



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

**From:** [Ward McDaniel](#)  
**To:** [Spencer Mitchell](#); [Crystal Horn](#)  
**Cc:** [Jody Page](#); [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinancialaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintltbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer@s2cpartners.com](#); [jpeterson\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Tuesday, February 18, 2020 11:15:10 AM

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**External Email: Please use caution if opening links or attachments!**

Yes please the beauty of our neighborhood is large LOW density lots. That is why my family moved into the neighborhood in 2001. How can you suddenly change the density of the neighborhood that has been in place since 1969?

Please disallow the request.

Thank you

**Ward McDaniel**

Advanced Systems Group

480-215-1800 Cell

602-281-7423 Office

[ward@virtual.com](mailto:ward@virtual.com)

[www.virtual.com](http://www.virtual.com) - WEB

<http://blog.virtual.com>

30YearLogoB



**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>

**Sent:** Thursday, February 6, 2020 1:46 PM

**To:** Crystal Horn <crystal.horn@cox.net>

**Cc:** [Jody Page](#) <jodylynnpage@outlook.com>; [citycouncil@scottsdaleaz.gov](#); [jlane@scottsdaleaz.gov](#); [Jesus Murillo](#) <jmurillo@scottsdaleaz.gov>; [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinancialaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#) <ccrozier@cox.net>; [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#) <sunshine4bal@yahoo.com>; [Beverly Ashley](#) <bevashley9@hotmail.com>; [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintltbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#);

joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollic@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer@s2cpartners.com; jpeterston\_az@yahoo.com; willschreiber@gmail.com; micala.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>; Ward McDaniel <WMcDaniel@virtual.com>

**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.

I second everything mentioned in both emails. Specifically this...

"E&S Builders has also come through the area and purchased single lots, torn down old homes and put up new ones; that also fall in line with the aesthetic and zoning of the neighborhood. None of our neighbors have disagreed with what E&S Builders has done, nor the beautiful homes they have built on large lots and that bring value to our neighborhood. But allowing a developer to come in and buy land that previously held a few single family homes to turn it into something entirely different, is not what our residents want!" As neighbors, we are not against builders coming into our neighborhood, providing jobs etc. All we are asking is that when they do come in, they respect what we as a neighborhood have built over the past decades.

I would also like to commend Crystal's astute observation about property valuations. One of those new homes sits right behind me (across the horse path) and just sold for \$2.4M. The second sits right next to my friend Ward McDaniel's house (and is considerably larger). In addition, my neighbor to the right of my just finished a tear down and built a much larger house (thus increasing the value of my house). I find it hard to believe the City is looking out for my best interest by considering this proposal.

Moreover, I would like to know if the city has done any studies into the increased traffic a multi-home project like this will obviously bring. I live on Miller Rd. There are ALREADY speed bumps on my street to deal with the traffic. There are also many small children running around now as younger families have moved into the area. Increased traffic on our roads can only lead to the increased probability of a traffic accident or God forbid a young child being struck by a vehicle.

From a destruction of wealth perspective or increased traffic point of view, I don't see how this makes any sense at all. I have added Ward McDaniel to this email thread as I thought he would be interested.

-Spencer

On Thu, Feb 6, 2020 at 11:34 AM Crystal Horn <[crystal.horn@cox.net](mailto:crystal.horn@cox.net)> wrote:

My husband and I second all of Andy and Jody's sentiments below. Additionally we have children in our home and do not welcome all of the additional traffic that the proposed development would bring. There are few if any homeowners in this neighborhood that agree with rezoning this property. We do not agree with a greedy developer coming in to rewrite the history and landscape of our neighborhood.

Many of our neighborhood's homeowners have put extensive dollars into remodels and keeping their homes beautiful and in line with the area. E&S Builders has also come through the area and purchased single lots, torn down old homes and put up new ones; that also fall in line with the

aesthetic and zoning of the neighborhood. None of our neighbors have disagreed with what E&S Builders has done, nor the beautiful homes they have built on large lots and that bring value to our neighborhood. But allowing a developer to come in and buy land that previously held a few single family homes to turn it into something entirely different, is not what our residents want!

The greed that is associated with this proposal should not be encouraged by politicians who are not listening to their constituents. We DO NOT want our neighborhood rezoned. We would welcome 3 new homes built by Camelot or any other builder who wishes to keep with the current zoning of all of the neighboring homes in this area.

Bill & Crystal Horn

[crystal.horn@cox.net](mailto:crystal.horn@cox.net)

480 459 1122

On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

We (like most of our neighbors) have made considerable investments in our property over the last 21 years. We are not asking for zero development we are asking for you to hear us and not rezone a historical area. We enjoy the character and rural feel that the neighborhood has maintained, and would like to see that be continued. Our neighborhood is one of the few older infill areas in

Scottsdale that have larger lots with restrictions on two stories and density. Please be assured we are not against new development or developers, we simply want the area to stay consistent in it's flavor and spacious feeling. There are some beautiful brand new homes in the adjacent areas that we are thrilled to have as neighbors. **Just because a developer asks does not mean you have to say yes.**

**Please do not sell out. We are the citizens that voted you into your positions and have been paying taxes to maintain your jobs and our lifestyles.**

Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

--

Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Emily Austin](#)  
**To:** [Ward McDaniel](#)  
**Cc:** [Spencer Mitchell](#); [Crystal Horn](#); [Jody Page](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinancialaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpcak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintltbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Yaron, Adam](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Monday, February 17, 2020 5:41:17 PM

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Camelot pulled the project....for now. This is why we need a new Mayor and City Council with Bob Littlefield, Betty Janik and Tom Durham. They will reflect our voices unlike people like Virginia Korte, Suzanne Klapp and Linda Milhaven. Guy Phillips told the zoning attorney representing Camelot that he would not be the fifth vote that would be necessary to pass this project. Guy would be another good person to reelect the city Council.

Emily Austin

Sent from my iPhone

On Feb 17, 2020, at 4:50 PM, Ward McDaniel <[WMcDaniel@virtual.com](mailto:WMcDaniel@virtual.com)> wrote:

Yes please the beauty of our neighborhood is large LOW density lots. That is why my family moved into the neighborhood in 2001. How can you suddenly change the density of the neighborhood that has been in place since 1969?

Please disallow the request.

Thank you

**Ward McDaniel**

Advanced Systems Group

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[ward@virtual.com](mailto:ward@virtual.com)

[www.virtual.com](http://www.virtual.com) - WEB

<http://blog.virtual.com>

[<image001.jpg>](#)

**From:** Spencer Mitchell <[spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com)>

**Sent:** Thursday, February 6, 2020 1:46 PM

**To:** Crystal Horn <crystal.horn@cox.net>

**Cc:** Jody Page <jodylynnpage@outlook.com>; citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micala.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>; Ward McDaniel <WMcDaniel@virtual.com>

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Moreover, I would like to know if the city has done any studies into the increased traffic a

multi-home project like this will obviously bring. I live on Miller Rd. There are ALREADY speed bumps on my street to deal with the traffic. There are also many small children running around now as younger families have moved into the area. Increased traffic on our roads can only lead to the increased probability of a traffic accident or God forbid a young child being struck by a vehicle.

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Bill & Crystal Horn  
[crystal.horn@cox.net](mailto:crystal.horn@cox.net)

480 459 1122



On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

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Andy & Jody Page

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602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Dan Ryan](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Friday, February 14, 2020 8:05:27 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**External Email: Please use caution if opening links or attachments!**

Thank you Jesus for all your work. You kept all of us up to date in a very respectful manner. You're a real pro !

Semper Fidelis,

Dan Ryan  
11433 N. 74<sup>th</sup> Place

---

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Thursday, February 13, 2020 8:23 PM  
**To:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; ccrozier@cox.net; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpeak1@gmail.com; lg@sprisemedia.com; kgangsei@cox.net; paulhnewman@frontier.com; tim@timlasota.com; joshlongbottom@gmail.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; jodylynnpage@cox.net; khobin@hobinfamily.com; lmjorden90@gmail.com; rwbyars@yahoo.com; Mark.Wasylenko@bannerhealth.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; gd2garden@yahoo.com; emilyaustin@cox.net; jodylynnpage@outlook.com; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; laura.jorden@russlyon.com; fcericola@hotmail.com  
**Cc:** Tom Kirk <tkirk@CAMELOTHOMES.com>; Ryan Benscoter <ryanb@CAMELOTHOMES.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Jenan (The Enclave) Rezoning Request (20-ZN-2018)

Hello Everyone,

I wanted to provide you all with another update. The applicant has provided the attached letter in regards to the above-mentioned rezoning request.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

Get informed!



**From:** [Murillo, Jesus](#)  
**To:** [Beverly Ashley](#)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Friday, February 14, 2020 2:57:00 PM

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Hello Bev,

I never pretend to know how an application will proceed. I am as curious as yourself.

Sincerely,

Jesus

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**From:** Beverly Ashley <bevashley9@hotmail.com>  
**Sent:** Friday, February 14, 2020 9:46 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** Re: Jenan (The Enclave) Rezoning Request (20-ZN-2018)

**⚠ External Email: Please use caution if opening links or attachments!**

Hello. This is amazing news. Thank you for sharing it so quickly. Is this in your experience a tactic you have seen before to allow regrouping or do you read it as a real withdrawal? If you can't speculate, I understand. Thank you again. Bev Ashley

Sent from my iPhone

On Feb 13, 2020, at 8:24 PM, Murillo, Jesus <[JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov)> wrote:

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Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

Get informed!

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

<Letter of Withdrawal - 2-ZN-2020 (Camelot Homes).pdf>

**From:** [Beverly Ashley](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** Re: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Friday, February 14, 2020 9:46:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Planning and Development Services  
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Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

Get informed!

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

<Letter of Withdrawal - 2-ZN-2020 (Camelot Homes).pdf>

**From:** [Ryan Benscoter](#)  
**To:** [Murillo, Jesus](#); [Hayes, Eliana](#)  
**Cc:** [Tom Kirk](#); [John Berry](#); [Susan Smith](#)  
**Subject:** Letter of Withdrawal - 2-ZN-2020  
**Date:** Thursday, February 13, 2020 4:20:29 PM  
**Attachments:** [Letter of Withdrawal - 2-ZN-2020 \(Camelot Homes\).pdf](#)

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**External Email: Please use caution if opening links or attachments!**

Jesus,

Attached is a letter of withdrawal for the Jenan (Enclave) zoning case (case # 2-ZN-2020). Unfortunately, Camelot Homes will not be moving forward on this Project. We appreciate all of your help and look forward to working with you again on another project in the near future.

Thanks again,

Ryan

**Ryan T. Benscoter**

*Land Acquisition & Entitlement*

**CAMELOT HOMES**

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ROC# B-067408





February 13, 2020

**Via Email**

Jesus Murillo  
City of Scottsdale – Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251

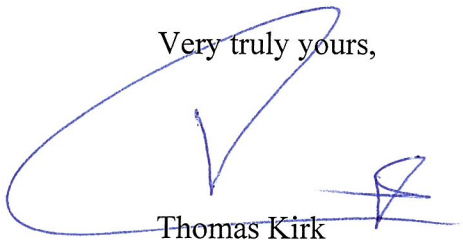
***Re: 2-ZN-2020 – Letter of Withdrawal***

Dear Mr. Murillo:

Please accept this letter as official and formal notification that the applicant (Camelot Homes) has withdrawn their rezoning application for Zoning Case number 2-ZN-2020 (the Jenan (Enclave) project). We appreciate your past work and help on this project and regret that we will not be moving forward at this time.

Thank you.

Very truly yours,



Thomas Kirk  
Chief Operating Officer

**From:** [Emily Austin](#)  
**To:** [Roseanne South](#)  
**Cc:** [Connie Moll](#); [Kelly Christensen](#); [Spencer Mitchell](#); [Jeff Krause](#); [Linnea Heitzman](#); [City Council](#); [Lane, Jim](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [Lauren Grey](#); [quickcary@hotmail.com](#); [dwolf29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [Crystal Horn](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [chaxby@cox.net](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectiva.com](#); [JCotterman@firstintlbank.com](#); [rwbyars@yahoo.com](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [Spencer Mitchell](#); [jpeterson\\_az@yahoo.com](#); [Will S.](#); [micaela.abranovic@gmail.com](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Woo Hoo!!!!  
**Date:** Thursday, February 13, 2020 3:33:35 PM

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Guy Phillips told John Berry, the zoning attorney for Camelot Homes project on Jenan that he would not be the 5th vote which will be needed with your neighborhood's legal protest. Until it is officially pulled, things may change, but fingers crossed! My understanding is that Mr. Berry will not present a project to the City Council that won't pass...hearsay.

Emily

On Feb 13, 2020, at 3:16 PM, Roseanne South <[fredinni@hotmail.com](mailto:fredinni@hotmail.com)> wrote:

Yes!!! This is great news! Is it really done?

Roseanne

On Feb 13, 2020, at 12:58 PM, Emily Austin <[emilyaustin@cox.net](mailto:emilyaustin@cox.net)> wrote:

I hope everybody reaches out to Guy Phillips to thank him for backing up your neighborhood! This is great news!

<image0.jpeg>

Sent from my iPhone

On Feb 12, 2020, at 8:26 PM, Connie Moll <[mollc@hotmail.com](mailto:mollc@hotmail.com)> wrote:

AS a member of the neighborhood (I live on 75th ST) I am NOT in favor a a zoning change to allow more houses

on smaller lights for general aesthetic reasons. To further my opposition is the safety issue. This neighborhood is an equestrian neighborhood and even though there are very few horses left, I happen to have horses - living in my back yard. On occasion I ride them in the equestrian right of ways aka alleys AND when the passage ways end at 74th, I ride down 74th place and on Cholla. To add more homes than is currently zoned would add the the traffic and increase the danger for all roadway users (equestrian, cycle, walkers) .

I do hope all aspects of this zoning change request (neighborhood sentiment, safety, Scottsdale culture, short term profit motive vs long term character, and more) are considered as the city lawmakers do their due diligence in approving or disapproving this significant zoning change.

Connie Moll

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**From:** Kelly Christensen <[kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com)>  
**Sent:** Wednesday, February 12, 2020 6:39 PM  
**To:** Spencer Mitchell  
<[spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com)>; Jeff Krause  
<[jeff@rtfoods.com](mailto:jeff@rtfoods.com)>  
**Cc:** [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov)  
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**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

All, Yes, this is a great point, and I would like to expand on it.

Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell

<[spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com)>

**Sent:** Wednesday, February 12, 2020 4:26 PM

**To:** Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)>

**Cc:** [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov); [jlane@scottsdaleaz.gov](mailto:jlane@scottsdaleaz.gov);

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**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka  
"The Enclave")

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause  
<[jeff@rtfoods.com](mailto:jeff@rtfoods.com)> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants another

traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on

elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a ***major amendment to the General Plan.***

In accordance with the City of



Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents and visitors.**

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** “**to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed**”

**Protect: “to keep  
someone or something safe from  
injury, damage, or loss”**

**Sustain: “to keep  
something in operation; maintain”**

[See the *Cambridge Dictionary*  
at <https://dictionary.cambridge.org/>;  
(emphasis added.)]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood’s quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale’s Mission. *Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.*** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale’s governing documents.

**“Proposed changes to the land use  
element of the city’s General Plan**

**that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above.

**Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

***Scottsdale's Land Use Element:*** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should ***respect the natural and man-made environment;***
- b. Land uses should provide for an ***unsurpassed quality of life for both its citizens*** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses ***should contribute to the building of community unity and cohesiveness;***
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to ***fit and respect the character, scale and quality of uses that exist*** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised

to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission **MUST DENY** the requested rezoning as it **FAILS** to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in

detail below and should be **DENIED**.

*Guiding Principle #2 (emphasis added.)*

### **ENHANCE NEIGHBORHOODS**

Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As

this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

### **VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER**

Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the “*preservation* of [Scottsdale's] unique lifestyle and character....through *a respect for our natural and man-made environment*, while providing for *the needs* of our citizens” and MUST be DENIED. (*Id.*, emphasis added.)

Again, what “*need*” of the general population of “*our [Scottsdale] citizens*” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general**

**population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT ***“respect our natural or man-made environment.”*** (*Id.*, emphasis added.)

At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35.

[See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.



rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.**

Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796

**From:** C Crozier  
**To:** "Kelly Christensen"; "Spencer Mitchell"; "Jeff Krause"  
**Cc:** City Council; Lane, Jim; Curtis, Tim; Murillo, Jesus; tim@timlasota.com; "Lauren Grey"; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; "Crystal Horn"; gd2garden@yahoo.com; mandytaichi@yahoo.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; tfaica@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; "Barbara Langham"; "Beverly Ashley"; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; Jim5@collectivla.com; JCotterman@firstintltbank.com; rwbvars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollic@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; "Spencer Mitchell"; jpeterson\_az@yahoo.com; "Will S."; micaela.abranovic@gmail.com; "Tom Kirk"; "Ryan Benscoter"; Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 3:33:32 PM

**External Email: Please use caution if opening links or attachments!**

We too agree with all of the emails sent from our neighbors and are opposed to the rezoning regarding the Camelot Homes rezoning request. We have lived in this neighborhood for years – my husband went Elementary/Middle School (Cocopah) and High School (Chaparral) and I moved here in High School (Chaparral). We bought in this area for the exact reasons that have been mentioned: atmosphere and ambience of the neighborhood, larger lots single homes, horse property, etc... Please listen to all of us voters and people who actually live in this neighborhood to not rezone. Please hear what we are saying and vote to support us – you are representing us not Camelot Homes and those invested only to make money and who do not live in our neighborhood.

Thank you,  
Cheri Crozier

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**From:** Kelly Christensen [mailto:kellyc@sagefinancialaz.com]  
**Sent:** Wednesday, February 12, 2020 4:39 PM  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>  
**Sent:** Wednesday, February 12, 2020 4:26 PM  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <jeff@rtfoods.com> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, chaxby@cox.net wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** “to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed”

**Protect:** “to keep someone or something safe from injury, damage, or loss”

**Sustain:** “to keep something in operation; maintain”

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added.)]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood’s quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale’s Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale’s governing documents.

**“Proposed changes to the land use element of the city’s General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale’s Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city’s land use plan:

- a. Land uses should *respect the natural and man-made environment*;
- b. Land uses should provide for an *unsurpassed quality of life for both its citizens* and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses *should contribute to the building of community unity and cohesiveness*;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist* in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale’s stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one

developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

*Guiding Principle #2 (emphasis added.)*

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "preservation of [Scottsdale's] unique lifestyle and character....through a respect for our natural and man-made environment, while providing for the needs of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "need" of the general population of "our [Scottsdale] citizens" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "respect our natural or man-made environment." (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.* [*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT**

**meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** Roseanne South  
**To:** Emily Austin  
**Cc:** Connie Moll; Kelly Christensen; Spencer Mitchell; Jeff Krause; Linnea Heitzman; City Council; Lane, Jim; Curtis, Tim; Murillo, Jesus; tim@timlasota.com; Lauren Grey; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Mark Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn; gd2garden@yahoo.com; mandytaichi@yahoo.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham; Beverly Ashley; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@gmail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; Spencer Mitchell; jpeteron\_az@yahoo.com; Will S.; micaela.abranovic@gmail.com; Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** Re: Woo Hoo!!!!  
**Date:** Thursday, February 13, 2020 3:22:33 PM

**External Email: Please use caution if opening links or attachments!**

Yes!!! This is great news! Is it really done?

Roseanne

On Feb 13, 2020, at 12:58 PM, Emily Austin <emilyaustin@cox.net> wrote:

I hope everybody reaches out to Guy Phillips to thank him for backing up your neighborhood! This is great news!

<image0.jpeg>

Sent from my iPhone

On Feb 12, 2020, at 8:26 PM, Connie Moll <mollc@hotmail.com> wrote:

AS a member of the neighborhood (I live on 75th ST) I am NOT in favor a a zoning change to allow more houses on smaller lights for general aesthetic reasons. To further my opposition is the safety issue. This neighborhood is an equestrian neighborhood and even though there are very few horses left, I happen to have horses - living in my back yard. On occasion I ride them in the equestrian right of ways aka alleys AND when the passage ways end at 74th, I ride down 74th place and on Cholla. To add more homes than is currently zoned would add the the traffic and increase the danger for all roadway users (equestrian, cycle, walkers) .

I do hope all aspects of this zoning change request (neighborhood sentiment, safety, Scottsdale culture, short term profit motive vs long term character, and more) are considered as the city lawmakers do their due diligence in approving or disapproving this significant zoning change.

