

# ***Dobson Place Community Association***

Please be advised of a current proposal before the City of Chandler Planning and Zoning Commission that will impact the community. A developer, Starpointe Communities, is seeking to change the zoning of the vacant land known as Norton's Crossing located on the **NW corner of Chandler Blvd. and Gilbert Road**. Currently, the zoning is PAD Commercial (C-2) and the proposed change is for PAD Commercial **with underlying Multi-family (MF-2) zoning**.

If successful, the developer will build retail shops and retail office space along Gilbert Road and Chandler Blvd. This site will be anchored by a grocery store. Additionally, if the change in zoning is successful, Starpointe will build **two and three story apartment buildings BEHIND the retail complex**. A total of 374 one and two bedroom apartments are proposed. **This site will require 935 parking spaces**, many of which will be within 15 feet of our neighbors' property.

Studies about the impact of multi-family housing on property values have been inconclusive and to-date no studies have been completed in Arizona. However, we know a record number of foreclosures are tightening the mortgage market, the number of MLS listings in Arizona is at an all-time high, and property values across the valley are down. ***Will you and your neighbors in Dobson Place let this avoidable threat affect your property values?*** The change in zoning for this proposal is critical. **Without the change to multi-family zoning, the developers have said they would have no reason to continue with the project.**

## **PLEASE GET INVOLVED...There are several ways you can be heard on this issue:**

First, attend the City of Chandler Planning and Zoning Commission Meeting:

Wednesday, February 6, 2008	5:30 PM.
Chandler City Council Chambers	Chandler Public Library, 2nd Floor, 22 S. Delaware St.

Or second, attend the Public Hearing

Thursday, February 14, 2008	7:00 PM
Chandler City Council Chambers	Chandler Public Library, 2nd Floor 22 South Delaware St. a

When homeowners attend in large numbers, it definitely creates a stir that elected and appointed officials would rather avoid. If you are unable to attend these meetings, **YOU CAN STILL BE HEARD.**

Contact the City Planner for this project, Erik Swanson at **erik.swanson@chandleraz.gov**

or leave him a message at **(480) 782-3063**. Refer to case number **DVR07-0042, Norton's Crossing**.

## ***PROTECT your property values!!***

**For the latest details on this issue, visit the DPCA website:**

**<http://www.dobsonhoa.com/>**