

Attachment H

David O Simmons

From: Wayne Hudgeons <cwcwayne99@gmail.com>
Sent: Thursday, December 9, 2021 10:23 AM
To: David O Simmons
Subject: GPA-DV-2-21-1 (Companion Case Z-48-21-1):

My name is Wayne Hudgeons and I live at 25406 N 17th ave.

I am writing to let you know that I am opposed to the request to amend the General Plan Land Use of the 13.48 acres. I feel that this community is great with the zoning that we have and that is why we purchased a place to call home. The rezoning to multi family dwellings or apartments does not go with the character of our neighborhood. When we bought a house here to make our long term home we knew there would be development, we are not opposed to development. We made a conscious choice after looking at the zoning, knowing that there was the study for 300 feet of commercial along Happy Valley and there would be a medical building on 19th ave, that would add value to our community. The rest of the undeveloped land in the General Land Use Map and current zoning was R-43. Another reason would be the extra noise and light pollution would not be a good fit with our rural community of horses and livestock, even with light shades and directional lighting it very stressful to horses. The extra traffic that would come through our private community maintained roads would also be a major burden.

Best Regards,

Wayne Hudgeons
623-340-0579

David O Simmons

From: wmags@aol.com
Sent: Thursday, December 9, 2021 10:44 AM
To: David O Simmons
Subject: Z-48-21-1 and DV:2-21-1

This is Martha Tallant 25814 N. 17th Ave, Phoenix,Az 85085. I am requesting that you please consider our way of life. We are a rural area, we want to stay this way. One house per acre. I am against placing apartments of any kind in this small area. I am surprised at all the apartment buildings along 19th Ave North of Pinnacle Peak, along Happy Valley at 17th ave ,again at 35th ave and along Jomax and I 17. We simply do not need any more apartments.

Thank you for listening and please give our area some consideration.

Mrs Martha Tallant
25814 N, 17th Ave
Phoenix,Az 85085

David O Simmons

From: Laurel Brodie <laurel@clearskies.com>
Sent: Tuesday, December 14, 2021 10:07 AM
To: David O Simmons
Cc: Council District 1 PCC; Melissa Crawford; Julie Burns
Subject: Re: Z-48-21-1 : (Companion Case No. GPA-DV-2-21-1) - OBJECTIONS

Mr. Simmons,

I was unable to join this meeting, but certainly we are quite disappointed from the things I have heard about how the meeting in general was conducted and the evident Approval by the Commission. We had high hopes based upon earlier Staff comments involving the protection from high density for the east side of 19th Ave.

I have several Inquiries / Requests related to this meeting / decision;

First, is there a link to a visual and audio recording of this meeting as I would like to review that footage, and are there transcribed minutes that can be reviewed ? I would appreciate a link to any and all pertaining to that.

Secondly, in Maricopa County there is an opportunity to Appeal decisions made by their Commission,

RE:

Appeal of Planning and Zoning Commission Recommendation

1. **Appeal Form** If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within 15 calendar days following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

does the City offer a similar or any appeal process to your decisions?

My understanding from things I have heard is that the presenter for Toll Brothers and another person stated many untruths in reference to our neighborhood and the people that reside here. That is one of the many issues that I feel we should have the opportunity to rebut, as well as being able to examine the names on the list of people he purported were all in favor of this build. I also understand that there was a gentleman speaking that stated or implied that he was someone with some kind of authority to represent the people of the 85085 zip code. I would like to know more on that issue as well. I can promise you that he does not in any way represent anyone that we are aware of within our County Island and those are the people that should be listened to with the most concern.

None of us are against housing on this property, we are aware housing is in short supply, but that supply should be a variety of offerings, as apartments are generally not where people choose to live their entire lives. And as stated over and over again throughout the years by the Deer Valley Planning Commission, transitional areas such as ours where people do have actual homes with actual families that are already well established in their lives on R-43 land deserve some thoughtful consideration as to what will appropriately border their properties. We are having to maneuver our way through this process all while we work our full time jobs and juggle life.

Now we are all presented with the biggest threat to our environment and Rural zoning and we find it quite unfair that people with deep pockets and no real ties to our community can just come in and bully their way through a process without someone giving careful consideration to those of us who live here (and we don't feel that is happening).

Maybe it would be appropriate for the people who will make the final decisions to come out to our neighborhood to see and speak to those of us who actually RESIDE here, we can't offer fancy presentations, but coffee and cake could be provided, so consider that an open invitation Ms. O'Brien and colleagues. I'm sure one of us would be happy to host.

I would appreciate any and all information that you can supply to help us pursue these matters further.