Connie Moll

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**From:** Kelly Christensen <kellyc@sagefinancialaz.com>  
**Sent:** Wednesday, February 12, 2020 6:39 PM  
**To:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>; Jeff Krause <jeff@rtfoods.com>  
**Cc:** citycouncil@scottsdaleaz.gov <citycouncil@scottsdaleaz.gov>; jlane@scottsdaleaz.gov <jlane@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com <tim@timlasota.com>; Lauren Grey <lg@sprisedia.com>; quickcary@hotmail.com <quickcary@hotmail.com>; dwolf29@gmail.com <dwolf29@gmail.com>; cary@quickmachinerysales.com <cary@quickmachinerysales.com>; Mark.Wasylenko@bannerhealth.com <Mark.Wasylenko@bannerhealth.com>; paulst1@cox.net <paulst1@cox.net>; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com <gd2garden@yahoo.com>; mandytaichi@yahoo.com <mandytaichi@yahoo.com>; camlo4@cox.net <camlo4@cox.net>; am@carlier.com <am@carlier.com>; arizonaladydiane@aol.com <arizonaladydiane@aol.com>; joshlongbottom@gmail.com <joshlongbottom@gmail.com>; janicemcrozier@gmail.com <janicemcrozier@gmail.com>; scott@pcentaz.com <scott@pcentaz.com>; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net <tfalca@cox.net>; desert2x4@yahoo.com <desert2x4@yahoo.com>; chaxby@cox.net <chaxby@cox.net>; rachelpeak1@gmail.com <rachelpeak1@gmail.com>; kgangsei@cox.net <kgangsei@cox.net>; paulhnewman@frontier.com <paulhnewman@frontier.com>; acarlier@cox.net <acarlier@cox.net>; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevasley9@hotmail.com>; deif55@msn.com <deif55@msn.com>; fk\_ent@yahoo.com <fk\_ent@yahoo.com>; gregg@c42.com <gregg@c42.com>; JimS@collectivla.com <JimS@collectivla.com>; JCotterman@firstintlbank.com <JCotterman@firstintlbank.com>; rwbyars@yahoo.com <rwbyars@yahoo.com>; TBean@crystalglass.ca <TBean@crystalglass.ca>; akbhow@gmail.com <akbhow@gmail.com>; azmame@gmail.com <azmame@gmail.com>; chrisschaffner@gmail.com <chrisschaffner@gmail.com>; joezimmerman52@gmail.com <joezimmerman52@gmail.com>; pamzimmermannp@gmail.com <pamzimmermannp@gmail.com>; j.reggio@cox.net <j.reggio@cox.net>; mollc@hotmail.com <mollc@hotmail.com>; fredinni@hotmail.com <fredinni@hotmail.com>; emilyaustin@cox.net <emilyaustin@cox.net>; Spencer Mitchell <spencer@s2cpartners.com>; jpeteron\_az@yahoo.com <jpeteron\_az@yahoo.com>; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com <micaela.abranovic@gmail.com>; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester,

Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>

**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>

**Sent:** Wednesday, February 12, 2020 4:26 PM

**To:** Jeff Krause <jeff@rtfoods.com>

**Cc:** citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; Kelly Christensen <kellyc@sagefinanciaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelppeak1@gmail.com; kangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbears@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>

**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <jeff@rtfoods.com> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.



In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep something as it is**, esp. in order to **prevent** it from **decaying** or to **protect** it from being **damaged** or **destroyed**"

**Protect:** "to **keep** someone or **something safe from injury, damage, or loss**"

**Sustain:** "to **keep** something in **operation**; **maintain**"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does **NOT** preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-

2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should *respect the natural and man-made environment*;
- b. Land uses should provide for an *unsurpassed quality of life for both its citizens and visitors*;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses *should contribute to the building of community unity and cohesiveness*;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist* in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood)** “**respect[s] the character, scale and quality of [land] uses that exist[s] in the community.**” (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

#### **Guiding Principle #2** (*emphasis added*.)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is

expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>]

There is **NO neighborhood need** for the proposed rezoning of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6: (emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>]

The proposed rezoning of the subject parcels does NOT achieve the "**preservation** of [Scottsdale's] unique lifestyle and character...through *a respect for our natural and man-made environment*, while providing for *the needs* of our citizens" and **MUST** be DENIED. (*Id.*, emphasis added.)

Again, what "**need**" of the general population of "*our [Scottsdale] citizens*" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "**respect our natural or man-made environment.**" (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST** be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Kercher, Phillip](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** FW: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 2:08:08 PM

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Jesus: Would you ask the applicant if they are preparing to do any traffic analysis to address these concerns? If not we may have to put something together. Thanks. Phil

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**From:** Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>  
**Sent:** Thursday, February 13, 2020 8:29 AM  
**To:** Kercher, Phillip <[pkcr@scottsdaleaz.gov](mailto:pkcr@scottsdaleaz.gov)>  
**Subject:** FW: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

FYI, traffic

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**From:** Spencer Mitchell <[spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com)>  
**Sent:** Wednesday, February 12, 2020 4:26 PM  
**To:** Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)>  
**Cc:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>; [tim@timlasota.com](mailto:tim@timlasota.com); Lauren Grey <[lg@sprisemedia.com](mailto:lg@sprisemedia.com)>; [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolff29@gmail.com](mailto:dwolff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); Crystal Horn <[crystal.horn@cox.net](mailto:crystal.horn@cox.net)>; [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); Scott & Cheri Crozier <[ccrozier@cox.net](mailto:ccrozier@cox.net)>; [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); Barbara Langham <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; Beverly Ashley <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [JCotterman@firstintlbank.com](mailto:JCotterman@firstintlbank.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrischaffner@ymail.com](mailto:chrischaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); Spencer Mitchell <[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)>; [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); Will S. <[willschreiber@gmail.com](mailto:willschreiber@gmail.com)>; [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); Tom Kirk <[tkirk@camelothomes.com](mailto:tkirk@camelothomes.com)>; Ryan Benscoter <[ryanb@camelothomes.com](mailto:ryanb@camelothomes.com)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Kuester, Kelli <[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; Yaron, Adam <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

**⚠ External Email: Please use caution if opening links or attachments!**

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve** Scottsdale's unique southwestern character;
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods**; and,
- e. **Ensure and sustain** the quality of life for all residents and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep something as it is**, esp. in order to prevent it from **decaying** or to **protect** it from being **damaged** or **destroyed**"

**Protect:** "to **keep** someone or something **safe from injury, damage, or loss**"

Sustain: “to keep something in operation; maintain”

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added.)]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood’s quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale’s Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale’s governing documents.

**“Proposed changes to the land use element of the city’s General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale’s Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city’s land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale’s stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the**



**neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”**

(*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale’s Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale’s Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City’s Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

There is **NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer’s desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale’s Guiding Principle #2 it should be **DENIED**.

**Guiding Principle #6;** (*emphasis added.*)

**VALUE SCOTTSDALE’S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City’s Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the “**preservation** of [Scottsdale’s] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens” and MUST be **DENIED**. (*Id.*, emphasis added.)

Again, what “**need**” of the general population of “**our [Scottsdale] citizens**” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT “**respect our natural or man-made environment.**” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and



Design Element, page 53.] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Whitehead, Solange](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** Jenan, 2-ZN-2018  
**Date:** Thursday, February 13, 2020 1:55:18 PM

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Hi Jesus,

I have been working with the residents adjacent to the Jenan up zone proposal and was just told that the case will be pulled.

Would you be able to confirm this?

It was my understanding that Camelot Homes was in escrow but had not purchased the property. If you have any additional information please let me know. For instance, has the applicant decided to "walk away" from this site or work on a different proposal for this site?

Thank you, Solange

**From:** [Emily Austin](#)  
**To:** [Connie Moll](#)  
**Cc:** [Kelly Christensen](#); [Spencer Mitchell](#); [Jeff Krause](#); [Linnea Heitzman](#); [City Council](#); [Lane, Jim](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [Lauren Grey](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [Crystal Horn](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [chaxby@cox.net](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintlbank.com](#); [rwbvars@yahoo.com](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrischaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [fredinni@hotmail.com](#); [Spencer Mitchell](#); [jpeterston\\_az@yahoo.com](#); [Will S.](#); [micaela.abranovic@gmail.com](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Woo Hoo!!!!  
**Date:** Thursday, February 13, 2020 1:00:34 PM

**External Email: Please use caution if opening links or attachments!**

I hope everybody reaches out to Guy Phillips to thank him for backing up your neighborhood! This is great news!



Sent from my iPhone

On Feb 12, 2020, at 8:26 PM, Connie Moll <mollc@hotmail.com> wrote:

AS a member of the neighborhood (I live on 75th ST) I am NOT in favor a a zoning change to allow more houses on smaller lights for general aesthetic reasons. To further my opposition is the safety issue. This neighborhood is an equestrian neighborhood and even though there are very few horses left, I happen to have horses - living in my back yard. On occasion I ride them in the equestrian right of ways aka alleys AND when the passage ways end at 74th, I ride down 74th place and on Cholla. To add more homes than is currently zoned would add the the traffic and increase the danger for all roadway users (equestrian, cycle, walkers) .

I do hope all aspects of this zoning change request (neighborhood sentiment, safety, Scottsdale culture, short term profit motive vs long term character, and more) are considered as the city lawmakers do their due diligence in approving or disapproving this significant zoning change.

Connie Moll

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**From:** Kelly Christensen <kellyc@sagefinacialaz.com>

**Sent:** Wednesday, February 12, 2020 6:39 PM

**To:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>; Jeff Krause <jeff@rtfoods.com>

**Cc:** citycouncil@scottsdaleaz.gov <citycouncil@scottsdaleaz.gov>; jlane@scottsdaleaz.gov <jlane@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com <tim@timlasota.com>; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com <quickcary@hotmail.com>; dwolff29@gmail.com <dwolff29@gmail.com>; cary@quickmachinerysales.com <cary@quickmachinerysales.com>; Mark.Wasylenko@bannerhealth.com <Mark.Wasylenko@bannerhealth.com>; paulst1@cox.net <paulst1@cox.net>; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com <gd2garden@yahoo.com>; mandytaichi@yahoo.com <mandytaichi@yahoo.com>; camlo4@cox.net <camlo4@cox.net>; am@carlier.com <am@carlier.com>; arizonaladydiane@aol.com <arizonaladydiane@aol.com>; joshlongbottom@gmail.com <joshlongbottom@gmail.com>; janicemcrozier@gmail.com <janicemcrozier@gmail.com>; scott@pcentaz.com <scott@pcentaz.com>; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net <tfalca@cox.net>; desert2x4@yahoo.com <desert2x4@yahoo.com>; chaxby@cox.net <chaxby@cox.net>; rachelpeak1@gmail.com <rachelpeak1@gmail.com>; kgangsei@cox.net <kgangsei@cox.net>; paulhnewman@frontier.com <paulhnewman@frontier.com>; acarlier@cox.net <acarlier@cox.net>; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com <deif55@msn.com>; fk\_ent@yahoo.com <fk\_ent@yahoo.com>; gregg@c42.com <gregg@c42.com>; JimS@collectivla.com <JimS@collectivla.com>; JCotterman@firstintlbank.com <JCotterman@firstintlbank.com>; rwbvars@yahoo.com <rwbvars@yahoo.com>; TBean@crystalglass.ca <TBean@crystalglass.ca>; akbhow@gmail.com <akbhow@gmail.com>; azmame@gmail.com <azmame@gmail.com>; chrischaffner@ymail.com <chrischaffner@ymail.com>; joezimmerman52@gmail.com <joezimmerman52@gmail.com>; pamzimmermannp@gmail.com <pamzimmermannp@gmail.com>; j.reggio@cox.net <j.reggio@cox.net>; mollc@hotmail.com <mollc@hotmail.com>; fredinni@hotmail.com <fredinni@hotmail.com>; emilyaustin@cox.net <emilyaustin@cox.net>; Spencer Mitchell <spencer@s2cpartners.com>; jpeterston\_az@yahoo.com <jpeterston\_az@yahoo.com>; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com <micaela.abranovic@gmail.com>; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>

**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus

if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>

**Sent:** Wednesday, February 12, 2020 4:26 PM

**To:** Jeff Krause <jeff@rtfoods.com>

**Cc:** citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; Kelly Christensen <kellyc@sagefinanciaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@gmail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterston\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>

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On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not**

*something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.* There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city’s General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale’s Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city’s land use plan:

- a. Land uses should *respect the natural and man-made environment*;
- b. Land uses should provide for an *unsurpassed quality of life for both its citizens* and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses *should contribute to the building of community unity and cohesiveness*;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist* in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale’s stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale’s Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does NOT comply with the City of Scottsdale’s Guiding Principles as outlined in detail below and should be DENIED.

#### **Guiding Principle #2** (emphasis added.)

**ENHANCE NEIGHBORHOODS** Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual

report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>]

The proposed rezoning of the subject parcels does NOT achieve the "*preservation* of [Scottsdale's] unique lifestyle and character...through *a respect for our natural and man-made environment*, while providing for *the needs* of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "*need*" of the general population of "*our [Scottsdale] citizens*" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "*respect our natural or man-made environment.*" (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.* [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796





**From:** [Kuester, Kelli](#)  
**To:** [Connie Moll](#)  
**Cc:** [Murillo, Jesus](#)  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 8:20:54 AM

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Ms. Moll,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

Kelli Kuester  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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**From:** Connie Moll <mollc@hotmail.com>  
**Sent:** Wednesday, February 12, 2020 8:24 PM  
**To:** Kelly Christensen <kellyc@sagefinacialaz.com>; Spencer Mitchell <spencer.mitchell@aetherinnovation.com>; Jeff Krause <jeff@rtfoods.com>; Linnea Heitzman <linneaheitzman@cox.net>  
**Cc:** City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAZ.Gov>; tim@timlasota.com; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Grant, Randy <RGrant@Scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

**⚠ External Email: Please use caution if opening links or attachments!**

AS a member of the neighborhood (I live on 75th St) I am NOT in favor a a zoning change to allow more houses on smaller lights for general aesthetic reasons. To further my opposition is the safety issue. This neighborhood is an equestrian neighborhood and even though there are very few horses left, I happen to have horses - living in my back yard. On occasion I ride them in the equestrian right of ways aka alleys AND when the passage ways end at 74th, I ride down 74th place and on Cholla. To add more homes than is currently zoned would add the the traffic and increase the danger for all roadway users (equestrian, cycle, walkers) .

I do hope all aspects of this zoning change request (neighborhood sentiment, safety, Scottsdale culture, short term profit motive vs long term character, and more) are considered as the city lawmakers do their due diligence in approving or disapproving this significant zoning change.

Connie Moll

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**From:** Kelly Christensen <kellyc@sagefinacialaz.com>  
**Sent:** Wednesday, February 12, 2020 6:39 PM  
**To:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>; Jeff Krause <jeff@rtfoods.com>  
**Cc:** citycouncil@scottsdaleaz.gov <citycouncil@scottsdaleaz.gov>; jlane@scottsdaleaz.gov <jlane@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com <tim@timlasota.com>; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com <quickcary@hotmail.com>; dwolff29@gmail.com <dwolff29@gmail.com>; cary@quickmachinerysales.com <cary@quickmachinerysales.com>; Mark.Wasylenko@bannerhealth.com <Mark.Wasylenko@bannerhealth.com>; paulst1@cox.net <paulst1@cox.net>; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com <gd2garden@yahoo.com>; mandytaichi@yahoo.com <mandytaichi@yahoo.com>; camlo4@cox.net <camlo4@cox.net>; am@carlier.com <am@carlier.com>; arizonaladydiane@aol.com <arizonaladydiane@aol.com>; joshlongbottom@gmail.com <joshlongbottom@gmail.com>; janicemcrozier@gmail.com <janicemcrozier@gmail.com>; scott@pcentaz.com <scott@pcentaz.com>; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net <tfalca@cox.net>; desert2x4@yahoo.com <desert2x4@yahoo.com>; chaxby@cox.net <chaxby@cox.net>; rachelpeak1@gmail.com <rachelpeak1@gmail.com>; kgangsei@cox.net <kgangsei@cox.net>; paulhnewman@frontier.com <paulhnewman@frontier.com>; acarlier@cox.net <acarlier@cox.net>; Barbara Langham

<sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com <deif55@msn.com>; fk\_ent@yahoo.com <fk\_ent@yahoo.com>; gregg@c42.com <gregg@c42.com>; JimS@collectivla.com <JimS@collectivla.com>; JCotterman@firstintlbk.com <JCotterman@firstintlbk.com>; rwbyars@yahoo.com <rwbyars@yahoo.com>; TBean@crystalglass.ca <TBean@crystalglass.ca>; akbhow@gmail.com <akbhow@gmail.com>; azmame@gmail.com <azmame@gmail.com>; chrisschaffner@ymail.com <chrisschaffner@ymail.com>; joezimmerman52@gmail.com <joezimmerman52@gmail.com>; pamzimmermannp@gmail.com <pamzimmermannp@gmail.com>; j.reggio@cox.net <j.reggio@cox.net>; mollc@hotmail.com <mollc@hotmail.com>; fredinni@hotmail.com <fredinni@hotmail.com>; emilyaustin@cox.net <emilyaustin@cox.net>; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com <jpeterson\_az@yahoo.com>; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com <micaela.abranovic@gmail.com>; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>

**Sent:** Wednesday, February 12, 2020 4:26 PM

**To:** Jeff Krause <jeff@rtfoods.com>

**Cc:** citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com; Lauren Grey <lg@sprisedmedia.com>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; Kelly Christensen <kellyc@sagefinancialaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>

**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <jeff@rtfoods.com> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
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[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

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**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established

community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission **MUST DENY** the requested rezoning as it **FAILS** to meet Scottsdale’s Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale’s Guiding Principles as outlined in detail below and should be **DENIED**.

***Guiding Principle #2 (emphasis added.)***

**ENHANCE NEIGHBORHOODS** Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City’s Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer’s desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale’s Guiding Principle #2 it should be **DENIED**.

***Guiding Principle #6; (emphasis added.)***

**VALUE SCOTTSDALE’S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City’s Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the “**preservation** of [Scottsdale’s] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens” and **MUST** be **DENIED**. (*Id.*, emphasis added.)

Again, what “**need**” of the general population of “**our [Scottsdale] citizens**” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT “**respect our natural or man-made environment.**” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST** be **DENIED**.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796  
Image removed by sender.



**From:** [Kuester, Kelli](#)  
**To:** [Kelly Christensen](#)  
**Cc:** [Murillo, Jesus](#)  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 8:20:05 AM

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Hello Kelly,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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**From:** Kelly Christensen <kellyc@sagefinancialeaz.com>  
**Sent:** Wednesday, February 12, 2020 4:39 PM  
**To:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>; Jeff Krause <jeff@rtfoods.com>  
**Cc:** City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAZ.Gov>; tim@timlasota.com; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

**⚠ External Email: Please use caution if opening links or attachments!**

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>  
**Sent:** Wednesday, February 12, 2020 4:26 PM  
**To:** Jeff Krause <jeff@rtfoods.com>  
**Cc:** citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; Kelly Christensen <kellyc@sagefinancialeaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")



Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning



Commission as a *major amendment to the General Plan*.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** “to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed”

**Protect:** “to keep someone or something safe from injury, damage, or loss”

**Sustain:** “to keep something in operation; maintain”

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

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- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist* in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

***Guiding Principle #2 (emphasis added.)***

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

***Guiding Principle #6; (emphasis added.)***

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<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>]

The proposed rezoning of the subject parcels does NOT achieve the "*preservation* of [Scottsdale's] unique lifestyle and character....through *a respect for our natural and man-made environment*, while providing for *the needs* of

our citizens” and MUST be DENIED. (*Id.*, emphasis added.)

Again, what “*need*” of the general population of “*our [Scottsdale] citizens*” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT “*respect our natural or man-made environment.*” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.* [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

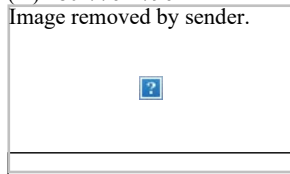
Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

--

Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796  
Image removed by sender.



**From:** [Kuester, Kelli](#)  
**To:** [Emily Austin](#)  
**Cc:** [Murillo, Jesus](#)  
**Subject:** RE: Jenan  
**Date:** Thursday, February 13, 2020 8:18:07 AM

---

Ms. Austin,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

Kelli Kuester  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

-----Original Message-----

From: Emily Austin <[emilyaustin@cox.net](mailto:emilyaustin@cox.net)>  
Sent: Wednesday, February 12, 2020 4:20 PM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: Jenan

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council,

The Jenan rezoning proposal doesn't fit in with the zoning and character of Jenan. It is a quiet street and should be left as such. You don't need to allow developers to anger the surrounding neighbors who are adamantly opposed to this project for a plethora of valid reasons.

There needs to be a compromise. Camelot should build 5 or 6 homes, whichever fits in with the zoning of the property they purchased or plan to purchase.

Please respect their wishes and vote with the voices and the wishes of those who live on Jenan, not for the developer. We are tired of being ignored.

Thank you.

