

## Attachment H

**Racelle Escolar**

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**From:** JoAnne Jensen <joannejensen@cox.net>  
**Sent:** Thursday, February 3, 2022 4:32 PM  
**To:** PDD Planning Commission  
**Subject:** RE: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – it has come to my attention that the stipulations and site plan for Andora have been modified to reflect the agreement between our neighbors and the developer.

As a result, would it be possible to please withdraw my comments and my opposition, as they are now moot.

Thank you very much.

JoAnne Jensen  
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**From:** JoAnne Jensen <joannejensen@cox.net>  
**Sent:** Tuesday, February 1, 2022 5:24 PM  
**To:** 'pdd.planningcomm@phoenix.gov' <pdd.planningcomm@phoenix.gov>  
**Subject:** GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – thank you for taking my comments with respect to the proposed K Hovnanian development on the southwest corner of 19<sup>th</sup> Avenue and South Mountain.

I join others in opposing rezoning the parcel from S-1 to R1-10, along with the plans for the development itself. S-1 is active agriculture and horse property with lots one acre or more and in no way either follows the guidelines in the Rio Montana Plan and the 2015 Phoenix General Plan (which match one another). Specifically, these two plans call for lower density south of Baseline toward South Mountain Park; new construction that fits in with the currently in place surrounding neighborhoods; and new construction that involves unique housing designs, staggered lot sizes, open fencing, open spaces and other hallmarks of a unified character.

Unfortunately, this K Hovnanian proposal follows none of those guidelines with cookie-cutter style homes on small lots – like so much other development in the Valley. There is nothing that distinguishes this set of homes nor do they fit with the existing homes.

Preservation versus development is difficult, particularly in an environment when there is a housing shortage. There are locations which are well suited to dense development – but South Mountain is not one of them. This is a rural / agricultural / equestrian community. Those of us who live here have purposely chosen a country lifestyle and dense / bland looking homes on small lots is development incompatible with this section of Phoenix.

To be honest, as people who live here, we would like to have a say in the appearance and development of our neighborhood and to know that our voices will carry some weight in these matters. We do not oppose development – everything changes, but we would like to feel we have a seat at the table when these decisions are made, and that developers are not allowed carte blanche.

In sum, please oppose this development in its current configuration. We are working with this developer to try to find common ground – a suggestion is to continue these requests until an agreement can be reached, at which time this Commission can evaluate a plan which has agreement on both sides.

Thank you.

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