Respectfully,

Laurel Brodie
25657 N. 17th Ave
Phoenix, AZ 85085

As an example we would like to point out that we do not feel that the principals quoted below are being applied to our neighborhood and this developers request. We at a minimum deserve more time and ways to present our side of this, keeping in mind we have limited funds but alot of heart. Working within the numerous and diverse work schedules is challenging for us all which is why we ask to somehow find more time for us to present our case.

https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00472.pdf?fbclid=IwAR0iWTGrEX7DmCh5vtNx-995n-sdKyXOZWaROqUKVIXs_by27dEUXBoVAY

Quotes;

"Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance"

"Require appropriate transitions/buffers between neighborhoods and adjacent uses"

"The village is characterized by its desert setting and mountains, diverse and growing communities, and large employment centers. It is distinguished by its attraction for business, variety of housing types and density ranges"

"Additionally, the village is an active area of the city for the construction of single-family homes and redevelopment. Development within the Deer Valley Village should integrate into and incorporate elements of the natural desert environment."

<https://www.phoenix.gov/pddsite/Documents/PlanPHX%20General%20Plan%202015%20Executive%20Summary.pdf>

A BLUEPRINT FOR A CONNECTED OASIS - Phoenix, Arizona

Exete Say THE BLUEPRINT: A STRATEGIC SET OF TOOLS Using the Five Core Values as the foundation for the Vision, the updated General Plan will also contain a list of strategic Tools within each of the Five Core Values that will be implemented by staff,

Quotes;

"Phoenix will continue to be like no other city in the world. A place steeped in history, defined by its beautiful desert setting, activated by unique neighborhoods and businesses"

"Celebrate our Diverse Communities and Neighborhoods"

" Certainty & Character - Through the development of guiding principles for every Phoenix neighborhood, residents will have greater levels of certainty about their quality of life and protections to ensure that their neighborhood remains unique and livable."

From: Laurel Brodie <laurel@clearskies.com>

Sent: Tuesday, January 4, 2022 6:06 PM

To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; undefined <IMCEAUNDEFINED-enrique+2Ebojorquez-gaxiola+40phoenix+2Egov@namprd04.prod.outlook.com>

Cc: Julie Burns <julieb@hawkeyecustomlandscaping.com>; Melissa Crawford <melissa@empirepumpcorp.com>

Subject: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1

The Zoning in our County Island is R-43 and at least 50% plus of our County Island built and conform with R-43 zoning. That is why we bought and built on this property 30+ years ago. At a Minimum your decisions should lean heavily to those of us that did not buy property zoned for something else because it was cheaper than buying land zoned for our intended purpose. **BOTH** of these proposed developments (even though one is City and the other County) are taking advantage of the residents within this island and obviously have much deeper pockets than we.

The people that own and reside in the area that will be greatly impacted by this type of density change. Therefore the opposition from **homeowners** within our entire County Island area should be given the most weight.

It should also take into account the following;

The Owners of Parcels - 210-10-008B - 210-10-008D - 210-10-008F - 210-10-008G - should have NO VOICE in this development as they have already been strong armed into selling out to the developer

The Owners of The Bungalows at Norterra should also have NO VOICE Parcels 210-10-027A , 210-10-031A, 210-10-020D, 210-1-020C, 210-10-010

And both Developers should be treated as hostile voices as they are supporting each other in their bids to effect unalterable life changing events within our land-locked County Island.

The majority of the Parcels within our boundaries (19th Ave-Jomax-CAP-Happy Valley) are Owned and Occupied Homes built within the constraints of Maricopa County R-43 Zoning. Based upon Documents published over the Years by the Deer Valley Planning Commission, we had every reason to expect our area would remain as is (even if the City of Phoenix successfully annexed us all) . We understand there is a need for housing, but there is a need for all types of housing and anything built of the vacant lands within our boundaries should be with that in mind. Multi Family dwelling is not transitional to R-43. Single Family Homes on no less than .33 acres could be seen as transitional. It might also be seen as quite desirable to those who would prefer not to live in high density developments.

There have been statements by the Developers and some Planning Staff that would imply the residents of our area do not really care as we haven't been vocal enough or "organized" in our opposition to these Developments. Please keep in mind that especially over the last 2 years life has become very busy and stressful for many many people. None of us are being paid to sit in these meetings over and over again, it is difficult to even keep up with any information as written letters are not sent to each of us as homeowners, signs are installed with no dates, then dates, then dates that change AND we are having to OPPOSE (2) developments side by side that both want the same outcome AT THE SAME TIME !! It may not seem like it to you but we are trying our best to show you with the resources and time that we have. I have spent many of my days off work speaking with and trying to compose coherent and to the point letters. I don't find that easy as I am a long winded person (I am aware) but I am also passionate and find it difficult to be anything else when we are speaking of losing what we have spent our lives building.

Phoenix is in need of ALL TYPES of housing and our perimeter has already been subjected to higher density developments, now you want to come directly INTO our small "Island area" with even higher density allowances. I cannot comprehend how that can be defined as Transitional. Just one of these developments will increase the current population by probably more than 300 %. We implore you to protect those that need protecting and VOTE NO to these changes

Respectfully

Richard & Laurel Brodie

25657 N. 17th Avenue

Phoenix AZ 85085