Sincerely,

Emily Austin

**From:** [Kuester, Kelli](#)  
**To:** [Jeff Krause](#)  
**Cc:** [Murillo, Jesus](#)  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 8:17:54 AM

---

Mr. Krause,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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**From:** Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)>  
**Sent:** Wednesday, February 12, 2020 3:59 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Cc:** Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)>; Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>; [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedias.com](mailto:lg@sprisemedias.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolff29@gmail.com](mailto:dwolff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); Scott & Cheri Crozier <[ccrozier@cox.net](mailto:ccrozier@cox.net)>; [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); [rachelpcak1@gmail.com](mailto:rachelpcak1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); Barbara Langham <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; Beverly Ashley <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [JCotterman@firstintlbk.com](mailto:JCotterman@firstintlbk.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); Tom Kirk <[tkirk@CAMELOTHOMES.com](mailto:tkirk@CAMELOTHOMES.com)>; Ryan Bencoter <[ryanb@CAMELOTHOMES.com](mailto:ryanb@CAMELOTHOMES.com)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Kuester, Kelli <[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; Yaron, Adam <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

**⚠ External Email: Please use caution if opening links or attachments!**

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants another traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some

premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution. In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You  
Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep something as it is**, esp. in order to **prevent** it from **decaying** or to **protect** it from being **damaged** or **destroyed**"

**Protect:** “to keep someone or something safe from injury, damage, or loss”

**Sustain:** “to keep something in operation; maintain”

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood’s quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale’s Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale’s governing documents.

**“Proposed changes to the land use element of the city’s General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale’s Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city’s land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)



The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the **"preservation** of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what **"need"** of the general population of **"our [Scottsdale] citizens"** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT **"respect our**



***natural or man-made environment.***” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

**From:** [Kuester, Kelli](#)  
**To:** [chaxby@cox.net](mailto:chaxby@cox.net)  
**Cc:** [Murillo, Jesus](#)  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 8:17:37 AM

---


Mr. Haxby,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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**From:** chaxby@cox.net <chaxby@cox.net>  
**Sent:** Wednesday, February 12, 2020 3:26 PM  
**To:** Karen Hobin <khobin@hobinfamily.com>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinacialaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; Tom Kirk <tkirk@CAMELOTHOMES.com>; Ryan Benscoter <ryanb@CAMELOTHOMES.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

 **External Email: Please use caution if opening links or attachments!**

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it MUST be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep something as it is**, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to **keep** someone or **something safe** from injury, damage, or loss"

**Sustain:** "to **keep** something in operation; **maintain**"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular

neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale’s Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale’s governing documents.

**“Proposed changes to the land use element of the city’s General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale’s Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city’s land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale’s stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale’s Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

There is **NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6;** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "**preservation** of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and **MUST** be DENIED. (*Id.*, emphasis added.)

Again, what "**need**" of the general population of "**our [Scottsdale] citizens**" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "**respect our natural or man-made environment.**" (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST** be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

**From:** [Connie Moll](#)  
**To:** [Kelly Christensen](#); [Spencer Mitchell](#); [Jeff Krause](#); [Linnea Heitzman](#)  
**Cc:** [City Council](#); [Lane, Jim](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [Lauren Grey](#); [quickcary@hotmail.com](#); [dwolf29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [Crystal Horn](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [chaxby@cox.net](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintlbk.com](#); [rwbyars@yahoo.com](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrischaffner@gmail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [Spencer Mitchell](#); [jpeterston\\_az@yahoo.com](#); [Will S.](#); [micaela.abranovic@gmail.com](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Thursday, February 13, 2020 8:03:43 AM

**External Email: Please use caution if opening links or attachments!**

AS a member of the neighborhood (I live on 75th ST) I am NOT in favor a a zoning change to allow more houses on smaller lights for general aesthetic reasons. To further my opposition is the safety issue. This neighborhood is an equestrian neighborhood and even though there are very few horses left, I happen to have horses - living in my back yard. On occasion I ride them in the equestrian right of ways aka alleys AND when the passage ways end at 74th, I ride down 74th place and on Cholla. To add more homes than is currently zoned would add the the traffic and increase the danger for all roadway users (equestrian, cycle, walkers) .

I do hope all aspects of this zoning change request (neighborhood sentiment, safety, Scottsdale culture, short term profit motive vs long term character, and more) are considered as the city lawmakers do their due diligence in approving or disapproving this significant zoning change.

Connie Moll

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**From:** Kelly Christensen <kellyc@sagefinacialaz.com>

**Sent:** Wednesday, February 12, 2020 6:39 PM

**To:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>; Jeff Krause <jeff@rtffoods.com>

**Cc:** citycouncil@scottsdaleaz.gov <citycouncil@scottsdaleaz.gov>; jlane@scottsdaleaz.gov <jlane@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com <tim@timlasota.com>; Lauren Grey <lg@sprisedmedia.com>; quickcary@hotmail.com <quickcary@hotmail.com>; dwolf29@gmail.com <dwolf29@gmail.com>; cary@quickmachinerysales.com <cary@quickmachinerysales.com>; Mark.Wasylenko@bannerhealth.com <Mark.Wasylenko@bannerhealth.com>; paulst1@cox.net <paulst1@cox.net>; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com <gd2garden@yahoo.com>; mandytaichi@yahoo.com <mandytaichi@yahoo.com>; camlo4@cox.net <camlo4@cox.net>; am@carlier.com <am@carlier.com>; arizonaladydiane@aol.com <arizonaladydiane@aol.com>; joshlongbottom@gmail.com <joshlongbottom@gmail.com>; janicemcrozier@gmail.com <janicemcrozier@gmail.com>; scott@pcentaz.com <scott@pcentaz.com>; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net <tfalca@cox.net>; desert2x4@yahoo.com <desert2x4@yahoo.com>; chaxby@cox.net <chaxby@cox.net>; rachelpeak1@gmail.com <rachelpeak1@gmail.com>; kgangsei@cox.net <kgangsei@cox.net>; paulhnewman@frontier.com <paulhnewman@frontier.com>; acarlier@cox.net <acarlier@cox.net>; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevasheley9@hotmail.com>; deif55@msn.com <deif55@msn.com>; fk\_ent@yahoo.com <fk\_ent@yahoo.com>; gregg@c42.com <gregg@c42.com>; JimS@collectivla.com <JimS@collectivla.com>; JCotterman@firstintlbk.com <JCotterman@firstintlbk.com>; rwbyars@yahoo.com <rwbyars@yahoo.com>; TBean@crystalglass.ca <TBean@crystalglass.ca>; akbhow@gmail.com <akbhow@gmail.com>; azmame@gmail.com <azmame@gmail.com>; chrischaffner@gmail.com <chrischaffner@gmail.com>; joezimmerman52@gmail.com <joezimmerman52@gmail.com>; pamzimmermannp@gmail.com <pamzimmermannp@gmail.com>; j.reggio@cox.net <j.reggio@cox.net>; mollc@hotmail.com <mollc@hotmail.com>; fredinni@hotmail.com <fredinni@hotmail.com>; emilyaustin@cox.net <emilyaustin@cox.net>; Spencer Mitchell <spencer@s2cpartners.com>; jpeterston\_az@yahoo.com <jpeterston\_az@yahoo.com>; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com <micaela.abranovic@gmail.com>; Tom Kirk <tkirk@camelothomes.com>; Ryan Bencoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>

**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>

**Sent:** Wednesday, February 12, 2020 4:26 PM

**To:** Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)>

**Cc:** citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Jesus Murillo <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>; tim@timlasota.com; Lauren Grey <[lg@sprisemedia.com](mailto:lg@sprisemedia.com)>; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <[crystal.horn@cox.net](mailto:crystal.horn@cox.net)>; gd2garden@yahoo.com; mandytaichi@yahoo.com; Kelly Christensen <[kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com)>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <[ccrozier@cox.net](mailto:ccrozier@cox.net)>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; Beverly Ashley <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; molle@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)>; jpeterston\_az@yahoo.com; Will S. <[willschreiber@gmail.com](mailto:willschreiber@gmail.com)>; micaela.abranovic@gmail.com; Tom Kirk <[tkirk@camelothomes.com](mailto:tkirk@camelothomes.com)>; Ryan Benscoter <[ryanb@camelothomes.com](mailto:ryanb@camelothomes.com)>; Grant, Randy <[RGrant@scottsdaleaz.gov](mailto:RGrant@scottsdaleaz.gov)>; Kuester, Kelli <[KKuester@scottsdaleaz.gov](mailto:KKuester@scottsdaleaz.gov)>; Yaron, Adam <[AYaron@scottsdaleaz.gov](mailto:AYaron@scottsdaleaz.gov)>

**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants another traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution. In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You  
Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):



I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

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[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep** something as it is, esp. in order to **prevent** it from **decaying** or to **protect** it from being **damaged** or **destroyed**"

**Protect:** "to **keep** someone or something **safe** from **injury, damage, or loss**"

**Sustain:** "to **keep** something in operation; **maintain**"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission **MUST NOT** approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change **MUST** be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City

Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission **MUST DENY** the requested rezoning as it **FAILS** to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2 (emphasis added.)**

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be **DENIED**.

**Guiding Principle #6; (emphasis added.)**

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the *"preservation of [Scottsdale's] unique lifestyle and character....through a respect for our natural and man-made environment, while providing for the needs of our citizens"* and **MUST be DENIED.** (*Id.*, emphasis added.)

Again, what *"need"* of the general population of *"our [Scottsdale] citizens"* does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT *"respect our natural or man-made environment."* (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.* [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.**

This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST be DENIED.**

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35

zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,  
Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** Kelly Christensen  
**To:** Spencer Mitchell; Jeff Krause  
**Cc:** City Council; Lane, Jim; Curtis, Tim; Murillo, Jesus; tim@timlasota.com; Lauren Grey; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn; gd2garden@yahoo.com; mandytaichi@yahoo.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham; Beverly Ashley; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintltbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@gmail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; molc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell; jpeterson\_az@yahoo.com; Will S.; micaela.abranovic@gmail.com; Tom Kirk; Ryan Benscoter; Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Wednesday, February 12, 2020 8:14:16 PM

**External Email: Please use caution if opening links or attachments!**

All, Yes, this is a great point, and I would like to expand on it. Jenan is already too narrow and has poor visibility. That puts the kids and church members at risk when you add a bunch of new traffic heading west on Jenan to Scottsdale Road. In addition, getting onto Scottsdale Road from Jenan at rush hour is like being the duck in the shooting gallery, whether you're trying to turn right or left. That will funnel all of this traffic east bound to 74<sup>th</sup> Place, where they will turn toward Cholla if they want to go southbound or toward Cactus if they want to go northbound. 74<sup>th</sup> Place is already very busy, especially at rush hour as people cut through our neighborhood to avoid the traffic jams on Cactus Road and the speed bumps on Miller. I don't even let my kids play out front anymore, as the cars often race down our street at speeds well over the speed limit. This Jenan project is going to make all of the neighborhood traffic worse and much less safe no matter which direction the new residents drive as they head to and from their homes. The zoning needs to stay the way it is. Camelot Homes can make plenty of money building within the existing zoning rules.

Best regards, Kelly Christensen

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>  
**Sent:** Wednesday, February 12, 2020 4:26 PM  
**To:** Jeff Krause <jeff@rtfoods.com>  
**Cc:** citycouncil@scottsdaleaz.gov; jlane@scottsdaleaz.gov; Curtis, Tim <curtis@scottsdaleaz.gov>; Jesus Murillo <jmurillo@scottsdaleaz.gov>; tim@timlasota.com; Lauren Grey <lg@sprisemedia.com>; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; Crystal Horn <crystal.horn@cox.net>; gd2garden@yahoo.com; mandytaichi@yahoo.com; Kelly Christensen <kellyc@sagefinanciaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; chaxby@cox.net; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintltbank.com; rwbyars@yahoo.com; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@gmail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; molc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; Spencer Mitchell <spencer@s2cpartners.com>; jpeterson\_az@yahoo.com; Will S. <willschreiber@gmail.com>; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@scottsdaleaz.gov>; Kuester, Kelli <KKuester@scottsdaleaz.gov>; Yaron, Adam <AYaron@scottsdaleaz.gov>  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <jeff@rtfoods.com> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, chaxby@cox.net wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

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[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added.)]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood’s quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale’s Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale’s governing documents.

**“Proposed changes to the land use element of the city’s General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale’s Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale’s Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale’s Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city’s land use plan:

- a. Land uses should *respect the natural and man-made environment*;
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- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses *should contribute to the building of community unity and cohesiveness*;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist* in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale’s stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one



developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

***Guiding Principle #2 (emphasis added.)***

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

***Guiding Principle #6; (emphasis added.)***

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "***preservation*** of [Scottsdale's] unique lifestyle and character....through ***a respect for our natural and man-made environment***, while providing for ***the needs*** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "***need***" of the general population of "***our [Scottsdale] citizens***" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "***respect our natural or man-made environment.***" (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT**

**meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796





**From:** [Spencer Mitchell](#)  
**To:** [Jeff Krause](#)  
**Cc:** [City Council](#); [Lane, Jim](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim@timlasota.com](mailto:tim@timlasota.com); [Lauren Grey](#); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolff29@gmail.com](mailto:dwolff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [Crystal Horn](#); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); [Scott & Cheri Crozier](#); [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [JCotterman@firstintlbank.com](mailto:JCotterman@firstintlbank.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@gmail.com](mailto:chrisschaffner@gmail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [Spencer Mitchell](#); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [Will S.](#); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Wednesday, February 12, 2020 4:27:57 PM

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**External Email: Please use caution if opening links or attachments!**

Another great point,

Jesus, has the city looked into this. Actually any member of the city council is welcome to answer this question as well.

-Spencer

On Wed, Feb 12, 2020 at 2:59 PM Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

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In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

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Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
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- d. **Enhance and protect neighborhoods;** and,
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[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** “to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed”

**Protect:** “to keep someone or something safe from injury, damage, or loss”

**Sustain:** “to keep something in operation; maintain”

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its

residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

***Scottsdale's Land Use Element:*** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should ***respect the natural and man-made environment***;
- b. Land uses should provide for an ***unsurpassed quality of life*** for

*both its citizens* and visitors;

c. Land uses should contribute to the unique identity that is Scottsdale;

d. Land uses *should contribute to the building of community unity and cohesiveness*;

e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;

f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;

g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist in the community*.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

***Guiding Principle #2 (emphasis added.)***

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

***Guiding Principle #6; (emphasis added.)***

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER**

Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "preservation of [Scottsdale's] unique lifestyle and character....through ***a respect for our natural and man-made environment***, while providing for ***the needs*** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what “*need*” of the general population of “*our [Scottsdale] citizens*” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT “*respect our natural or man-made environment.*” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell

Vice President of Finance

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(m) 480-776-4796





**From:** [Emily Austin](#)  
**To:** [Jeff Krause](#)  
**Cc:** [Karen Hobin](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim timlasota.com](#); [energy7@earthlink.net](#); [Lauren Grey](#); [quickcary@hotmail.com](#); [dwolf29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [Janice Crozier](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [chaxby@cox.net](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintltbank.com](#); [rwbyars@yahoo.com](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [BOARD Chris COGS](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollic@hotmail.com](#); [fredinni@hotmail.com](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterson\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Wednesday, February 12, 2020 4:23:17 PM

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Dear Mayor and Council,

The Jenan rezoning proposal doesn't fit in with the zoning and character of Jenan. It is a quiet street and should be left as such. You don't need to allow developers to anger the surrounding neighbors who are adamantly opposed to this project for a plethora of valid reasons.

There needs to be a compromise. Camelot should build 5 or 6 homes, whichever fits in with the zoning of the property they purchased or plan to purchase.

Please respect their wishes and vote with the voices and the wishes of those who live on Jenan, not for the developer. We are tired of being ignored.

Thank you.

Sincerely,

Emily Austin

On Feb 12, 2020, at 3:59 PM, Jeff Krause <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)> wrote:

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

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[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added.)]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. *Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.*** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale's Mission statement* as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above.

Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such. The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

***Scottsdale's Land Use Element:*** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should ***respect the natural and man-made environment***;
- b. Land uses should provide for an ***unsurpassed quality of life for both its citizens*** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses ***should contribute to the building of community unity and cohesiveness***;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to ***fit and respect the character, scale and quality of uses that exist*** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the

updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

***Guiding Principle #2 (emphasis added.)***

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood *need* for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the “***preservation*** of [Scottsdale's] unique lifestyle and character....through ***a respect for our natural and man-made environment***, while providing for ***the needs*** of our citizens” and MUST be DENIED. (*Id.*, emphasis added.)

Again, what “***need***” of the general population of “***our [Scottsdale] citizens***” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently

zoned R1-35 neighborhood does NOT “*respect our natural or man-made environment.*” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.* [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260



**From:** [Jeff Krause](#)  
**To:** [City Council](#)  
**Cc:** [Karen Hobin](#); [Lane, Jim](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [chaxby@cox.net](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectiva.com](#); [JCotterman@firstintlbank.com](#); [rwbyars@yahoo.com](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollic@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Wednesday, February 12, 2020 4:00:19 PM

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**External Email: Please use caution if opening links or attachments!**

To all concerned,

I live behind the wall of the proposed development. I haven't notice anyone mention the cross traffic issue of trying to turn left onto Scottsdale Rd from Jenan. Most of the shopping centers that service our area are south of Jenan and if Camelot is allowed to build 10 or more homes there is a greater potential for accidents with an additional 20+ cars possibly wanting to turn left onto Scottsdale Rd (south) from Jenan at some point in time during the day. With no traffic light at Jenan all those residents of The Enclave may chose to use the light at Cholla and then they end up cruising through the neighborhood to turn left from Cholla, at the light, onto Scottsdale Rd. Of course turning right (north) onto Scottsdale Rd is not a safety problem but at the corner there is a day school and a church. Aside from the protests from the neighbors this safety issue should be addressed and I'm sure no one wants anther traffic light on Scottsdale Rd.

Regards,

Jeff Krause

On Feb 12, 2020, at 3:26 PM, [chaxby@cox.net](mailto:chaxby@cox.net) wrote:

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough

profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a ***major amendment to the General Plan.***

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** “to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed”

**Protect:** “to keep someone or something safe from injury, damage, or loss”

**Sustain:** “to keep something in operation; **maintain**”

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad**

*hoc basis to favored real estate developers.* There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

***Scottsdale's Land Use Element:*** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

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The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

- 3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

#### *Guiding Principle #2 (emphasis added.)*

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood *need* for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

#### **VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER**

Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
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The proposed rezoning of the subject parcels does NOT achieve the “***preservation*** of [Scottsdale's] unique lifestyle and character....through ***a respect for our natural and man-made environment***, while providing for ***the needs*** of our citizens” and MUST be DENIED. (*Id.*, emphasis added.)

Again, what “***need***” of the general population of “***our [Scottsdale] citizens***” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT “***respect our natural or man-made environment.***” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General

Plan 2001; Character Types Map/Character and Design Element, page 53.]  
Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35. [(Id.; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)]* **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260



**From:** [chaxby@cox.net](mailto:chaxby@cox.net)  
**To:** Karen Hobin; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus  
**Cc:** [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolf29@gmail.com](mailto:dwolf29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinanciaalz.com](mailto:kellyc@sagefinanciaalz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); [Scott & Cheri Crozier](mailto:Scott & Cheri Crozier); [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); [Barbara Langham](mailto:Barbara Langham); [Beverly Ashley](mailto:Beverly Ashley); [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [jlm5@collectiva.com](mailto:jlm5@collectiva.com); [JCotterman@firstintbank.com](mailto:JCotterman@firstintbank.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@gmail.com](mailto:chrisschaffner@gmail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermann@gmail.com](mailto:pamzimmermann@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); Tom Kirk; Ryan Benscoter; Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Wednesday, February 12, 2020 3:34:23 PM

**External Email: Please use caution if opening links or attachments!**

Dear Mayor Lane and City Council:

I ask that you support the neighbors effort to maintain R1-35 zoning on this property and maintain the unique character of our neighborhood.

When we bought our properties we did our due diligence then selected the area because of the larger lots and we paid some premium for living in a less dense neighborhood,. If Camelot is allowed to build this project, it will destroy the unique character of this area and decrease the property values of the existing homes. Not to mention increase the traffic, noise, and light pollution.

In the last few information meetings, Camelot Homes claims that they can't make enough profit building as now zoned. One Council-member said this is the best use of this property. Is it the job of the Council to help Camelot Homes make a profit or is it to insure that the residents can maintain the uniqueness of their neighborhood? Currently, this area has several properties under renovation, and several new homes have been built, all maintaining the current R1-35 zoning.

At the first information meeting that Camelot Homes had on this project, Julie Hancock, threatened the neighborhood that she was going to build either the 18 homes she wanted or five two story homes to look down into the neighbors yards. At the last several information meetings, which were scheduled on very short notice, Camelot homes has been very vague with information. They did not have traffic study information (it was buried someplace), could not say what demographic they would target for these homes or the number of expected residents this would bring to Jenan. They did have some information on their water retention basin and said that they would build on elevated pads, but didn't say that it would solve the flood issue. The only definitive thing Mr. Kirk could say is that Camelot could not make enough money building as it is now zoned.

Please, this neighborhood is begging that you help us maintain the character of our neighborhood.

