housing were to be built off of Riggs road then the traffic on Ellsworth would be way too much. We moved out to Queen Creek and to this area because we liked the quiet rural feeling. Please consider not re-zoning to put in the apartment/condo type living in this area.

Thanks, Crystal Eberhard

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**Sarah Clark** <sarah.clark@queencreek.org>  
To: bceberhard9@gmail.com

Hi Crystal,

Thank you for your email. I will add your comments to the official case record. If you have any additional questions, please let me know.

Thank you,  
[Quoted text hidden]  
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**Sarah Clark, AICP** | Senior Planner/Project Manager, Development Services Department | Town of Queen Creek |  
phone: [480-358-3020](tel:480-358-3020) | fax: [480-358-3105](tel:480-358-3105) | e-mail: [sarah.clark@queencreek.org](mailto:sarah.clark@queencreek.org) |  
22358 S. Ellsworth Road, Queen Creek, AZ 85142 | [www.queencreek.org](http://www.queencreek.org) Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



Sarah Clark &lt;sarah.clark@queencreek.org&gt;

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**Re: Jorde Development-High School**

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**Erik Swanson** <erik.swanson@queencreek.org>  
To: Sarah Clark <sarah.clark@queencreek.org>

Tue, May 4, 2021 at 1:14 PM

----- Forwarded message -----

From: **Erik Swanson** <erik.swanson@queencreek.org>  
Date: Tue, Nov 24, 2020 at 5:42 PM  
Subject: Re: Jorde Development-High School  
To: Bonnie Jewell <ttbjewell@cox.net>

Ms. Jewell,

Thank you for sharing your concerns. Please note that I will add your concerns to the public record and include it as an attachment to the future Planning Commission and Town Council memos.

On Tue, Nov 24, 2020 at 4:54 PM Bonnie Jewell <ttbjewell@cox.net> wrote:

Mr. Berry,

As a 30+ year Queen Creek resident I am sending this to voice my concern for the proposed new Queen Creek high school location. It is amongst several homeowners that own horses and/or live on acreage with custom homes. We have been fighting against multi-family proposals going in next to the upcoming Frys development on Riggs and Ellsworth too. On the zoom calls last week several homeowners spoke their concerns. We don't feel like our voices are being heard.

The SE part of Queen Creek was supposed to be designated for larger lot sizes to go along with the multi-million dollar horse facility located on Riggs/Ellsworth. The traffic flow on Ellsworth is increasing daily has gotten very noisy. Last week at 6:30 AM it took me 5+ minutes to make a left hand turn out of Orchard Ranch subdivision to go hiking at the Santan Mountains. The higher density housing and traffic in the proposed Jorde Development is going to increase traffic immensely on Cloud Rd and surrounding areas. Our road infrastructure is so far behind the growth and the Town officials don't seem to care.

Please consider the high school in a non-developed area so homeowners who move in, know and understand where the high school is located. It is not fair to put it next to well established neighborhoods, who will have to deal with the extra traffic, sport field bright lights, and increased possible crime from high schoolers.

A Concerned QC resident,

Bonnie Jewell  
20872 E Mewes Rd  
Queen Creek AZ 85141  
602-686-4981 cell

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**Erik Swanson, AICP** | Planning Administrator, Development Services Department

Town of [Queen Creek](#) | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | [www.queencreek.org](#)

Phone: 480-358-3013 | Email: [erik.swanson@queencreek.org](mailto:erik.swanson@queencreek.org) | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays

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**Erik Swanson, AICP** | Planning Administrator, Development Services Department

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Kyle Barichello &lt;kyle.barichello@queencreek.org&gt;

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**Re: Pegasus Airpark**

1 message

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**Erik Swanson** <erik.swanson@queencreek.org>  
To: Ed C <redbirdman@msn.com>  
Cc: Kyle Barichello <kyle.barichello@queencreek.org>

Thu, Feb 6, 2020 at 2:34 PM

Ed,

Thank you for the email. I will disagree with you and say 'yes' 50 years of flight experience pretty much makes you an expert in my book.

To the issue you raise: While we believe having the open space area is generally responsible since it is an approach zone, we are open to how that area is actually treated. My understanding is that the development team heard from some residents of Pegasus that they would like the cottonwood trees to remain as they become a reference point, but other than that, we're open to suggestions.

