

## Attachment F

**From:** [JoAnne Jensen](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Rezoning Application (Z-31-21) and Minor General Plan Amendment (GPA-SM-2-21), Kimura Gardens Development  
**Date:** Tuesday, November 9, 2021 11:31:27 AM

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Hello and good morning -

Thank you for accepting my comments.

The Providence group has been very active in its outreach to neighbors during the planning to develop the property immediately south of Magdalena Estates, where we live - this is greatly appreciated. And, to be fair, they have listened and been responsive to the majority of concerns.

Although I am a member of Magdalena Estate's HOA Board, I have no authority to speak on behalf of the community or our Board, only for our lot 13.

We have several points to make:

Everyone knows that there will be development. We are lucky to have enjoyed our relative isolation for as long as we have. So, the goal is to maintain the property values and quality of life for those who already live here.

The configuration of Kimura Gardens will set an important precedent for the future of this area. The originally presented number of homes was 178 and has been reduced to 150. Still, that is very dense, and the effect upon traffic, light, and noise is going to be significant. Frankly, I would prefer that the density be the same as Magdalena Estates and The Commons to assure continuity within this area.

A discussion point during the planning process has been whether the homes will be one or two stories. I understand the economic ramifications of all single story construction. But the quality of life consequences are also important - more stories means more people, more cars, more light, more noise - all of which mitigate against maintaining the current quiet that we who already live here enjoy.

No one walks away completely satisfied. But, please consider that if all the homes in Kimura Gardens were one story, this would set a good precedent for the future of this area, it would equalize the property values among the three developments (The Commons, Magdalena Estates, and Kimura Gardens), it would create a relatively more tranquil and safe environment.

In sum - if a condition of zoning approval is that all homes are single story, we in lot 13 endorse the other aspects of the development plan as we understand them.

Thank you.

JoAnne Jensen (480-213-6499)

Steven D. Smith  
8303 S. 17th Drive  
Phoenix AZ 85041

**From:** [Dan Martin](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Fwd: Application to amend zoning ordinance #Z-31-21  
**Date:** Tuesday, November 9, 2021 9:12:50 PM

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Enrique,

I would like to concur with my neighbor that a request for a space between the neighborhoods would be welcomed. One of the main reasons that I purchased a home in The Commons community was that the homes did not face another home to their rear. This is why I paid \$100K more than my previous home situated in Laveen. Would it be possible to change the road frontage setback to the West on 19th Avenue from 150 feet to 140 feet in order to provide a 10 foot space with a walking path between the two neighborhoods? This essentially would not change the design of the Kumura Gardens but shift it 10 feet to the West.

Sincerely,  
Dan Martin  
8612 S 16th Dr.  
Phoenix, AZ 85041  
513-305-0258

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

**From:** **larry Brown** <[topbrown10@gmail.com](mailto:topbrown10@gmail.com)>  
**Date:** Fri, Oct 29, 2021 at 7:48 PM  
**Subject:** Application to amend zoning ordinance #Z-31-21  
**To:** <[enrique.bojorquez-gaxiola@phoenix.gov](mailto:enrique.bojorquez-gaxiola@phoenix.gov)>

Greetings sir,

I am writing again to request a concern about this application for amendment. If the amendment is ratified, I'm concerned that it will negatively impact the quality of life for the residents on the Western perimeter of The Commons at South Mountain neighborhood which is adjacent to this 49.5 acres parcel. By authorizing 2-3.5 du/ac this will result in more than one home being built directly behind each of the homes on this property boundary.

We respectfully request that the zoning require a green space between the 2 neighborhoods since the number of dwellings per acre would result in multiple homes directly behind each of our homes on the western perimeter of our community.

We believe a green space between our neighborhood and the new construction will result in a mutual benefit for all parties involved.

Respectfully,

Larry and Hope Brown  
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(520)313-6339  
[topbrown10@gmail.com](mailto:topbrown10@gmail.com)

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Respectfully,

Larry A. Brown  
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