Thank You

Jim Haxby

On February 10, 2020 at 3:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;



- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods**; and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should *respect the natural and man-made environment*;
- b. Land uses should provide for an *unsurpassed quality of life for both its citizens* and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses *should contribute to the building of community unity and cohesiveness*;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;

- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist in the community.*

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

***Guiding Principle #2 (emphasis added.)***

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. ***Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.*** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal.** Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

***Guiding Principle #6; (emphasis added.)***

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "**preservation** of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "**need**" of the general population of "**our [Scottsdale] citizens**" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "**respect our**

*natural or man-made environment.” (Id., emphasis added.)* At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35. [(Id.; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)* **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

**From:** [Ruenger, Jeffrey](#)  
**To:** [Murillo, Jesus](#); [Castro, Lorraine](#)  
**Subject:** FW: 7313 E Jenan Dr Case 2-ZN-2020  
**Date:** Wednesday, February 12, 2020 2:58:10 PM

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**From:** Scamper <sher0623@yahoo.com>  
**Sent:** Wednesday, February 12, 2020 2:16 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** 7313 E Jenan Dr Case 2-ZN-2020

 **External Email: Please use caution if opening links or attachments!**

Dear Jesus,

I just wanted to express my disappointment that the city has approved a 10 lot community at this site. I have lived in Scottsdale since 1992 and have seen the changes that have sadly occurred in our neighborhood. There are more and more high rises, stores and buildings and less and less open spaces. We will become just like any other big city and will no longer have the charm of horse property and a feeling of the old west.

The request by Tom Kirk to build this development is very frustrating to me and I feel that the city is only looking at making money versus keeping the charm and appeal in our area. We received a postcard regarding the project that has been proposed and I am very disappointed and sad that this is being allowed. I am not sure what we can do to keep this from happening but would like to be included on any other future developments in this area.

Sincerely,

Sherri Camper

**From:** [chaxby@cox.net](mailto:chaxby@cox.net)  
**To:** [Murillo, Jesus](#)  
**Subject:** Re: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Wednesday, February 12, 2020 2:16:14 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**External Email: Please use caution if opening links or attachments!**

Thanks for the update Jesus, It has been very hard getting accurate information on this proposed project. I attended the last several "information" meeting that Camelot homes put on. When the Camelot representatives where asked on traffic studies, whom their projected demographic was, how many people do they estimate will be living in the Enclave, we got nothing but vague answers. The only known fact that Mr. Kirk could give us is that Camelot could not make any money if the property remained R1-35. Originally Julie Hancock threatened the neighbors that she was going to build on this land either the 18 homes she wanted or 5 two story homes to look down into neighbors yards. The neighborhood has several large remodels and new construction that has remained R1-35, and I think it is best for the unique characteristic of this neighborhood that it remains R1-35.

Jim Haxby

On February 10, 2020 at 4:36 PM "Murillo, Jesus"  
<JMurillo@ScottsdaleAz.Gov> wrote:

Hello Everyone,

As you have seen, I have been sending out emails to the email list whenever there is an update to the case or the process. In this instance, I wanted to send out a message pointing out that **I have made an error** in the applicant's request. I stated in the description of the case that the request was to establish a 10-lot **"gated"** subdivision. I was incorrect in stating that the proposed development will be **"gated."** This is one of the elements that the applicant has updated. I will be sure that all future emails, postcards, and reports are updated. The proposed community **will not be providing gates**.

As a reminder, I have also been collecting all your emails for the public record.

Please forgive the inconvenience that my mistake may have caused.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!



**From:** Emily Austin  
**To:** Kelly Christensen  
**Cc:** Karen Hobin; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus; tim@timlasota.com; energy7@earthlink.net; lg@sprisedmedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasvlenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham; Beverly Ashley; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; Jim5@collectivla.com; JCotterman@firstintlbk.com; rwbvars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azname@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; Tom Kirk; Ryan Benscoter; Grant, Randy; Curtis, Tim; Kuester, Kelli; Yaron, Adam  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Wednesday, February 12, 2020 9:05:21 AM  
**Attachments:** [image1.png](#)

**External Email: Please use caution if opening links or attachments!**

Hi Everyone,

It is confusing as to who wants me to post their comments and who doesn't so I'm not going to. I don't want to upset anybody. That being said, when you write to the City Council it is public record but I am not going to request copies of your emails.

I'm trying to help you and raise awareness about what's going on in your neighborhood and have posted several comments and posts about your neighborhood. If any of you would like to have your comments shared or posted on my Facebook page, just post them and I will copy and put them in the main thread so people see him. This project is so out of place. It needs to be stopped. Five homes max!

Emily Austin



Sent from my iPhone

On Feb 10, 2020, at 4:58 PM, Kelly Christensen <kellyc@sagefinancialaz.com> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

My wife and I are in complete agreement with Ms. Hobin's email below. In addition to the reasons cited by Ms. Hobin, we have additional objections to the rezoning request in Case #2-ZN-2020 and the project the developer is proposing on Jenan Drive.

We bought our home on 74<sup>th</sup> Place, just around the corner from this proposed project, nearly 20 years ago. We bought there because we liked the large lots and the rural feel of the neighborhood and we wanted a large lot so that we could invest in our property and build our dream home. We made a major investment in remodeling part of our home right after buying it, and we are currently in the process of an even more significant remodel to finish our home and make it what we always dreamed it would be. We are very concerned that if this rezoning request is approved, it will significantly reduce property values in the neighborhood, causing us to lose money on our investment. We believe the increased traffic caused by the project will make our neighborhood less safe and less desirable. In addition, the prices for which these new homes will be sold will be substantially less on a "per square foot" basis than the investment we are making in our home on a "per square foot" basis. Thus, if we ever wanted to sell our house, we feel that we are likely to lose a significant amount of money because of the lower value homes that will be built on the Jenan site if this rezoning request is approved.

When we bought our home, we knew how the neighborhood was zoned and that was a compelling reason to buy there. Likewise, the developer who has requested the zoning change also knew how it was zoned, but the developer seems to think they can get the zoning changed and build a bunch of homes on it to maximize their profits. They win, and the rest of us lose. We don't think that is a fair outcome, and we know it wasn't the intent of the city's general plan. Therefore, we respectfully request that the zoning change request proposed in Case #2-ZN-2020 be denied. If the developer wants to develop the site in question, within the existing zoning of R1-35, we are all for it. But if they want to proceed with their current plans, maximizing their profits at the expense of those of us who were already here, then we are most definitely opposed to it. Thank you for your consideration in this matter. We hope you will side with the long standing residents of this community. It is the right thing to do, and it will prove that you do care and that you do listen to your constituents.

Sincerely, Kelly & Julia Christensen

**From:** Karen Hobin <khobin@hobinfamily.com>

**Sent:** Monday, February 10, 2020 1:54 PM

**To:** jlane@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; tcurtis@scottsdaleaz.gov; 'Jesus Murillo' <jmurillo@scottsdaleaz.gov>

**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; Kelly Christensen <kellyc@sagefinanciaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; 'Scott & Cheri Crozier' <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; 'Barbara Langham' <sunshine4bal@yahoo.com>; 'Beverly Ashley' <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; 'Tom Kirk' <tkirk@CAMELOTHOMES.com>; 'Ryan Benscoter' <ryanb@CAMELOTHOMES.com>; 'Grant, Randy' <RGrant@Scottsdaleaz.gov>; 'Curtis, Tim' <tcurtis@scottsdaleaz.gov>; 'Kuester, Kelli' <KKuester@Scottsdaleaz.gov>; 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>

**Subject:** Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT** comply with the City of Scottsdale's General Plan 2001 (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

<!--[if !supportLists]-->1. <!--[endif]-->The requested change in zoning in this Case No. 2-ZN-2020 is in **direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- <!--[if !supportLists]-->a. <!--[endif]-->**Preserve Scottsdale's unique southwestern character;**
- <!--[if !supportLists]-->b. <!--[endif]-->Plan for and manage growth in harmony with the natural desert surroundings;
- <!--[if !supportLists]-->c. <!--[endif]-->Promote the livability of the community;
- <!--[if !supportLists]-->d. <!--[endif]-->**Enhance and protect neighborhoods; and,**
- <!--[if !supportLists]-->e. <!--[endif]-->**Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep** something as it is, esp. in order to **prevent** it from **decaying** or to **protect** it from being **damaged** or **destroyed**"

**Protect:** "to **keep** someone or something **safe** from **injury, damage, or loss**"

**Sustain:** "to **keep** something in **operation**; **maintain**"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled**



**out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See Scottsdale's Mission statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

<!--[if !supportLists]-->2. <!--[endif]-->The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- <!--[if !supportLists]-->a. <!--[endif]-->Land uses should **respect the natural and man-made environment**;
- <!--[if !supportLists]-->b. <!--[endif]-->Land uses should provide for an **unsurpassed quality of life for both its citizens and visitors**;
- <!--[if !supportLists]-->c. <!--[endif]-->Land uses should contribute to the unique identity that is Scottsdale;
- <!--[if !supportLists]-->d. <!--[endif]-->Land uses **should contribute to the building of community unity and cohesiveness**;
- <!--[if !supportLists]-->e. <!--[endif]-->Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- <!--[if !supportLists]-->f. <!--[endif]-->Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- <!--[if !supportLists]-->g. <!--[endif]-->Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

<!--[if !supportLists]-->3. <!--[endif]-->The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added*.)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal.** Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6:** *(emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. ***The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.*** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the ***"preservation*** of [Scottsdale's] unique lifestyle and character....through ***a respect for our natural and man-made environment***, while providing for ***the needs*** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what ***"need"*** of the general population of ***"our [Scottsdale] citizens"*** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT ***"respect our natural or man-made environment."*** (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** [Ruenger, Jeffrey](#)  
**To:** [Murillo, Jesus](#); [Castro, Lorraine](#)  
**Subject:** FW: Case Number: 2-ZN-2020, Case Name: Jenan Properties  
**Date:** Tuesday, February 11, 2020 4:40:51 PM

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**From:** Barbara Peters <barbara@poisonedpen.com>  
**Sent:** Sunday, February 09, 2020 11:46 AM  
**To:** Robert Rosenwald <robert@perfectniche.com>  
**Cc:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** Re: Case Number: 2-ZN-2020, Case Name: Jenan Properties

**⚠ External Email: Please use caution if opening links or attachments!**

I too live at 7303 E Cortez Road and protest a project of a density not favored by or in keeping with our neighborhood which is special because it isn't another cookie cutter Scottsdale development project. Why is our city government unable to say no to developers and we get a hideous inappropriate and unnecessary eyesore and further parking disaster like the Hilton on First Ave? Soon the reasons people seek to live here will evaporate

Barbara Peters

On Sun, Feb 9, 2020, 10:28 AM Robert Rosenwald <[robert@perfectniche.com](mailto:robert@perfectniche.com)> wrote:

This request for 10 units more than doubles the current density which would allow 4 single family residences to be built. I live immediately to the South, at 7303 E. Cortez Road, and see no need for this and see it as increasing the traffic into our neighborhood.

Please reject this request.

Robert Rosenwald

President

Poisoned Pen Press--Publishing Excellence in Mystery  
4014 N. Goldwater Blvd., Suite 201, Scottsdale, AZ 85251  
[robert@poisonedpenpress.com](mailto:robert@poisonedpenpress.com) [www.poisonedpenpress.com](http://www.poisonedpenpress.com)  
800-421-3976  
480-945-3375  
Fax 480-949-1707

Vir bonus semper discipulus est

**From:** [Ruenger, Jeffrey](#)  
**To:** [Murillo, Jesus](#); [Castro, Lorraine](#)  
**Subject:** FW: Case Number: 2-ZN-2020, Case Name: Jenan Properties  
**Date:** Tuesday, February 11, 2020 4:40:05 PM

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**From:** Robert Rosenwald <[robert@perfectniche.com](mailto:robert@perfectniche.com)>  
**Sent:** Sunday, February 09, 2020 10:29 AM  
**To:** Projectinput <[Projectinput@Scottsdaleaz.gov](mailto:Projectinput@Scottsdaleaz.gov)>  
**Cc:** Barbara Peters <[barbara@poisonedpen.com](mailto:barbara@poisonedpen.com)>  
**Subject:** Case Number: 2-ZN-2020, Case Name: Jenan Properties

**⚠ External Email: Please use caution if opening links or attachments!**

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Robert Rosenwald

President

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800-421-3976  
480-945-3375  
Fax 480-949-1707

Vir bonus semper discipulus est

**From:** [Ruenger, Jeffrey](#)  
**To:** [Murillo, Jesus](#); [Castro, Lorraine](#)  
**Subject:** FW: 7313 E Jenan proposed project  
**Date:** Tuesday, February 11, 2020 4:39:24 PM

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-----Original Message-----

From: Tracy Goble <[tracygoble7@gmail.com](mailto:tracygoble7@gmail.com)>  
Sent: Saturday, February 08, 2020 11:56 AM  
To: Projectinput <[Projectinput@Scottsdaleaz.gov](mailto:Projectinput@Scottsdaleaz.gov)>  
Subject: 7313 E Jenan proposed project

External Email: Please use caution if opening links or attachments!

Case Number: 2-ZN-2020

I received a postcard today about the new project proposal. As a neighbor, I want you to know I think this is a great idea! That street has been horrible a really long time, and if we can improve the neighborhood with this updated project, I am for it!

Tracy Goble  
7534 E. Desert Cove  
Scottsdale, AZ 85260

Thank you for the information!

**From:** [Ruenger, Jeffrey](#)  
**To:** [Murillo, Jesus](#); [Castro, Lorraine](#)  
**Subject:** FW: Jenan properties  
**Date:** Tuesday, February 11, 2020 4:26:58 PM

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-----Original Message-----

From: Heidi K <[heidi.hasslacher@gmail.com](mailto:heidi.hasslacher@gmail.com)>  
Sent: Friday, February 07, 2020 5:13 PM  
To: Projectinput <[Projectinput@Scottsdaleaz.gov](mailto:Projectinput@Scottsdaleaz.gov)>  
Subject: Jenan properties

External Email: Please use caution if opening links or attachments!

To whom it may concern,

We received a postcard today regarding this site proposal. I am disturbed to see that the applicant is again being dishonest to the current residents with their intentions on what they are going to build.

Camelot homes had sent out information early January stating they would not have a gated community and that at least two of the ten plots would face Jenan and have Jenan addresses. The new card from the city states they are again seeking a gated community which I can then only assume none would be facing Jenan Dr. and there would be a wall for over half of our street.

Putting a gated community in the middle of residential street does not make sense for this or any other community flow. If they want to build here then why can't they build up the existing community? They have a lay out that could add to the neighborhood, why are they still pushing for one that doesn't?

As a resident on this street with plans to do an extensive remodel I have to object to this builder coming in and making Jenan Dr less of a neighborhood and condemn them for again lying to the people who currently live here.

No to the gated community. No to Camelot homes. No to rezoning for them.

Sincerely,

Heidi Hasslacher  
Registered voter

Sent from my iPhone

**From:** Kelly Christensen  
**To:** Karen Hobin; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; 'Scott & Cheri Crozier'; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; 'Barbara Langham'; 'Beverly Ashley'; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; 'Tom Kirk'; 'Ryan Benscoter'; Grant, Randy; Curtis, Tim; Kuester, Kelli; Yaron, Adam  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 8:58:57 PM

**External Email: Please use caution if opening links or attachments!**

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

My wife and I are in complete agreement with Ms. Hobin's email below. In addition to the reasons cited by Ms. Hobin, we have additional objections to the rezoning request in Case #2-ZN-2020 and the project the developer is proposing on Jenan Drive.

We bought our home on 74<sup>th</sup> Place, just around the corner from this proposed project, nearly 20 years ago. We bought there because we liked the large lots and the rural feel of the neighborhood and we wanted a large lot so that we could invest in our property and build our dream home. We made a major investment in remodeling part of our home right after buying it, and we are currently in the process of an even more significant remodel to finish our home and make it what we always dreamed it would be. We are very concerned that if this rezoning request is approved, it will significantly reduce property values in the neighborhood, causing us to lose money on our investment. We believe the increased traffic caused by the project will make our neighborhood less safe and less desirable. In addition, the prices for which these new homes will be sold will be substantially less on a "per square foot" basis than the investment we are making in our home on a "per square foot" basis. Thus, if we ever wanted to sell our house, we feel that we are likely to lose a significant amount of money because of the lower value homes that will be built on the Jenan site if this rezoning request is approved.

When we bought our home, we knew how the neighborhood was zoned and that was a compelling reason to buy there. Likewise, the developer who has requested the zoning change also knew how it was zoned, but the developer seems to think they can get the zoning changed and build a bunch of homes on it to maximize their profits. They win, and the rest of us lose. We don't think that is a fair outcome, and we know it wasn't the intent of the city's general plan. Therefore, we respectfully request that the zoning change request proposed in Case #2-ZN-2020 be denied. If the developer wants to develop the site in question, within the existing zoning of R1-35, we are all for it. But if they want to proceed with their current plans, maximizing their profits at the expense of those of us who were already here, then we are most definitely opposed to it. Thank you for your consideration in this matter. We hope you will side with the long standing residents of this community. It is the right thing to do, and it will prove that you do care and that you do listen to your constituents.

Sincerely, Kelly & Julia Christensen

---

**From:** Karen Hobin <khobin@hobinfamily.com>

**Sent:** Monday, February 10, 2020 1:54 PM

**To:** jlane@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; tcurtis@scottsdaleaz.gov; 'Jesus Murillo' <jmurillo@scottsdaleaz.gov>

**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; Kelly Christensen <kellyc@sagefinancialaz.com>; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; 'Scott & Cheri Crozier' <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; 'Barbara Langham' <sunshine4bal@yahoo.com>; 'Beverly Ashley' <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; 'Tom Kirk' <tkirk@CAMELOTHOMES.com>; 'Ryan Benscoter' <ryanb@CAMELOTHOMES.com>; 'Grant, Randy' <RGrant@Scottsdaleaz.gov>; 'Curtis, Tim' <tcurtis@scottsdaleaz.gov>; 'Kuester, Kelli' <KKuester@Scottsdaleaz.gov>; 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>

**Subject:** Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission **MUST NOT** approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change **MUST** be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;



- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the **"preservation** of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what **"need"** of the general population of **"our [Scottsdale] citizens"** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT **"respect our natural or man-made environment."** (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** [Josie E. Cotterman](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Monday, February 10, 2020 3:08:53 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Thank you!



**Josie Cotterman**

Mortgage Loan Officer

1628 N Higley Rd • Gilbert, AZ 85234

Direct: (480) 751-2761 • Cell (602) 882-3083

NMLS #: 227713

[jcotterman@FIBT.com](mailto:jcotterman@FIBT.com)

[www.FIBTmortgage.com/jcotterman](http://www.FIBTmortgage.com/jcotterman)

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---

**From:** Murillo, Jesus [mailto:JMurillo@ScottsdaleAz.Gov]  
**Sent:** Monday, February 10, 2020 2:58 PM  
**To:** Josie E. Cotterman <JCotterman@fibt.com>  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)

Hello Josie,

I will be sure to remove you from the City's email version of the email list.

Jesús

---

**From:** Josie E. Cotterman <[JCotterman@fibt.com](mailto:JCotterman@fibt.com)>  
**Sent:** Monday, February 10, 2020 2:44 PM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)

**⚠ External Email: Please use caution if opening links or attachments!**

Hello,

You can remove me from this email list.

Thank you,  
Josie Cotterman



**Josie Cotterman**

Mortgage Loan Officer

1628 N Higley Rd • Gilbert, AZ 85234

Direct: (480) 751-2761 • Cell (602) 882-3083

NMLS #: 227713

[jcotterman@FIBT.com](mailto:jcotterman@FIBT.com)

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**From:** Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]

**Sent:** Monday, February 10, 2020 2:37 PM

**To:** [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolff29@gmail.com](mailto:dwolff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); [ccrozier@cox.net](mailto:ccrozier@cox.net); [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [tim@timlasota.com](mailto:tim@timlasota.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [acarlier@cox.net](mailto:acarlier@cox.net); Barbara Langham <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; Beverly Ashley <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [jodylynnpage@cox.net](mailto:jodylynnpage@cox.net); Josie E. Cotterman <[JCotterman@fibt.com](mailto:JCotterman@fibt.com)>; [khobin@hobinfamily.com](mailto:khobin@hobinfamily.com); [lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [chaxby@cox.net](mailto:chaxby@cox.net); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollic@hotmail.com](mailto:mollic@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); [laura.jorden@russlyon.com](mailto:laura.jorden@russlyon.com); [fcericola@hotmail.com](mailto:fcericola@hotmail.com)

**Cc:** Tom Kirk <[tkirk@CAMELOTHOMES.com](mailto:tkirk@CAMELOTHOMES.com)>; Ryan Benscoter <[ryanb@CAMELOTHOMES.com](mailto:ryanb@CAMELOTHOMES.com)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Kuester, Kelli <[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; Yaron, Adam <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>

**Subject:** Jenan (The Enclave) Rezoning Request (20-ZN-2018)

Hello Everyone,

As you have seen, I have been sending out emails to the email list whenever there is an update to the case or the process. In this instance, I wanted to send out a message pointing out that **I have made an error** in the applicant's request. I stated in the description of the case that the request was to establish a 10-lot **"gated"** subdivision. I was incorrect in stating that the proposed development will be **"gated."** This is one of the elements that the applicant has updated. I will be sure that all future emails, postcards, and reports are updated. The proposed community **will not be providing gates.**

As a reminder, I have also been collecting all your emails for the public record.