Sincerely,

On Wed, Feb 5, 2020 at 10:20 PM Ed C &lt;redbirdman@msn.com&gt; wrote:

Hello Eric,

It's Ed Cardinal from Pegasus.

I wonder if you would be so kind as to pass on a bit of information to your staff (who have been very receptive to PEGASUS) or whoever you think might be the best suited to look into this.

First, let me say I have been on the BOD's of the Hangar Association since day one. An original Flight Board Member, one of the first Airport Managers and was voted onto my second term on the HOA just last night.

I have been a pilot over 50 years and retired as a NJ Fire Captain 30 years ago. Does that make me an expert? No, but I trust that you are. I have only made observations over the years that I think can help ward off disaster, or would have done so if enacted upon beforehand.

One disaster that I noted last evening, (just waiting to happen) was presented to the HOA membership regarding the proposed development of Jordie Farms South. While I have no comment on the size of the houses or lots or anything but safety, I happened to note one item you may want to consider that no-one else noticed or mentioned.

We had asked a while back to have some form of green belt area designated extending out from our runway to serve as a safety area in case an aircraft lost power on landing or taking off. While this need is very rare, I had noted (both while airport manager, and since) a half dozen times training aircraft from Mesa Gateway use Pegasus in a safety manner when something sounded amiss during one of their flights. They were usually just something simple like a vibration, a miss or an oil leak.

That issue itself is not the problem. It becomes a problem when the public learns of an issue and overreacts.

In a New Jersey airport where I worked and in a NYC heliport that my wife worked, just a simple overflight prior to landing set major complaints because "children were scared". In one case in NY a boy fell off his bicycle looking 'up', and let to 1/4 m lawsuit.

Which brings me to my point:

In the preliminary plan for Jordie Farms they show a green belt that would suffice as a safety area, extending eastward from runway 08. All well and good except they show 'a proposed large public play area' exactly off the end of the runway. In the worst possible place children should be assembled! I have learned over the years it is far better to have the experts 'you and the staff' to look at things like this and simply, if warranted, have it quietly moved to a safer area then for us (or someone else) bring up an issue like this in a public forum.

Sorry, if I took to much of your time ,

Ed Cardinal

908-407-5409

[21268 E. Pegasus](https://www.google.com/maps/place/21268+E.+Pegasus,+Queen+Creek,+AZ+85142)

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**Erik Swanson, AICP** | Interim Planning Administrator, Development Services DepartmentTown of Queen Creek | [22358 S. Ellsworth Road](https://www.google.com/maps/place/22358+S.+Ellsworth+Road,+Queen+Creek,+AZ+85142) | [Queen Creek, AZ 85142](https://www.google.com/maps/place/Queen+Creek,+AZ+85142) | [www.queencreek.org](http://www.queencreek.org)Phone: 480-358-3013 | Email: [erik.swanson@queencreek.org](mailto:erik.swanson@queencreek.org) | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



Sarah Clark <sarah.clark@queencreek.org>

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## URGENT for May 12 meeting

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**Marcina L** <miskyline1@gmail.com>  
To: publiccomment@queencreek.org

Wed, May 12, 2021 at 12:49 PM

We DO NOT want Cloud Road to be widened beyond two lanes and the turning lane!!

I have friends who live right on Cloud Rd, who will probably lose most of their front yards, and others who will lose most of their side yard. Please have compassion, check out the situation with your own eyes and DON'T do anything that will necessitate Cloud Road to be widened!!!

If that means Jorde Farms needs to be zoned for less density, or no apartments on Cloud and Rittenhouse, or whatever else necessary, then make it so. If that means the entrances into Jorde Farms or the high school, off of Cloud Road are limited, then make sure that happens.

Please do everything in your power to ensure that Cloud Road doesn't need to be widened to accommodate the proposed housing for Jorde Farms, the apartments at the corner of Rittenhouse and Cloud, or the high school! There are plenty of other high traffic roads; Ellsworth, Riggs, and Rittenhouse. PLEASE keep Cloud Rd a smaller road!

Thank you!

Marcina Layton  
24106 S Cloud Creek Trail  
Queen Creek, AZ 85142

Sent from my iPad