Please forgive the inconvenience that my mistake may have caused.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

Get informed!



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**From:** Emily Austin  
**To:** arizonaladydiane@aol.com  
**Cc:** khobin@hobinfamily.com; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus; tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinancialaz.com; camlo4@cox.net; am@carlier.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; ccrozier@cox.net; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; sunshine4bal@yahoo.com; bevashley9@hotmail.com; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbvars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollic@hotmail.com; fredinni@hotmail.com; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; tkirk@camelothomes.com; ryanb@camelothomes.com; Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 3:04:08 PM

**External Email: Please use caution if opening links or attachments!**

May I post some of your emails to my Save Scottsdale Facebook page?

Thank you.

Regards,

Emily Austin

Sent from my iPhone

On Feb 10, 2020, at 2:31 PM, arizonaladydiane@aol.com wrote:

I agree with Karen. All of the points she made are valid. Residents are getting fed up with builders bullying us and telling us we have no voice that they can do whatever they want to do. We all sat at the Scottsdale Country Club while Julie Hancock threatened and intimidated us. I stood up and called their abuse out and told them we have rights as citizens and our rights matter. They cannot just walk in and show us a plan that violates zoning laws and tell us we have to accept it. I have been standing up for my neighbors and am grateful that Karen took the time to write such a well written rebuttal for their rezoning request. I have been spreading the word and other builders are poised and ready to build within current zoning laws. Just say NO to Camelot Homes. Anyone wanting to write just press the reply all button and it will go to everyone on the list. Stand up now.

Diane Wadsworth Gray  
7402 E. Cortez St.

-----Original Message-----

From: Karen Hobin <khobin@hobinfamily.com>  
To: jlane <jlane@scottsdaleaz.gov>; citycouncil <citycouncil@scottsdaleaz.gov>; tcurtis <tcurtis@scottsdaleaz.gov>; 'Jesus Murillo' <jmurillo@scottsdaleaz.gov>  
Cc: tim <tim@timlasota.com>; energy7 <energy7@earthlink.net>; lg <lg@sprisemedia.com>; quickcary <quickcary@hotmail.com>; dwolff29 <dwolff29@gmail.com>; cary <cary@quickmachinerysales.com>; Mark.Wasylenko <Mark.Wasylenko@bannerhealth.com>; paulst1 <paulst1@cox.net>; crystal.horn <crystal.horn@cox.net>; gd2garden <gd2garden@yahoo.com>; mandytaichi <mandytaichi@yahoo.com>; jeff <jeff@rtfoods.com>; kellyc <kellyc@sagefinancialaz.com>; camlo4 <camlo4@cox.net>; am <am@carlier.com>; arizonaladydiane <arizonaladydiane@aol.com>; joshlongbottom <joshlongbottom@gmail.com>; janicemcrozier <janicemcrozier@gmail.com>; scott <scott@pcentaz.com>; 'Scott & Cheri Crozier' <ccrozier@cox.net>; tfalca <tfalca@cox.net>; desert2x4 <desert2x4@yahoo.com>; rachelpeak1 <rachelpeak1@gmail.com>; kangsei <kangsei@cox.net>; paulhnewman <paulhnewman@frontier.com>; acarlier <acarlier@cox.net>; 'Barbara Langham' <sunshine4bal@yahoo.com>; 'Beverly Ashley' <bevashley9@hotmail.com>; deif55 <deif55@msn.com>; fk\_ent <fk\_ent@yahoo.com>; gregg <gregg@c42.com>; JimS <JimS@collectivla.com>; JCotterman <JCotterman@firstintlbk.com>; khobin <khobin@hobinfamily.com>; rwbvars <rwbvars@yahoo.com>; chaxby <chaxby@cox.net>; TBean <TBean@crystalglass.ca>; akbhow <akbhow@gmail.com>; azmame <azmame@gmail.com>; chrisschaffner <chrisschaffner@ymail.com>; joezimmerman52 <joezimmerman52@gmail.com>; pamzimmermannp <pamzimmermannp@gmail.com>; j.reggio <j.reggio@cox.net>; mollic <mollic@hotmail.com>; fredinni <fredinni@hotmail.com>; emilyaustin <emilyaustin@cox.net>; spencer.mitchell <spencer.mitchell@aetherinnovation.com>; spencer <spencer@s2cpartners.com>; jpeterson\_az <jpeterson\_az@yahoo.com>; willschreiber <willschreiber@gmail.com>; micaela.abranovic <micaela.abranovic@gmail.com>; 'Tom Kirk' <tkirk@CAMELOTHOMES.com>; 'Ryan Benscoter' <ryanb@CAMELOTHOMES.com>; 'Grant, Randy' <RGrant@Scottsdaleaz.gov>; 'Curtis, Tim' <tcurtis@scottsdaleaz.gov>; 'Kuester, Kelli' <KKuester@Scottsdaleaz.gov>; 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>  
Sent: Mon, Feb 10, 2020 1:53 pm  
Subject: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission **MUST NOT** approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).]

This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change **MUST** be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and



play opportunities, and;

g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the **"preservation of [Scottsdale's] unique lifestyle and character....through a respect for our natural and man-made environment, while providing for the needs of our citizens"** and MUST be DENIED. (*Id.*, emphasis added.)

Again, what **"need"** of the general population of **"our [Scottsdale] citizens"** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT **"respect our natural or man-made environment."** (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet**



**the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** [Smetana, Rachel](#)  
**To:** [Karen Hobin](#)  
**Cc:** [Lane, Jim](#); [City Council](#); [Curtis, Tim](#); [Murillo, Jesus](#); [Yaron, Adam](#)  
**Subject:** RE: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 3:01:23 PM

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Dear Ms. Hobin,

Please let me acknowledge receipt of your email on behalf of Mayor Lane and City Council. Thank you for detailing your concerns. At this time the project does not have a scheduled date to be heard by City Council, although your comments will be included in the case file should this project move forward in the zoning process.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

---

**From:** Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)>  
**Sent:** Monday, February 10, 2020 1:54 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Cc:** [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwoff29@gmail.com](mailto:dwoff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); 'Scott & Cheri Crozier' <[ccrozier@cox.net](mailto:ccrozier@cox.net)>; [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [rachelpk1@gmail.com](mailto:rachelpk1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); 'Barbara Langham' <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; 'Beverly Ashley' <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [JCotterman@firstintltbank.com](mailto:JCotterman@firstintltbank.com); [khobin@hobinfamily.com](mailto:khobin@hobinfamily.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); 'Tom Kirk' <[tkirk@CAMELOTHOMES.com](mailto:tkirk@CAMELOTHOMES.com)>; 'Ryan Benscoter' <[ryanb@CAMELOTHOMES.com](mailto:ryanb@CAMELOTHOMES.com)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Kuester, Kelli <[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; Yaron, Adam <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>  
**Subject:** Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO** on and **DENY Case No. 2-ZN-2020**.

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment;**
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness;**
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness.

Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission **MUST DENY** the requested rezoning as it **FAILS** to meet Scottsdale’s Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale’s Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City’s Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer’s desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale’s Guiding Principle #2 it should be **DENIED**.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE’S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City’s Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the **“preservation** of [Scottsdale’s] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens” and **MUST** be **DENIED**. (*Id.*, emphasis added.)

Again, what **“need”** of the general population of **“our [Scottsdale] citizens”** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT **“respect our natural or man-made environment.”** (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST** be **DENIED**.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** [Lauren Grey](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** Aha -- you just addressed! (2-ZN-2020)  
**Date:** Monday, February 10, 2020 2:58:46 PM

---

External Email: Please use caution if opening links or attachments!

Great timing!

(And still, if we could get that updated on the case sheet, I would be very glad)

--

Lauren Grey

Custom Web Design & Development  
Sprise Media in Sunny Scottsdale, AZ

Mobile: 602-349-5924 (Text Preferred)

<https://www.sprisemedia.com>

<https://she-builds-websites.com>

**From:** [Murillo, Jesus](#)  
**To:** [Josie E. Cotterman](#)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Monday, February 10, 2020 2:57:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hello Josie,

I will be sure to remove you from the City's email version of the email list.

Jesús

---

**From:** Josie E. Cotterman <[JCotterman@fibt.com](mailto:JCotterman@fibt.com)>  
**Sent:** Monday, February 10, 2020 2:44 PM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)

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Thank you,  
Josie Cotterman



**Josie Cotterman**

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Direct: (480) 751-2761 • Cell (602) 882-3083  
NMLS #: 227713  
[jcotterman@FIBT.com](mailto:jcotterman@FIBT.com)  
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**From:** Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]  
**Sent:** Monday, February 10, 2020 2:37 PM  
**To:** [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com);  
[dwolff29@gmail.com](mailto:dwolff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com);

[paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com);  
[jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinacialaz.com](mailto:kellyc@sagefinacialaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com);  
[arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com);  
[scott@pcentaz.com](mailto:scott@pcentaz.com); [ccrozier@cox.net](mailto:ccrozier@cox.net); [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com);  
[lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [kgangsei@cox.net](mailto:kgangsei@cox.net);  
[paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [tim@timlasota.com](mailto:tim@timlasota.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [acarlier@cox.net](mailto:acarlier@cox.net);  
Barbara Langham <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; Beverly Ashley <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>;  
[deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com);  
[jodylynnpage@cox.net](mailto:jodylynnpage@cox.net); Josie E. Cotterman <[JCotterman@fibt.com](mailto:JCotterman@fibt.com)>; [khobin@hobinfamily.com](mailto:khobin@hobinfamily.com);  
[lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com);  
[chaxby@cox.net](mailto:chaxby@cox.net); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com);  
[chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com);  
[j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com);  
[emilyaustin@cox.net](mailto:emilyaustin@cox.net); [jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com);  
[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com);  
[micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); [laura.jorden@russlyon.com](mailto:laura.jorden@russlyon.com); [fcericola@hotmail.com](mailto:fcericola@hotmail.com)  
**Cc:** Tom Kirk <[tkirk@CAMELOTHOMES.com](mailto:tkirk@CAMELOTHOMES.com)>; Ryan Benscoter <[ryanb@CAMELOTHOMES.com](mailto:ryanb@CAMELOTHOMES.com)>;  
Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Kuester, Kelli  
<[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; Yaron, Adam <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>  
**Subject:** Jenan (The Enclave) Rezoning Request (20-ZN-2018)

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As you have seen, I have been sending out emails to the email list whenever there is an update to the case or the process. In this instance, I wanted to send out a message pointing out that **I have made an error** in the applicant's request. I stated in the description of the case that the request was to establish a 10-lot **"gated"** subdivision. I was incorrect in stating that the proposed development will be **"gated."** This is one of the elements that the applicant has updated. I will be sure that all future emails, postcards, and reports are updated. The proposed community **will not be providing gates.**

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Please forgive the inconvenience that my mistake may have caused.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** [Josie E. Cotterman](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Monday, February 10, 2020 2:44:42 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Josie Cotterman



**Josie Cotterman**

Mortgage Loan Officer

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**From:** Murillo, Jesus [mailto:JMurillo@ScottsdaleAz.Gov]

**Sent:** Monday, February 10, 2020 2:37 PM

**To:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; ccrozier@cox.net; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpeak1@gmail.com; lg@sprisemedia.com; kgangsei@cox.net; paulhnewman@frontier.com; tim@timlasota.com; joshlongbottom@gmail.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; jodylynnpage@cox.net; Josie E. Cotterman <JCotterman@fibt.com>; khobin@hobinfamily.com; lmjorden90@gmail.com; rwbyars@yahoo.com; Mark.Wasylenko@bannerhealth.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com;

chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com;  
j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; gd2garden@yahoo.com;  
emilyaustin@cox.net; jodylynnpage@outlook.com; spencer.mitchell@aetherinnovation.com;  
spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com;  
micaela.abranovic@gmail.com; laura.jorden@russlyon.com; fcericola@hotmail.com  
**Cc:** Tom Kirk <tkirk@CAMELOTHOMES.com>; Ryan Benscoter <ryanb@CAMELOTHOMES.com>;  
Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli  
<KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Jenan (The Enclave) Rezoning Request (20-ZN-2018)

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Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** [Murillo, Jesus](#)  
**To:** [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedi.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [ccrozier@cox.net](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [lg@sprisemedi.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [tim@timlasota.com](#); [joshlongbottom@gmail.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [jodylynnpage@cox.net](#); [JCotterman@firstintlbank.com](#); [khobin@hobinfamily.com](#); [lmjorden90@gmail.com](#); [rwbysars@yahoo.com](#); [Mark.Wasylenko@bannerhealth.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [gd2garden@yahoo.com](#); [emilyaustin@cox.net](#); [jodylynnpage@outlook.com](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeteron\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [laura.jorden@russlyon.com](#); [fcericola@hotmail.com](#)  
**Cc:** [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Monday, February 10, 2020 2:36:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hello Everyone,

As you have seen, I have been sending out emails to the email list whenever there is an update to the case or the process. In this instance, I wanted to send out a message pointing out that **I have made an error** in the applicant's request. I stated in the description of the case that the request was to establish a 10-lot **"gated"** subdivision. I was incorrect in stating that the proposed development will be **"gated."** This is one of the elements that the applicant has updated. I will be sure that all future emails, postcards, and reports are updated. The proposed community **will not be providing gates.**

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Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** Wasylenko, Mark A  
**To:** Karen Hobin; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; "Scott & Cheri Crozier"; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; "Barbara Langham"; "Beverly Ashley"; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; "Tom Kirk"; "Ryan Benscoter"; Grant, Randy; Curtis, Tim; Kuester, Kelli; Yaron, Adam  
**Subject:** RE: [EXTERNAL] Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 2:34:00 PM

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I agree with Karen. The only "community unity and cohesiveness" this project has contributed is to unite the neighborhood **against** the rezoning proposal. I bought a one acre lot near this development demolished the existing house and built a new single family home on the property. I could sell the home for a profit even after paying a general contractor to oversee the project. The "Enclave" could build five houses on their property and still make a profit. There is no reason to rezone.

Mark and Linda Wasylenko  
7434 E Jenan Drive

---

**From:** Karen Hobin <khobin@hobinfamily.com>  
**Sent:** Monday, February 10, 2020 1:54 PM  
**To:** jlane@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; tcurtis@scottsdaleaz.gov; 'Jesus Murillo' <jmurillo@scottsdaleaz.gov>  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Wasylenko, Mark A <Mark.Wasylenko@bannerhealth.com>; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; 'Scott & Cheri Crozier' <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; 'Barbara Langham' <sunshine4bal@yahoo.com>; 'Beverly Ashley' <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; 'Tom Kirk' <tkirk@CAMELOTHOMES.com>; 'Ryan Benscoter' <ryanb@CAMELOTHOMES.com>; 'Grant, Randy' <RGrant@Scottsdaleaz.gov>; 'Curtis, Tim' <tcurtis@scottsdaleaz.gov>; 'Kuester, Kelli' <KKuester@Scottsdaleaz.gov>; 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>  
**Subject:** [EXTERNAL] Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it MUST be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;

- c. Promote the livability of the community;
- d. Enhance and protect neighborhoods; and,
- e. Ensure and sustain the quality of life for all residents and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be **DENIED**.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the **"preservation** of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and **MUST** be **DENIED**. (*Id.*, emphasis added.)

Again, what **"need"** of the general population of **"our [Scottsdale] citizens"** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT **"respect our natural or man-made environment."** (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST** be **DENIED**.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** Wasylenko, Mark A  
**To:** Karen Hobin; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; "Scott & Cheri Crozier"; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; "Barbara Langham"; "Beverly Ashley"; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; "Tom Kirk"; "Ryan Benscoter"; Grant, Randy; Curtis, Tim; Kuester, Kelli; Yaron, Adam  
**Subject:** RE: [EXTERNAL] Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 2:34:00 PM

**External Email: Please use caution if opening links or attachments!**

I agree with Karen. The only "community unity and cohesiveness" this project has contributed is to unite the neighborhood **against** the rezoning proposal. I bought a one acre lot near this development demolished the existing house and built a new single family home on the property. I could sell the home for a profit even after paying a general contractor to oversee the project. The "Enclave" could build five houses on their property and still make a profit. There is no reason to rezone.

Mark and Linda Wasylenko  
7434 E Jenan Drive

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**From:** Karen Hobin <khobin@hobinfamily.com>  
**Sent:** Monday, February 10, 2020 1:54 PM  
**To:** jlane@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; tcurtis@scottsdaleaz.gov; 'Jesus Murillo' <jmurillo@scottsdaleaz.gov>  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Wasylenko, Mark A <Mark.Wasylenko@bannerhealth.com>; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; 'Scott & Cheri Crozier' <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; 'Barbara Langham' <sunshine4bal@yahoo.com>; 'Beverly Ashley' <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; 'Tom Kirk' <tkirk@CAMELOTHOMES.com>; 'Ryan Benscoter' <ryanb@CAMELOTHOMES.com>; 'Grant, Randy' <RGrant@Scottsdaleaz.gov>; 'Curtis, Tim' <tcurtis@scottsdaleaz.gov>; 'Kuester, Kelli' <KKuester@Scottsdaleaz.gov>; 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>  
**Subject:** [EXTERNAL] Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it MUST be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;



- c. Promote the livability of the community;
- d. Enhance and protect neighborhoods; and,
- e. Ensure and sustain the quality of life for all residents and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

**Protect:** "to keep someone or something safe from injury, damage, or loss"

**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be **DENIED**.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the **"preservation** of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and **MUST** be **DENIED**. (*Id.*, emphasis added.)

Again, what **"need"** of the general population of **"our [Scottsdale] citizens"** does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT **"respect our natural or man-made environment."** (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 **MUST** be **DENIED**.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com)  
**To:** [khobin@hobinfamily.com](mailto:khobin@hobinfamily.com); Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus  
**Cc:** [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisedia.com](mailto:lg@sprisedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolf29@gmail.com](mailto:dwolf29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinancalaz.com](mailto:kellyc@sagefinancalaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); [ccrozier@cox.net](mailto:ccrozier@cox.net); [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); [sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com); [bevashley9@hotmail.com](mailto:bevashley9@hotmail.com); [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [JCotterman@firstintlbk.com](mailto:JCotterman@firstintlbk.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); [tkirk@CAMELOTHOMES.com](mailto:tkirk@CAMELOTHOMES.com); [ryanb@CAMELOTHOMES.com](mailto:ryanb@CAMELOTHOMES.com); Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 2:28:54 PM

**External Email: Please use caution if opening links or attachments!**

I agree with Karen. All of the points she made are valid. Residents are getting fed up with builders bullying us and telling us we have no voice that they can do whatever they want to do. We all sat at the Scottsdale Country Club while Julie Hancock threatened and intimidated us. I stood up and called their abuse out and told them we have rights as citizens and our rights matter. They cannot just walk in and show us a plan that violates zoning laws and tell us we have to accept it. I have been standing up for my neighbors and am grateful that Karen took the time to write such a well written rebuttal for their rezoning request. I have been spreading the word and other builders are poised and ready to build within current zoning laws. Just say NO to Camelot Homes. Anyone wanting to write just press the reply all button and it will go to everyone on the list. Stand up now.

Diane Wadsworth Gray  
7402 E. Cortez St.

-----Original Message-----

From: Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)>  
To: jlane <[jlane@scottsdaleaz.gov](mailto:jlane@scottsdaleaz.gov)>; citycouncil <[citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov)>; tcurtis <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; 'Jesus Murillo' <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>  
Cc: tim <[tim@timlasota.com](mailto:tim@timlasota.com)>; energy7 <[energy7@earthlink.net](mailto:energy7@earthlink.net)>; lg <[lg@sprisedia.com](mailto:lg@sprisedia.com)>; quickcary <[quickcary@hotmail.com](mailto:quickcary@hotmail.com)>; dwolf29 <[dwolf29@gmail.com](mailto:dwolf29@gmail.com)>; cary <[cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com)>; Mark.Wasylenko <[Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com)>; paulst1 <[paulst1@cox.net](mailto:paulst1@cox.net)>; crystal.horn <[crystal.horn@cox.net](mailto:crystal.horn@cox.net)>; gd2garden <[gd2garden@yahoo.com](mailto:gd2garden@yahoo.com)>; mandytaichi <[mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com)>; jeff <[jeff@rtfoods.com](mailto:jeff@rtfoods.com)>; kellyc <[kellyc@sagefinancalaz.com](mailto:kellyc@sagefinancalaz.com)>; camlo4 <[camlo4@cox.net](mailto:camlo4@cox.net)>; am <[am@carlier.com](mailto:am@carlier.com)>; arizonaladydiane <[arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com)>; joshlongbottom <[joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com)>; janicemcrozier <[janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com)>; scott <[scott@pcentaz.com](mailto:scott@pcentaz.com)>; 'Scott & Cheri Crozier' <[ccrozier@cox.net](mailto:ccrozier@cox.net)>; tfalca <[tfalca@cox.net](mailto:tfalca@cox.net)>; desert2x4 <[desert2x4@yahoo.com](mailto:desert2x4@yahoo.com)>; rachelpeak1 <[rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com)>; kgangsei <[kgangsei@cox.net](mailto:kgangsei@cox.net)>; paulhnewman <[paulhnewman@frontier.com](mailto:paulhnewman@frontier.com)>; acarlier <[acarlier@cox.net](mailto:acarlier@cox.net)>; 'Barbara Langham' <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; 'Beverly Ashley' <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; deif55 <[deif55@msn.com](mailto:deif55@msn.com)>; fk\_ent <[fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com)>; gregg <[gregg@c42.com](mailto:gregg@c42.com)>; JimS <[JimS@collectivla.com](mailto:JimS@collectivla.com)>; JCotterman <[JCotterman@firstintlbk.com](mailto:JCotterman@firstintlbk.com)>; khobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)>; rwbyars <[rwbyars@yahoo.com](mailto:rwbyars@yahoo.com)>; chaxby <[chaxby@cox.net](mailto:chaxby@cox.net)>; TBean <[TBean@crystalglass.ca](mailto:TBean@crystalglass.ca)>; akbhow <[akbhow@gmail.com](mailto:akbhow@gmail.com)>; azmame <[azmame@gmail.com](mailto:azmame@gmail.com)>; chrisschaffner <[chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com)>; joezimmerman52 <[joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com)>; pamzimmermannp <[pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com)>; j.reggio <[j.reggio@cox.net](mailto:j.reggio@cox.net)>; mollc <[mollc@hotmail.com](mailto:mollc@hotmail.com)>; fredinni <[fredinni@hotmail.com](mailto:fredinni@hotmail.com)>; emilyaustin <[emilyaustin@cox.net](mailto:emilyaustin@cox.net)>; spencer.mitchell <[spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com)>; spencer <[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)>; jpeterson\_az <[jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com)>; willschreiber <[willschreiber@gmail.com](mailto:willschreiber@gmail.com)>; micaela.abranovic <[micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com)>; 'Tom Kirk' <[tkirk@CAMELOTHOMES.com](mailto:tkirk@CAMELOTHOMES.com)>; 'Ryan Benscoter' <[ryanb@CAMELOTHOMES.com](mailto:ryanb@CAMELOTHOMES.com)>; 'Grant, Randy' <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; 'Curtis, Tim' <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; 'Kuester, Kelli' <[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; 'Yaron, Adam' <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>  
Sent: Mon, Feb 10, 2020 1:53 pm  
Subject: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**

- b. Plan for and manage growth in harmony with the natural desert surroundings;
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- d. Enhance and protect neighborhoods; and,
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[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to keep something as it is, esp. in order to prevent it from decaying or to protect it from being damaged or destroyed"

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**Sustain:** "to keep something in operation; maintain"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
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The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission

MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

There is **NO neighborhood need** for the proposed rezoning of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6:** (*emphasis added.*)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "**preservation**" of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "**need**" of the general population of "**our [Scottsdale] citizens**" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "**respect our natural or man-made environment.**" (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its **proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.**

**The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260



**From:** [Crystal Horn](#)  
**To:** [Spencer Mitchell](#)  
**Cc:** Karen Hobin; Lane, Jim; City Council; Curtis, Tim; Murillo, Jesus; [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); Lauren Grey; [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolf29@gmail.com](mailto:dwolf29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); Mark Wasylenko@bannerhealth.com; [paulst1@cox.net](mailto:paulst1@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinancialaz.com](mailto:kellyc@sagefinancialaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); Scott & Cheri Crozier; [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); Barbara Langham; Beverly Ashley; [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [JCotterman@firstintltbank.com](mailto:JCotterman@firstintltbank.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); TBean@crystalglass.ca; [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); Spencer Mitchell; [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); Will S.; [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); Tom Kirk; Ryan Benscoter; Grant, Randy; Kuester, Kelli; Yaron, Adam  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 2:07:56 PM

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**External Email: Please use caution if opening links or attachments!**

We live on 74th PL and concur with Ms. Hobin's thoughts/information. Please hear your constituents and VOTE NO.

Bill and Crystal Horn

On Feb 10, 2020, at 2:01 PM, Spencer Mitchell  
<[spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com)> wrote:

Thank you Karen. That was incredibly well thought out and to the point. Moreover, I concur.

-Spencer

On Mon, Feb 10, 2020 at 1:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

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- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist in the community*.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

There is **NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the “*preservation* of [Scottsdale's] unique lifestyle and character....through *a respect for our natural and man-made environment*, while providing for *the needs* of our citizens” and MUST be DENIED. (*Id.*, emphasis added.)

Again, what “*need*” of the general population of “*our [Scottsdale] citizens*” does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit

by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are **OPPOSED** to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT “*respect our natural or man-made environment.*” (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.)] **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

|

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Spencer Mitchell](#)  
**To:** [Karen Hobin](#)  
**Cc:** [Lane, Jim](#); [City Council](#); [Curtis, Tim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [Lauren Grey](#); [quickcary@hotmail.com](#); [dwloff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [Crystal Horn](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinancialaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicencrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashlev](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintlbank.com](#); [rwbvars@yahoo.com](#); [chaxbv@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azname@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [i.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyvaustin@cox.net](#); [Spencer Mitchell](#); [jpeterston\\_az@yahoo.com](#); [Will S.](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 2:02:01 PM

**External Email: Please use caution if opening links or attachments!**

Thank you Karen. That was incredibly well thought out and to the point. Moreover, I concur.

-Spencer

On Mon, Feb 10, 2020 at 1:53 PM Karen Hobin <[khobin@hobinfamily.com](mailto:khobin@hobinfamily.com)> wrote:

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it **MUST** be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. **Preserve Scottsdale's unique southwestern character;**
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. **Enhance and protect neighborhoods;** and,
- e. **Ensure and sustain the quality of life for all residents** and visitors.

[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

The plain English meaning of the above-emphasized principle words in Scottsdale's Mission statement are as follows:

**Preserve:** "to **keep something as it is**, esp. in order to **prevent** it from **decaying** or to **protect** it from being **damaged** or **destroyed**"

**Protect:** "to **keep** someone or **something safe from injury, damage, or loss**"

**Sustain:** "to **keep** something in **operation**; **maintain**"

[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 **MUST** be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the

long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**“Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.”** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should *respect the natural and man-made environment*;
- b. Land uses should provide for an *unsurpassed quality of life for both its citizens* and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses *should contribute to the building of community unity and cohesiveness*;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to *fit and respect the character, scale and quality of uses that exist* in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020.* The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) “respect[s] the character, scale and quality of [land] uses that exist[s] in the community.”** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added.*)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. *Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.* [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change is zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

*Guiding Principle #6; (emphasis added.)*

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. *The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.* [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added.]

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "*preservation* of [Scottsdale's] unique lifestyle and character....through *a respect for our natural and man-made environment*, while providing for *the needs* of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "*need*" of the general population of "*our [Scottsdale] citizens*" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT "*respect our natural or man-made environment.*" (*Id.*, emphasis added.) At a minimum, our current "man-made environment" in this particular area is predominantly characterized as a "rural" environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its *proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.*

*The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.* [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale's Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale's Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin

12170 N. 76<sup>th</sup> Place

Scottsdale, AZ 85260

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Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796





**From:** Karen Hobin  
**To:** Lane, Jim; City Council; Curtis, Tim; Murrillo, Jesus  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolf29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtffoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; "Scott & Cheri Crozier"; tfaica@cox.net; desert2x4@yahoo.com; rachelpeak1@gmail.com; kangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; "Barbara Langham"; "Beverly Ashley"; deif55@msn.com; fk\_ent@yahoo.com; greggc42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbysars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; "Tom Kirk"; "Ryan Benscoter"; Grant, Randy; Curtis, Tim; Kuester, Kelli; Yaron, Adam  
**Subject:** Case # 2-ZN-2020; Jenan Street Properties (aka "The Enclave")  
**Date:** Monday, February 10, 2020 1:54:53 PM

**External Email: Please use caution if opening links or attachments!**

Dear Mayor Lane, City Council Members, Planning Commission Members (c/o Mr. Tim Curtis, Planning Comm. Staff Rep./Planning Director) and Mr. Murrillo (Senior Planner):

I am a resident homeowner of nearly 15 years in the neighborhood surrounding the Jenan Street properties (the "Project" or "The Enclave"). I respectfully submit that the proposed rezoning of the Project from R1-35 to R1-18 (Case # 2-ZN-2020) does **NOT comply with the City of Scottsdale's General Plan 2001** (the "General Plan"). For this reason and the fact that many tens, if not hundreds, of residents in the subject neighborhood are opposed to this proposed change, I implore you to represent the vast majority of your citizens who reside in this neighborhood and decline to change the subject zoning. **VOTE NO on and DENY Case No. 2-ZN-2020.**

1. The requested change in zoning in this Case No. 2-ZN-2020 is **in direct contravention to the City of Scottsdale's Mission** and therefore it MUST be evaluated by the Mayor, City Council and the Planning Commission as a **major amendment to the General Plan**.

In accordance with the City of Scottsdale's current governing documents, **Scottsdale's Mission statement provides in pertinent part:**

In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

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[See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis and highlighting added).]

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[See the *Cambridge Dictionary* at <https://dictionary.cambridge.org/>; (emphasis added).]

Our neighborhood is currently zoned R1-35 which provides that no more than one dwelling unit can be put on a lot of record. [See *Scottsdale City Code* §5.204 paragraphs A2, C and D.] The current zoning of R1-35 MUST be preserved, protected and sustained to protect the quality of life for its residents. Case No. 2-ZN-2020 and its request to change the long-existing land use and zoning in the area does NOT preserve, protect or sustain the community or the neighborhood's quality of life. Case No. 2-ZN-2020 is asking for a change to zoning (*even in its newly revised and reduced request*) that would more than triple the allowed density in this particular neighborhood—**tripling the density of a neighborhood is a major amendment to the current General Plan which goes against Scottsdale's Mission. Even if there is arguably a need for more dense housing in Scottsdale, this is an issue that should be addressed in the next/future General Plan(s), not something that should be doled out piecemeal on an ad hoc basis to favored real estate developers.** There is no pressing reason to change the existing zoning and this Mayor, City Council and Planning Commission MUST NOT approve any such proposed change which is in direct contravention of the City of Scottsdale's governing documents.

**"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan."** [See *Scottsdale's Mission* statement as expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map; see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>) (emphasis added).] This change in zoning requested by Case No. 2-ZN-2020 compromises the spirit and intent of Scottsdale's Mission as explained in plain English above. **Accordingly, Case No. 2-ZN-2020 and its request to change the existing, long-standing R1-35 zoning in the area by attempting to triple the density in the area is a major amendment to the General Plan**

**and must be evaluated as such.** The requested change in zoning on the subject lots would do NOTHING to preserve, protect or sustain/maintain the rural, equestrian, low-density nature of our existing neighborhood and community. Accordingly, this request for such a change MUST be DENIED.

2. The requested change in zoning in this Case No. 2-ZN-2020 does NOT respect the existing land use in the neighborhood which is predominantly rural, equestrian, and low density with its current zoning of R1-35 and should be DENIED. [See the *Conceptual Land Use Map* from page 77 of the General Plan at <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/maps/Land+Use+Map.pdf#search=land%20use%20map>]

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should **respect the natural and man-made environment**;
- b. Land uses should provide for an **unsurpassed quality of life for both its citizens** and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses **should contribute to the building of community unity and cohesiveness**;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to **fit and respect the character, scale and quality of uses that exist** in the community.

[As expressed in the *Criteria for a Major Amendment to the General Plan* (approved by the Scottsdale City Council on 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map (emphasis and highlighting added); see page 18 of <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/purpose.pdf>)]

The neighborhood with its existing, long-standing R1-35 zoning falls squarely within the protections of Scottsdale's stated Land Use Element. This community has flourished with the existing R1-35 zoning in place for many years and most, if not all, of the residents purchased their property in the area subject to this zoning, *including the developer who now seeks to change the zoning in this Case No. 2-ZN-2020*. The R1-35 zoning protects the predominantly rural, equestrian and low-density nature of the neighborhood which has established community unity and cohesiveness. Likewise, **the R1-35 zoning (which is already in place in the neighborhood) "respect[s] the character, scale and quality of [land] uses that exist[s] in the community."** (*Id.*, emphasis added.) There is NO compelling or pressing reason to change the zoning from R1-35 for this one developer who knowingly purchased the lots in question subject to the existing zoning just so that he can maximize his profits. The Mayor, City Council and Planning Commission MUST DENY the requested rezoning as it FAILS to meet Scottsdale's Land Use Element.

3. The requested change in zoning in this Case No. 2-ZN-2020 does **NOT** comply with the City of Scottsdale's Guiding Principles as outlined in detail below and should be **DENIED**.

**Guiding Principle #2** (*emphasis added*.)

**ENHANCE NEIGHBORHOODS** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. **Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.** [See the City of Scottsdale General Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

**There is NO neighborhood need for the proposed rezoning** of these parcels and, in fact, the vast majority of neighbors residing in the vicinity are opposed to this Project. Likewise, changing the zoning on these parcels **does NOT further any broader community goal**. Plenty of diverse housing options already exist in the surrounding community in appropriately zoned areas. **The only possible need that this rezoning would address is this one developer's desire to maximize its profits and that is NOT an appropriate reason to change the long-standing zoning in the area.** As this proposed change in zoning does not comply with Scottsdale's Guiding Principle #2 it should be DENIED.

**Guiding Principle #6;** (*emphasis added*.)

**VALUE SCOTTSDALE'S UNIQUE LIFESTYLE & CHARACTER** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. **The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.** [See the City of Scottsdale general Plan Annual report Jan-Dec. 2018, page 4 listing the City's Six Guiding Principles; emphasis added. <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/General+Plan+Annual+Report+2018.pdf>.]

The proposed rezoning of the subject parcels does NOT achieve the "**preservation**" of [Scottsdale's] unique lifestyle and character....through **a respect for our natural and man-made environment**, while providing for **the needs** of our citizens" and MUST be DENIED. (*Id.*, emphasis added.)

Again, what "**need**" of the general population of "**our [Scottsdale] citizens**" does this provide for? Aside from this one developer who purchased the land in question subject to the current R1-35 zoning restrictions and now seeks to rezone the properties in order to maximize his own personal profit by constructing and then selling many more homes on the subject properties, **there is NO overarching need of the general population of Scottsdale citizenry that is being met by the proposed rezoning.** In fact, the vast majority of citizen residents in the immediate vicinity are OPPOSED to this Project and its proposed rezoning.

Likewise, increasing the density in this section of the currently zoned R1-35 neighborhood does NOT ***“respect our natural or man-made environment.”*** (*Id.*, emphasis added.) At a minimum, our current “man-made environment” in this particular area is predominantly characterized as a “rural” environment which has appropriately been zoned as R1-35. [See City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.] Case No. 2-ZN-2020 and its ***proposed rezoning does NOT respect that rural character or the R1-35 zoning that was legally adopted and enacted by the City of Scottsdale and MUST be DENIED.***

***The proposed rezoning does NOT preserve our unique Sonoran Desert lifestyle which has been characterized as rural and zoned R1-35.*** [(*Id.*; See also City of Scottsdale General Plan 2001; Character Types Map/Character and Design Element, page 53.) **The proposed rezoning does NOT preserve anything; rather it seeks to change and forever alter the character of our neighborhood by increasing the density by over three times in this area.** This proposed rezoning also violates this additional Guiding Principle #6 of the City of Scottsdale and fails to adhere to the existing character of this long-established neighborhood. Accordingly, Case No. 2-ZN-2020 MUST be DENIED.

Case No. 2-ZN-2020 and its proposed rezoning of our long-established rural, equestrian and low-density (R1-35) neighborhood **FAILS to comply with the General Plan, does NOT adhere to Scottsdale’s Mission and does NOT meet the requirements for such a major amendment to the General Plan.** Further, Case No. 2-ZN-2020 **does NOT respect the Land Use Element** necessary for any such major amendment/revision to the existing General Plan and existing neighborhood land uses. Case No. 2-ZN-2020 and its requested change to existing and long-established R1-35 zoning **also FAILS to meet Scottsdale’s Guiding Principles** for development within the area or changes to the character of the existing, long-established neighborhood. **For all of these above-stated reasons, the Mayor, City Council and the Planning Commission MUST DENY Case No. 2-ZN-2020 and keep the R1-35 zoning of the neighborhood in place.**

Sincerely,

Karen Hobin  
12170 N. 76<sup>th</sup> Place  
Scottsdale, AZ 85260

**From:** [Acevedo, Alex](#)  
**To:** [Ruenger, Jeffrey](#); [Berry, Melissa](#)  
**Cc:** [Murillo, Jesus](#)  
**Subject:** RE: rezoning request  
**Date:** Monday, February 10, 2020 8:28:01 AM

---

FYI: I'll add it to the CDS folder.

*Respectfully,*

*Alex Acevedo*

Planning Specialist  
City of Scottsdale  
Planning & Development Services  
Phone: 480-312-2542  
7447 E Indian School Rd. #105  
Scottsdale, AZ 85251

---

**From:** Ruenger, Jeffrey <[JRuenger@scottsdaleaz.gov](mailto:JRuenger@scottsdaleaz.gov)>  
**Sent:** Monday, February 10, 2020 8:27 AM  
**To:** Berry, Melissa <[MBerry@Scottsdaleaz.gov](mailto:MBerry@Scottsdaleaz.gov)>; Acevedo, Alex <[AAcevedo@scottsdaleaz.gov](mailto:AAcevedo@scottsdaleaz.gov)>  
**Subject:** Fw: rezoning request

Can you forward this to the coordinator and add to the file. I do not have access to CDS to know which case this is. Thanks

---

**From:** [fcericola@hotmail.com](mailto:fcericola@hotmail.com) <[fcericola@hotmail.com](mailto:fcericola@hotmail.com)>  
**Sent:** Friday, February 7, 2020 6:06 PM  
**To:** Ruenger, Jeffrey <[JRuenger@scottsdaleaz.gov](mailto:JRuenger@scottsdaleaz.gov)>  
**Subject:** rezoning request

 **External Email: Please use caution if opening links or attachments!**

[City of Scottsdale](#)



this proposal is a travesty. Scottsdale's corrupt government is sucking the soul out of scottsdale all in the name of maximizing tax revenue. I would rather see an increase in real estate taxes then this type of crap. Little by little you are ruining scottsdale. This is a high dollar neighborhood and i paid significant amount of money for my home - specifically for the reason that the housing is spaced out. This whole "public hearing" thing is a sham! Karma will catch up with you all!! -- sent by Fred Cericola (case# 2-ZN-2020)

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**From:** [Emily Austin](#)  
**To:** [Janice Crozier](#)  
**Cc:** [Jody Page](#); [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Friday, February 07, 2020 9:46:55 PM

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You should write to the planning commission as well as they have to approve it before it proceeds to the city council. FIGHT! MAKE WAVES!!!

Thank you.

Regards,

Emily Austin

On Feb 6, 2020, at 12:06 PM, Janice Crozier <[janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com)> wrote:

I would like to add my name to this letter my neighbor has sent to you. They express my sentiments exactly. We have lived in our home since 1976 and would like it to remain the wonderful community it has always been! Thank You, Janice Crozier

Sent from my iPhone

On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do**

**not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

We (like most of our neighbors) have made considerable investments in our property over the last 21 years. We are not asking for zero development we are asking for you to hear us and not rezone a historical area. We enjoy the character and rural feel that the neighborhood has maintained, and would like to see that be continued. Our neighborhood is one of the few older infill areas in Scottsdale that have larger lots with restrictions on two stories and density. Please be assured we are not against new development or developers, we simply want the area to stay consistent in it's flavor and spacious feeling. There are some beautiful brand new homes in the adjacent areas that we are thrilled to have as neighbors. **Just because a developer asks does not mean you have to say yes.**

**Please do not sell out. We are the citizens that voted you into your positions and have been paying taxes to maintain your jobs and our lifestyles.**

Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

**From:** [fcericola@hotmail.com](mailto:fcericola@hotmail.com)  
**To:** [Murillo, Jesus](#)  
**Subject:** rezoning request  
**Date:** Friday, February 07, 2020 6:08:39 PM

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**External Email: Please use caution if opening links or attachments!**

City of Scottsdale



This process is a sham. Scottsdale intends to shove this up our ass no matter what the neighborhood input is. -- sent by Fred Cericola (case# 2-ZN-2020)

City of Scottsdale



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**From:** [Kuester, Kelli](#)  
**To:** [Will S.](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Friday, February 07, 2020 10:34:53 AM

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Mr. Schreiber,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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**From:** Will S. <willschreiber@gmail.com>  
**Sent:** Thursday, February 6, 2020 6:40 PM  
**To:** Janice Crozier <janicemcrozier@gmail.com>  
**Cc:** Jody Page <jodylynnpage@outlook.com>; City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpk1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterston\_az@yahoo.com; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.

 **External Email: Please use caution if opening links or attachments!**

I am also opposed to anything under R1-35. I work for Hanson Capital Group LLC (Private Lending institution) as well as Bel Aire Construction LLC. I have a the 4600 sf spec home going up at 11422 N 68th st, 85254 (Cholla and 68th st) on a one acre lot. When the Jenan sub divide gets shot down, I would be interested in purchasing the property and putting 2 houses up for sale each under R1-35

zoning if Camelot homes wants to unload the lots. Please let me know what to sign or when to show up if there's another hearing to stop the subdivision. .

Thank You,  
Will Schreiber  
12040 N Miller Rd.  
Scottsdale AZ 85260  
602-750-9290

VP Hanson Capital Group LLC

On Thu, Feb 6, 2020 at 12:07 PM Janice Crozier <[janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com)> wrote:

I would like to add my name to this letter my neighbor has sent to you. They express my sentiments exactly. We have lived in our home since 1976 and would like it to remain the wonderful community it has always been! Thank You, Janice Crozier

Sent from my iPhone

On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

Dear Mayor and City Council Members.

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Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

--

Sincerely,

*Will Schreiber*

**From:** [Will S.](#)  
**To:** [Janice Crozier](#)  
**Cc:** [Jody Page](#); [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinacialaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarliar@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintltbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Friday, February 07, 2020 7:47:07 AM

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**External Email: Please use caution if opening links or attachments!**

I am also opposed to anything under R1-35. I work for Hanson Capital Group LLC (Private Lending institution) as well as Bel Aire Construction LLC. I have a the 4600 sf spec home going up at 11422 N 68th st, 85254 (Cholla and 68th st) on a one acre lot. When the Jenan sub divide gets shot down, I would be interested in purchasing the property and putting 2 houses up for sale each under R1-35 zoning if Camelot homes wants to unload the lots. Please let me know what to sign or when to show up if there's another hearing to stop the subdivision. .

Thank You,  
Will Schreiber  
12040 N Miller Rd.  
Scottsdale AZ 85260  
602-750-9290

VP Hanson Capital Group LLC

On Thu, Feb 6, 2020 at 12:07 PM Janice Crozier <[janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com)> wrote:

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Sent from my iPhone

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Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

--

Sincerely,

*Will Schreiber*

**From:** [Kuester, Kelli](#)  
**To:** [Spencer Mitchell](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 4:08:49 PM

---

Mr. Mitchell,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Spencer Mitchell <spencer.mitchell@aetherinnovation.com>  
**Sent:** Thursday, February 6, 2020 1:46 PM  
**To:** Crystal Horn <crystal.horn@cox.net>  
**Cc:** Jody Page <jodylynnpage@outlook.com>; City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; tim@timlasota.com; energy7@earthlink.net; lg@sprisemedial.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinancialaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpk1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintltbank.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; Tom Kirk <tkirk@camelothomes.com>; Ryan Benscoter <ryanb@camelothomes.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>; Ward@virtual.com  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.

**⚠ External Email: Please use caution if opening links or attachments!**

I second everything mentioned in both emails. Specifically this...

"E&S Builders has also come through the area and purchased single lots, torn down old homes and put up new ones; that also fall in line with the aesthetic and zoning of the neighborhood. None of our neighbors have disagreed with what E&S Builders has done, nor the beautiful homes they have built on

large lots and that bring value to our neighborhood. But allowing a developer to come in and buy land that previously held a few single family homes to turn it into something entirely different, is not what our residents want!" As neighbors, we are not against builders coming into our neighborhood, providing jobs etc. All we are asking is that when they do come in, they respect what we as a neighborhood have built over the past decades.

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From a destruction of wealth perspective or increased traffic point of view, I don't see how this makes any sense at all. I have added Ward McDaniel to this email thread as I thought he would be interested.

-Spencer

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Bill & Crystal Horn  
[crystal.horn@cox.net](mailto:crystal.horn@cox.net)

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Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

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**Please do not sell out. We are the citizens that voted you into your positions and have been paying taxes to maintain your jobs and our lifestyles.**

Andy & Jody Page



7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

--

Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796

Image removed by sender.



**From:** [Spencer Mitchell](#)  
**To:** [Crystal Horn](#)  
**Cc:** [Jody Page](#); [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinancialaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpcak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintltbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azname@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer@s2cpartners.com](#); [jpeterson\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#); [Ward@virtual.com](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:54:50 PM

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Bill & Crystal Horn

[crystal.horn@cox.net](mailto:crystal.horn@cox.net)

480 459 1122

On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

Dear Mayor and City Council Members.

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Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

--

Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Kuester, Kelli](#)  
**To:** [Laura Jorden](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:48:23 PM  
**Attachments:** [image001.png](#)

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Ms. Jorden,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Laura Jorden <laura.jorden@russlyon.com>  
**Sent:** Thursday, February 6, 2020 1:24 PM  
**To:** Jody Page <jodylynnpage@outlook.com>  
**Cc:** City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinancialaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; rachelppeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; Tom Kirk <tkirk@CAMELOTHOMES.com>; Ryan Benscoter <ryanb@CAMELOTHOMES.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.

 **External Email: Please use caution if opening links or attachments!**

All:

This was my response today.

Laura Jorden

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Laura Jorden

To Whom it May Concern:

I am a resident in the vicinity of the proposed Jenan redevelopment as well as a realtor.

I strongly oppose the redevelopment of the Jenan parcel into less than R-35 zoning. It is in the middle of a neighborhood. Many point to Scottsdale 16 and Sterling Place as exceptions to the zoning in the area but they side to Scottsdale Road and front Cortez, a neighborhood thoroughway (there is enough traffic to warrant a traffic light) and also face a commercial building. I do not feel those arguments are valid as the Jenan parcel doesn't front a commercial site, isn't by a traffic light and is not adjacent to a major road. The Jenan parcel is in the middle of a residential community.

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There are investors or end users who will be able to build single family residences on these particular parcels. Note that the current owners of the parcels bought them as follows:

7345 E. Jenan MLS 5630683 for 1,250,000 in 12/8/05 This was an ill-advised purchase in the height of the boom in the late 2000's. While I understand his urgency to get a deal done, it is not the responsibility of the Scottsdale City Council to bail out someone's poor investment. Look at what other plots of land have sold for after he made his purchase in 2005 (7309 E. Jenan approx 3/4 acre 215,000)

7315 E. Jenan 70,500 1/28/93

7309 E. Jenan 6/20/11 215,000

7313 E. Jenan 9/11/99 285,000

One thing that not many have brought up is how this is affecting the properties immediately adjacent to the Jenan parcel. There have been two homes which have been listed on MLS within the Scottsdale 16 community which either did not sell or had to be priced accordingly to offset the uncertainty of the Jenan parcel. If two stories are approved this will significantly affect the value of the properties along Cortez within the Scottsdale 16 community as well as those next to the Jenan parcel on Jenan and on 74th Street.

<https://www.flexmls.com/share/33ueY/Selected>

I encourage you to think about the precedent that you are setting.

There is a precedence of land selling for about 600,000/acre in our area. The parcels from this proposed Jenan project could be split in order to allow a developer or end user to build a single family home that fits into the current community and adds value to our neighborhood rather than negatively affecting those homes in the surrounding area.

Laura Jorden



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Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)



**From:** [Laura Jorden](#)  
**To:** [Jody Page](#)  
**Cc:** [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolf29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintlbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:27:48 PM  
**Attachments:** [unknown.png](#)

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**External Email: Please use caution if opening links or attachments!**

All:

This was my response today.

Laura Jorden

All:

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Laura Jorden

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**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35**

**Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you.

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Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

**From:** [Kuester, Kelli](#)  
**To:** [Janice Crozier](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:27:26 PM

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Ms. Crozier,

Thank you for taking the time to share your thoughts and concerns with Mayor Lane and the City Councilmembers.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Janice Crozier <[janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com)>  
**Sent:** Thursday, February 6, 2020 12:07 PM  
**To:** Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)>  
**Cc:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>; [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwolff29@gmail.com](mailto:dwolff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinacialaz.com](mailto:kellyc@sagefinacialaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); Scott & Cheri Crozier <[cccrozier@cox.net](mailto:cccrozier@cox.net)>; [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rachelpk1@gmail.com](mailto:rachelpk1@gmail.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [acarlier@cox.net](mailto:acarlier@cox.net); Barbara Langham <[sunshine4bal@yahoo.com](mailto:sunshine4bal@yahoo.com)>; Beverly Ashley <[bevashley9@hotmail.com](mailto:bevashley9@hotmail.com)>; [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [jims@collectivla.com](mailto:jims@collectivla.com); [JCotterman@firstintlbank.com](mailto:JCotterman@firstintlbank.com); [khobin@hobinfamily.com](mailto:khobin@hobinfamily.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [chaxby@cox.net](mailto:chaxby@cox.net); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterston\\_az@yahoo.com](mailto:jpeterston_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com); Tom Kirk <[tkirk@camelothomes.com](mailto:tkirk@camelothomes.com)>; Ryan Benscoter <[ryanb@camelothomes.com](mailto:ryanb@camelothomes.com)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Kuester, Kelli <[KKuester@Scottsdaleaz.gov](mailto:KKuester@Scottsdaleaz.gov)>; Yaron, Adam <[AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov)>  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.

**⚠ External Email: Please use caution if opening links or attachments!**

I would like to add my name to this letter my neighbor has sent to you. They express my sentiments exactly. We have lived in our home since 1976 and would like it to remain the wonderful community it has always been! Thank You, Janice Crozier

Sent from my iPhone

On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

We (like most of our neighbors) have made considerable investments in our property over the last 21 years. We are not asking for zero development we are asking for you to hear us and not rezone a historical area. We enjoy the character and rural feel that the neighborhood has maintained, and would like to see that be continued. Our neighborhood is one of the few older infill areas in Scottsdale that have larger lots with restrictions on two stories and density. Please be assured we are not against new development or developers, we simply want the area to stay consistent in it's flavor and spacious feeling. There are some beautiful brand new homes in the adjacent areas that we are thrilled to have as neighbors. **Just because a developer asks does not mean you have to say yes.**

**Please do not sell out. We are the citizens that voted you into your positions and have been paying taxes to maintain your jobs and our lifestyles.**

Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

**From:** [Kuester, Kelli](#)  
**To:** [Crystal Horn](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:25:29 PM

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Mr. and Mrs. Horn,

Thank you for sharing your thoughts and concerns with Mayor Lane and the City Councilmembers.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Crystal Horn <crystal.horn@cox.net>  
**Sent:** Thursday, February 6, 2020 11:32 AM  
**To:** Jody Page <jodylynnpage@outlook.com>  
**Cc:** City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinacialaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpeak1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; JCotterman@firstintlbank.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; Tom Kirk <tkirk@CAMELOTHOMES.com>; Ryan Benscoter <ryanb@CAMELOTHOMES.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.

**⚠ External Email: Please use caution if opening links or attachments!**

My husband and I second all of Andy and Jody's sentiments below. Additionally we have children in our home and do not welcome all of the additional traffic that the proposed development would bring. There are few if any homeowners in this neighborhood that agree with rezoning this property. We do not agree with a greedy developer coming in to rewrite the history and landscape of our neighborhood.

Many of our neighborhood's homeowners have put extensive dollars into remodels and keeping their homes beautiful and in line with the area. E&S Builders has also come through the area and purchased single lots, torn down old homes and put up new ones; that also fall in line with the aesthetic and zoning of the neighborhood. None of our neighbors have disagreed with what E&S Builders has done, nor the beautiful homes they have built on large lots and that bring value to our neighborhood. But allowing a developer to come in and buy land that previously held a few single family homes to turn it into something entirely different, is not what our residents want!

The greed that is associated with this proposal should not be encouraged by politicians who are not listening to their constituents. We DO NOT want our neighborhood rezoned. We would welcome 3 new homes built by Camelot or any other builder who wishes to keep with the current zoning of all of the neighboring homes in this area.

Bill & Crystal Horn

[crystal.horn@cox.net](mailto:crystal.horn@cox.net)

480 459 1122

On Feb 6, 2020, at 9:42 AM, Jody Page <[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)> wrote:

Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

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area. We enjoy the character and rural feel that the neighborhood has maintained, and would like to see that be continued. Our neighborhood is one of the few older infill areas in Scottsdale that have larger lots with restrictions on two stories and density. Please be assured we are not against new development or developers, we simply want the area to stay consistent in it's flavor and spacious feeling. There are some beautiful brand new homes in the adjacent areas that we are thrilled to have as neighbors. **Just because a developer asks does not mean you have to say yes.**

**Please do not sell out. We are the citizens that voted you into your positions and have been paying taxes to maintain your jobs and our lifestyles.**

Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499  
[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)



**From:** [Laura Jorden](#)  
**Cc:** [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:23:43 PM  
**Attachments:** [unknown.png](#)

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**External Email: Please use caution if opening links or attachments!**

To Whom it May Concern:

I am a resident in the vicinity of the proposed Jenan redevelopment as well as a realtor.

I strongly oppose the redevelopment of the Jenan parcel into less than R-35 zoning. It is in the middle of a neighborhood. Many point to Scottsdale 16 and Sterling Place as exceptions to the zoning in the area but they side to Scottsdale Road and front Cortez, a neighborhood throughway (there is enough traffic to warrant a traffic light) and also face a commercial building. I do not feel those arguments are valid as the Jenan parcel doesn't front a commercial site, isn't by a traffic light and is not adjacent to a major road. The Jenan parcel is in the middle of a residential community.

My fear is that if this precedence is set, there will be no stopping the developers from targeting three adjacent neighbors with acre lots and forever changing our neighborhood. Land and available inventory is at an all time low in the Metro Phoenix area. Developers are hungry for infill projects exactly like this.

There are investors or end users who will be able to build single family residences on these particular parcels. Note that the current owners of the parcels bought them as follows:

7345 E. Jenan MLS 5630683 for 1,250,000 in 12/8/05 This was an ill-advised purchase in the height of the boom in the late 2000's. While I understand his urgency to get a deal done, it is not the responsibility of the Scottsdale City Council to bail out someone's poor investment. Look at what other plots of land have sold for after he made his purchase in 2005 (7309 E. Jenan approx 3/4 acre 215,000)  
7315 E. Jenan 70,500 1/28/93

7309 E. Jenan 6/20/11 215,000  
7313 E. Jenan 9/11/99 285,000

One thing that not many have brought up is how this is affecting the properties immediately adjacent to the Jenan parcel. There have been two homes which have been listed on MLS within the Scottsdale 16 community which either did not sell or had to be priced accordingly to offset the uncertainty of the Jenan parcel. If two stories are approved this will significantly affect the value of the properties along Cortez within the Scottsdale 16 community as well as those next to the Jenan parcel on Jenan and on 74th Street.

<https://www.flexmls.com/share/33ueY/Selected>

I encourage you to think about the precedent that you are setting.

There is a precedence of land selling for about 600,000/acre in our area. The parcels from this proposed Jenan project could be split in order to allow a developer or end user to build a single

family home that fits into the current community and adds value to our neighborhood rather than negatively affecting those homes in the surrounding area.

Laura Jorden



**From:** [Kuester, Kelli](#)  
**To:** [Jody Page](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 1:22:22 PM

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Mr. and Mrs. Page,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers who appreciate you taking the time to share your input.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Jody Page <jodylynnpage@outlook.com>  
**Sent:** Thursday, February 6, 2020 9:42 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Cc:** tim@timlasota.com; energy7@earthlink.net; lg@sprisemedia.com; quickcary@hotmail.com; dwolff29@gmail.com; cary@quickmachinerysales.com; Mark.Wasylenko@bannerhealth.com; paulst1@cox.net; crystal.horn@cox.net; gd2garden@yahoo.com; mandytaichi@yahoo.com; jeff@rtfoods.com; kellyc@sagefinanciaz.com; camlo4@cox.net; am@carlier.com; arizonaladydiane@aol.com; joshlongbottom@gmail.com; janicemcrozier@gmail.com; scott@pcentaz.com; Scott & Cheri Crozier <ccrozier@cox.net>; tfalca@cox.net; desert2x4@yahoo.com; lmjorden90@gmail.com; rachelpk1@gmail.com; kgangsei@cox.net; paulhnewman@frontier.com; acarlier@cox.net; Barbara Langham <sunshine4bal@yahoo.com>; Beverly Ashley <bevashley9@hotmail.com>; deif55@msn.com; fk\_ent@yahoo.com; gregg@c42.com; JimS@collectivla.com; jims@collectivla.com; JCotterman@firstintlbk.com; khobin@hobinfamily.com; rwbyars@yahoo.com; chaxby@cox.net; TBean@crystalglass.ca; akbhow@gmail.com; azmame@gmail.com; chrisschaffner@ymail.com; joezimmerman52@gmail.com; pamzimmermannp@gmail.com; j.reggio@cox.net; mollc@hotmail.com; fredinni@hotmail.com; emilyaustin@cox.net; spencer.mitchell@aetherinnovation.com; spencer@s2cpartners.com; jpeterson\_az@yahoo.com; willschreiber@gmail.com; micaela.abranovic@gmail.com; Tom Kirk <tkirk@CAMELOTHOMES.com>; Ryan Benscoter <ryanb@CAMELOTHOMES.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kuester, Kelli <KKuester@Scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Subject:** "The Enclave" (Jenan Properties) 2-ZN-2020.

 **External Email: Please use caution if opening links or attachments!**

Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-**

**2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

We (like most of our neighbors) have made considerable investments in our property over the last 21 years. We are not asking for zero development we are asking for you to hear us and not rezone a historical area. We enjoy the character and rural feel that the neighborhood has maintained, and would like to see that be continued. Our neighborhood is one of the few older infill areas in Scottsdale that have larger lots with restrictions on two stories and density. Please be assured we are not against new development or developers, we simply want the area to stay consistent in it's flavor and spacious feeling. There are some beautiful brand new homes in the adjacent areas that we are thrilled to have as neighbors. **Just because a developer asks does not mean you have to say yes.**

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[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)

**From:** [Crystal Horn](#)  
**To:** [Jody Page](#)  
**Cc:** [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#); [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisedmedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [JCotterman@firstintlbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterson\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 11:56:49 AM

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My husband and I second all of Andy and Jody's sentiments below. Additionally we have children in our home and do not welcome all of the additional traffic that the proposed development would bring. There are few if any homeowners in this neighborhood that agree with rezoning this property. We do not agree with a greedy developer coming in to rewrite the history and landscape of our neighborhood.

Many of our neighborhood's homeowners have put extensive dollars into remodels and keeping their homes beautiful and in line with the area. E&S Builders has also come through the area and purchased single lots, torn down old homes and put up new ones; that also fall in line with the aesthetic and zoning of the neighborhood. None of our neighbors have disagreed with what E&S Builders has done, nor the beautiful homes they have built on large lots and that bring value to our neighborhood. But allowing a developer to come in and buy land that previously held a few single family homes to turn it into something entirely different, is not what our residents want!

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Bill & Crystal Horn  
[crystal.horn@cox.net](mailto:crystal.horn@cox.net)  
480 459 1122

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Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35**

**Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you.

**We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

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**From:** [Jody Page](#)  
**To:** [City Council](#); [Lane, Jim](#); [Murillo, Jesus](#)  
**Cc:** [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedias.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [Scott & Cheri Crozier](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpcak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [jims@collectivla.com](#); [JCotterman@firstintlbank.com](#); [khobin@hobinfamily.com](#); [rwbyars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [micaela.abranovic@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** "The Enclave" (Jenan Properties) 2-ZN-2020.  
**Date:** Thursday, February 06, 2020 10:07:55 AM

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**External Email: Please use caution if opening links or attachments!**

Dear Mayor and City Council Members.

**We would like to repeat our concern that Jenan Properties (Case Number 2-ZN-2020) stay as it is currently zoned R1-35 Residential Single Family.** The case seems to be proceeding without regard to what the actual residents that live nearby are telling you. **We do not feel that you are hearing us.** This is not a business or money making decision. This is about quality of life and the long time citizens of Scottsdale who have been paying property taxes for years!! My husband and I both graduated from Chaparral High School in the 70's (Class of '77 & '78). Andy was actually part of the first graduating class that went to Chaparral all four years when the school was brand new. Our son graduated from Chaparral in 2015. We all went to and graduated from ASU. We are long time Scottsdale residents and we understand that change and growth are going to happen, we don't have a problem with most of that.

We (like most of our neighbors) have made considerable investments in our property over the last 21 years. We are not asking for zero development we are asking for you to hear us and not rezone a historical area. We enjoy the character and rural feel that the neighborhood has maintained, and would like to see that be continued. Our neighborhood is one of the few older infill areas in Scottsdale that have larger lots with restrictions on two stories and density. Please be assured we are not against new development or developers, we simply want the area to stay consistent in it's flavor and spacious feeling. There are some beautiful brand new homes in the adjacent areas that we are thrilled to have as neighbors. **Just because a developer asks does not mean you have to say yes.**

**Please do not sell out. We are the citizens that voted you into your positions and have been paying taxes to maintain your jobs and our lifestyles.**

Andy & Jody Page  
7432 E Sunnyside Drive  
602-618-0499

[jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com)



**From:** [Cheri Crozier](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** Re: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Thursday, January 30, 2020 6:25:10 PM

---

**External Email: Please use caution if opening links or attachments!**

Thank you for continuing to keep us updated with this upsetting issue Camelot Homes has brought into our lives.

I appreciate you keeping us updated,  
Cheri Crozier

Sent from my iPhone

On Jan 30, 2020, at 5:11 PM, Murillo, Jesus <[JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov)> wrote:

Hello Everyone,

As promised, here is the link to the applicant's updated rezoning application: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50732> . Please click on the "Applicant's Submittal 1/30/2020 (PDF, 13MB)" link on the web page. Again, the new case number for the "The Enclave" (Jenan Properties) is **2-ZN-2020**. Please reference this number with all future comments or concerns. As always, please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

Get informed!

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

**From:** [Murillo, Jesus](#)  
**To:** [tim@timlasota.com](mailto:tim@timlasota.com); [energy7@earthlink.net](mailto:energy7@earthlink.net); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [quickcary@hotmail.com](mailto:quickcary@hotmail.com); [dwofff29@gmail.com](mailto:dwofff29@gmail.com); [cary@quickmachinerysales.com](mailto:cary@quickmachinerysales.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [paulst1@cox.net](mailto:paulst1@cox.net); [crystal.horn@cox.net](mailto:crystal.horn@cox.net); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [mandytaichi@yahoo.com](mailto:mandytaichi@yahoo.com); [jeff@rtfoods.com](mailto:jeff@rtfoods.com); [kellyc@sagefinanciaz.com](mailto:kellyc@sagefinanciaz.com); [camlo4@cox.net](mailto:camlo4@cox.net); [am@carlier.com](mailto:am@carlier.com); [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [janicemcrozier@gmail.com](mailto:janicemcrozier@gmail.com); [scott@pcentaz.com](mailto:scott@pcentaz.com); [ccrozier@cox.net](mailto:ccrozier@cox.net); [tfalca@cox.net](mailto:tfalca@cox.net); [desert2x4@yahoo.com](mailto:desert2x4@yahoo.com); [lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rachelpeak1@gmail.com](mailto:rachelpeak1@gmail.com); [lg@sprisemedia.com](mailto:lg@sprisemedia.com); [kgangsei@cox.net](mailto:kgangsei@cox.net); [paulhnewman@frontier.com](mailto:paulhnewman@frontier.com); [tim@timlasota.com](mailto:tim@timlasota.com); [joshlongbottom@gmail.com](mailto:joshlongbottom@gmail.com); [acarlier@cox.net](mailto:acarlier@cox.net); [Barbara.Langham](mailto:Barbara.Langham); [Beverly.Ashley](mailto:Beverly.Ashley); [deif55@msn.com](mailto:deif55@msn.com); [fk\\_ent@yahoo.com](mailto:fk_ent@yahoo.com); [gregg@c42.com](mailto:gregg@c42.com); [JimS@collectivla.com](mailto:JimS@collectivla.com); [jims@collectivla.com](mailto:jims@collectivla.com); [jodylynnpage@cox.net](mailto:jodylynnpage@cox.net); [JCotterman@firstintlbank.com](mailto:JCotterman@firstintlbank.com); [khobin@hobinfamily.com](mailto:khobin@hobinfamily.com); [lmjorden90@gmail.com](mailto:lmjorden90@gmail.com); [rwbyars@yahoo.com](mailto:rwbyars@yahoo.com); [Mark.Wasylenko@bannerhealth.com](mailto:Mark.Wasylenko@bannerhealth.com); [chaxby@cox.net](mailto:chaxby@cox.net); [TBean@crystalglass.ca](mailto:TBean@crystalglass.ca); [akbhow@gmail.com](mailto:akbhow@gmail.com); [azmame@gmail.com](mailto:azmame@gmail.com); [chrisschaffner@ymail.com](mailto:chrisschaffner@ymail.com); [joezimmerman52@gmail.com](mailto:joezimmerman52@gmail.com); [pamzimmermannp@gmail.com](mailto:pamzimmermannp@gmail.com); [j.reggio@cox.net](mailto:j.reggio@cox.net); [mollc@hotmail.com](mailto:mollc@hotmail.com); [fredinni@hotmail.com](mailto:fredinni@hotmail.com); [gd2garden@yahoo.com](mailto:gd2garden@yahoo.com); [emilyaustin@cox.net](mailto:emilyaustin@cox.net); [jodylynnpage@outlook.com](mailto:jodylynnpage@outlook.com); [spencer.mitchell@aetherinnovation.com](mailto:spencer.mitchell@aetherinnovation.com); [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com); [jpeterson\\_az@yahoo.com](mailto:jpeterson_az@yahoo.com); [willschreiber@gmail.com](mailto:willschreiber@gmail.com); [micaela.abranovic@gmail.com](mailto:micaela.abranovic@gmail.com)  
**Cc:** [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Thursday, January 30, 2020 5:10:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hello Everyone,

As promised, here is the link to the applicant's updated rezoning application:  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50732> . Please click on the "Applicant's Submittal 1/30/2020 (PDF, 13MB)" link on the web page. Again, the new case number for the "The Enclave" (Jenan Properties) is **2-ZN-2020**. Please reference this number with all future comments or concerns. As always, please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** [Lauren Grey](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** Re: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Thursday, January 30, 2020 2:19:13 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**External Email: Please use caution if opening links or attachments!**

Hi Jesus,

Thank you for the fast moment notice about the new case number.

When will it be viewable on the Eservices portal?

Lauren Grey

Custom Web Design & Development  
Sprise Media in Sunny Scottsdale, AZ

Mobile: 602-349-5924 (Text Preferred)  
<https://www.sprisemedia.com>  
<https://she-builds-websites.com>

On 1/27/20 11:04 AM, Murillo, Jesus wrote:

Hello Everyone,

I wanted to provide you all with an update – as promised. The Jenan case has been resubmitted, and found to be “Admiratively Complete.” This designation allows City staff to begin a review on the project as soon as the applicant confirms staff’s identification of the case. The new case number for the “The Enclave” (Jenan Properties) is **2-ZN-2020**. Please reference this number with all future comments or concerns. The information will be updated to the web as soon as the applicant completes the acknowledgement.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com)  
**To:** [Murillo, Jesus](#)  
**Subject:** About the Jenan project  
**Date:** Monday, January 27, 2020 2:18:39 PM

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**External Email: Please use caution if opening links or attachments!**

Jesus ,

**"The Enclave" (Jenan Properties) is 2-ZN-2020. I want to make sure the city planners know that I have still not heard from the City Attorney whether this land is rural or suburban. Also the new plan calls for a drainage place right by my property and the mold and green moss coming from this water standing is already a problem. Can't they spend the money to properly reroute this water instead of using my south yard as part of their retention basin. It is really starting to tick me off I can't keep my sidewalks clear of mold and green moss and it is not going to get any better when it is all flowing my way. Also the size of the retention basin is pretty small in comparison to what the Methodist church has for their water problem since all those dense properties were built behind them. Might want to talk to the planner for that project and you can get in touch with him by asking for Candace at the Methodist Church. She has a lot of information you will need.**

This project is just another example of poor planning and bribes to push it through and citizens are angry and they are beginning to roar. I hear them roar everyday in everyway. They vote.

I am tired of being the receptacle for the soggy ground.....run the water out and away not under and near me.

Diane Wadsworth Gray

**From:** [Spencer Mitchell](#)  
**To:** [Murillo, Jesus](#)  
**Cc:** [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedial.com](#); [quickcary@hotmail.com](#); [dwolf29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [ccrozier@cox.net](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [acarlier@cox.net](#); [Barbara Langham](#); [Beverly Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [jodylynnpage@cox.net](#); [JCotterman@firstintlbank.com](#); [khobin@hobinfamily.com](#); [rwbvars@yahoo.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollc@hotmail.com](#); [fredinni@hotmail.com](#); [emilyaustin@cox.net](#); [jodylynnpage@outlook.com](#); [spencer@s2cpartners.com](#); [jpeterson\\_az@yahoo.com](#); [willschreiber@gmail.com](#); [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** Re: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Monday, January 27, 2020 12:59:48 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

**External Email: Please use caution if opening links or attachments!**

Thx Jesus,

Pls keep us posted.

For everyone else, may I suggest we all band together, chip in some money and hire an attorney to represent us in this matter.

Best,

Spencer

On Mon, Jan 27, 2020 at 11:04 AM Murillo, Jesus <[JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov)> wrote:

Hello Everyone,

I wanted to provide you all with an update – as promised. The Jenan case has been resubmitted, and found to be “Admiratively Complete.” This designation allows City staff to begin a review on the project as soon as the applicant confirms staff’s identification of the case. The new case number for the “The Enclave” (Jenan Properties) is **2-ZN-2020**. Please reference this number with all future comments or concerns. The information will be updated to the web as soon as the applicant completes the acknowledgement.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

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CoS-Logo



--

Spencer Mitchell  
Vice President of Finance  
Aether Innovation  
(m) 480-776-4796



**From:** [Murillo, Jesus](#)  
**To:** [tim@timlasota.com](#); [energy7@earthlink.net](#); [lg@sprisemedia.com](#); [quickcary@hotmail.com](#); [dwolff29@gmail.com](#); [cary@quickmachinerysales.com](#); [Mark.Wasylenko@bannerhealth.com](#); [paulst1@cox.net](#); [crystal.horn@cox.net](#); [gd2garden@yahoo.com](#); [mandytaichi@yahoo.com](#); [jeff@rtfoods.com](#); [kellyc@sagefinanciaz.com](#); [camlo4@cox.net](#); [am@carlier.com](#); [arizonaladydiane@aol.com](#); [joshlongbottom@gmail.com](#); [janicemcrozier@gmail.com](#); [scott@pcentaz.com](#); [ccrozier@cox.net](#); [tfalca@cox.net](#); [desert2x4@yahoo.com](#); [lmjorden90@gmail.com](#); [rachelpeak1@gmail.com](#); [lg@sprisemedia.com](#); [kgangsei@cox.net](#); [paulhnewman@frontier.com](#); [tim@timlasota.com](#); [joshlongbottom@gmail.com](#); [acarlier@cox.net](#); [Barbara.Langham](#); [Beverly.Ashley](#); [deif55@msn.com](#); [fk\\_ent@yahoo.com](#); [gregg@c42.com](#); [JimS@collectivla.com](#); [jims@collectivla.com](#); [jodylynnpage@cox.net](#); [JCotterman@firstintlbank.com](#); [khobin@hobinfamily.com](#); [lmjorden90@gmail.com](#); [rwbyars@yahoo.com](#); [Mark.Wasylenko@bannerhealth.com](#); [chaxby@cox.net](#); [TBean@crystalglass.ca](#); [akbhow@gmail.com](#); [azmame@gmail.com](#); [chrisschaffner@ymail.com](#); [joezimmerman52@gmail.com](#); [pamzimmermannp@gmail.com](#); [j.reggio@cox.net](#); [mollic@hotmail.com](#); [fredinni@hotmail.com](#); [gd2garden@yahoo.com](#); [emilyaustin@cox.net](#); [jodylynnpage@outlook.com](#); [spencer.mitchell@aetherinnovation.com](#); [spencer@s2cpartners.com](#); [jpeterston\\_az@yahoo.com](#); [willschreiber@gmail.com](#)  
**Cc:** [Tom Kirk](#); [Ryan Benscoter](#); [Grant, Randy](#); [Curtis, Tim](#); [Kuester, Kelli](#); [Yaron, Adam](#)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request (20-ZN-2018)  
**Date:** Monday, January 27, 2020 11:04:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hello Everyone,

I wanted to provide you all with an update – as promised. The Jenan case has been resubmitted, and found to be “Admiratively Complete.” This designation allows City staff to begin a review on the project as soon as the applicant confirms staff’s identification of the case. The new case number for the “The Enclave” (Jenan Properties) is **2-ZN-2020**. Please reference this number with all future comments or concerns. The information will be updated to the web as soon as the applicant completes the acknowledgement.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** [Kuester, Kelli](#)  
**To:** [Micaela Abranovic](#)  
**Cc:** [City Council](#); [Murillo, Jesus](#)  
**Subject:** RE: Jenan Drive re-zoning  
**Date:** Monday, January 27, 2020 8:36:33 AM

---

Mr. and Mrs. Abranovic,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner Jesus Murillo is copied on this email and can make sure your comments are part of the case file for this project and he is your best resource should you have any questions.

[Kelli Kuester](#)  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Micaela Abranovic <micaela.abranovic@gmail.com>  
**Sent:** Sunday, January 26, 2020 7:17 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Jenan Drive re-zoning

 **External Email: Please use caution if opening links or attachments!**

Dear council members,

We live on 73rd Street near the proposed project. We moved here 25 years ago for the space and character of this neighborhood. The high density housing proposed for Jenan Road is inconsistent with the character of the neighborhood and will diminish our quality of life. The increase traffic and noise will impact the life style we have enjoyed all these years. We therefore strongly oppose the re-zoning for this project. This is our home and should have the right to decide if drastic changes like these occur. The balance sheet of the developer is of no concern to us and it should not be of concern to the city council either. We kindly ask that this letter be published to the file as an official opposition to this project.

Best regards

David & Micaela Abranovic



**From:** [Micaela Abranovic](#)  
**To:** [Murillo, Jesus](#)  
**Subject:** Feedback for case 20-ZN-2018, Jenan Dr Rezoning  
**Date:** Sunday, January 26, 2020 7:15:26 PM

---

External Email: Please use caution if opening links or attachments!

Dear Mr. Murrillo,

We live on 73rd Street near the proposed project. We moved here 25 years ago for the space and character of this neighborhood. The high density housing proposed for Jenan Road is inconsistent with the character of the neighborhood and will diminish our quality of life. The increase traffic and noise will impact the life style we have enjoyed all these years. We therefore strongly oppose the re-zoning for this project. This is our home and should have the right to decide if drastic changes like these occur. The balance sheet of the developer is of no concern to us and it should not be of concern to the city council either. We kindly ask that this letter be published to the file as an official opposition to this project.

Best regards

David & Micaela Abranovic

**From:** [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)  
**To:** [Murillo, Jesus](mailto:Murillo_Jesus)  
**Subject:** RE: Jenan (The Enclave) Rezoning Request  
**Date:** Tuesday, November 19, 2019 11:10:42 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

**External Email: Please use caution if opening links or attachments!**

Hi Jesus,

Understand, I know that the neighborhood was behind this before, and with the increased traffic that a new densely populated community would bring, I am confident there is a high level of interest now. Pls let me know when you have some time to sit down and discuss the possibilities of gating out community from unwanted traffic flow. I am confident that the families with small children, as well as the rest of us, that live on Miller, that stretches one mile (between Shea and Cactus) would be shocked to know that the city of Scottsdale considers our neighborhood road a "main" north/south route in Scottsdale. I am sure that the families that live on N. Miller do not consider it a "main" n/s corridor, we consider it simply the road we live on.

Best,

Spencer

Spencer Mitchell  
Co-Founder, Partner  
S2C Partners

(M): 480-776-4796  
[s2cpartners.com](http://s2cpartners.com)  
[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)

----- Original Message -----

Subject: RE: Jenan (The Enclave) Rezoning Request  
From: "Murillo, Jesus" <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
Date: Mon, November 18, 2019 3:49 pm  
To: "[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)" <[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)>

Hello Spencer,

Thank you for your comments. I will be sure that they are included in the reports that will eventually be provided to the Planning Commission and City Council. The first step for gating a community is to see if the right-of-way in question can be abandoned, or whether the right-of-way is required to complete the City's Master Circulation Plan. The second would be to understand if the existing right-of-way is wide enough to meet the requirements for gates (width, fire access, turn around radii, queuing distances, engineering, etc.). Then, the entire community would have to be open to resubdivided to create private tracts would have to be created to replace the existing streets. I would venture to say that the transportation department, amongst other departments (fire, planning, and probably engineering) will not support the gating of N. Miller Road. North Miller is critical in the circulation of north/south traffic. There aren't many "main" north/south routes in the City of Scottsdale.

The community would have to create a HOA, if there is not one now, that would create CCRs and a plan to maintain the private streets. There would also be a per square-foot amount required to be compensated to the City for the abandonment of the streets. Please let me know if you would like to sit down and go over the process.

Sincerely,

Jesús

---

**From:** [spencer@s2cpartners.com](mailto:spencer@s2cpartners.com) <[spencer@s2cpartners.com](mailto:spencer@s2cpartners.com)>  
**Sent:** Friday, November 15, 2019 8:08 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** RE: Jenan (The Enclave) Rezoning Request

**⚠ External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I am extremely concerned about the increase in traffic on Miller Rd. that 14 more homes would create. We have multiple families with little kids that play outside. And, as you may know, people tend to speed up and down Miller as if it were a Blvd. I know a few years ago our neighborhood wanted to put up gates on Miller and Shea, Miller and Cholla, Miller and the other entrance off Cactus. How do I go about starting the process of organizing our community into a gated community.

-Spencer

Spencer Mitchell  
Co-Founder, Partner  
S2C Partners

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spencer@s2cpartners.com

----- Original Message -----

Subject: Jenan (The Enclave) Rezoning Request  
From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>  
Date: Thu, November 14, 2019 5:12 pm  
To: "tim@timlasota.com" <tim@timlasota.com>,  
"energy7@earthlink.net" <energy7@earthlink.net>,  
"lg@sprisedmedia.com" <lg@sprisedmedia.com>,  
"quickcary@hotmail.com" <quickcary@hotmail.com>,  
"dwolff29@gmail.com" <dwolff29@gmail.com>,  
"cary@quickmachinerysales.com" <cary@quickmachinerysales.com>,  
"Mark.Wasylenko@bannerhealth.com" <Mark.Wasylenko@bannerhealth.com>,  
"paulst1@cox.net" <paulst1@cox.net>, "crystal.horn@cox.net"  
<crystal.horn@cox.net>, "gd2garden@yahoo.com"  
<gd2garden@yahoo.com>, "mandytaichi@yahoo.com"  
<mandytaichi@yahoo.com>, "jeff@rtfoods.com" <jeff@rtfoods.com>,  
"kellyc@sagefinancialaz.com" <kellyc@sagefinancialaz.com>,  
"camlo4@cox.net" <camlo4@cox.net>, "am@carlier.com" <am@carlier.com>,  
"arizonaladydiane@aol.com" <arizonaladydiane@aol.com>,  
"joshlongbottom@gmail.com" <joshlongbottom@gmail.com>,  
"janicemcrozier@gmail.com" <janicemcrozier@gmail.com>,  
"scott@pcentaz.com" <scott@pcentaz.com>, "ccrozier@cox.net"  
<ccrozier@cox.net>, "tfalca@cox.net" <tfalca@cox.net>,  
"desert2x4@yahoo.com" <desert2x4@yahoo.com>,  
"lmjorden90@gmail.com" <lmjorden90@gmail.com>,  
"rachelpeak1@gmail.com" <rachelpeak1@gmail.com>,  
"lg@sprisedmedia.com" <lg@sprisedmedia.com>, "kgangsei@cox.net"  
<kgangsei@cox.net>, "paulhnewman@frontier.com"  
<paulhnewman@frontier.com>, "tim@timlasota.com"  
<tim@timlasota.com>, "joshlongbottom@gmail.com"  
<joshlongbottom@gmail.com>, "Murillo, Jesus"  
<JMurillo@ScottsdaleAz.Gov>, "acarlier@cox.net"  
<acarlier@cox.net>, Barbara Langham <sunshine4bal@yahoo.com>,  
Beverly Ashley <bevashley9@hotmail.com>, "deif55@msn.com"  
<deif55@msn.com>, "fk\_ent@yahoo.com" <fk\_ent@yahoo.com>,  
"gregg@c42.com" <gregg@c42.com>, "JimS@collectivla.com"  
<JimS@collectivla.com>, "jims@collectivla.com"  
<jims@collectivla.com>, "jodylynnpage@cox.net"  
<jodylynnpage@cox.net>, "JCotterman@firstintlbank.com"  
<JCotterman@firstintlbank.com>, "khobin@hobinfamily.com"  
<khobin@hobinfamily.com>, "lmjorden90@gmail.com"  
<lmjorden90@gmail.com>, "rwbyars@yahoo.com" <rwbyars@yahoo.com>,  
"Mark.Wasylenko@bannerhealth.com"  
<Mark.Wasylenko@bannerhealth.com>, "chaxby@cox.net"  
<chaxby@cox.net>, "TBean@crystalglass.ca"  
<TBean@crystalglass.ca>, "akbhow@gmail.com" <akbhow@gmail.com>,  
"azmame@gmail.com" <azmame@gmail.com>,  
"chrisschaffner@ymail.com" <chrisschaffner@ymail.com>,  
"joezimmerman52@gmail.com" <joezimmerman52@gmail.com>,  
"pamzimmermannp@gmail.com" <pamzimmermannp@gmail.com>,  
"j.reggio@cox.net" <j.reggio@cox.net>, "molc@hotmail.com"  
<molc@hotmail.com>, "fredinni@hotmail.com"  
<fredinni@hotmail.com>, "gd2garden@yahoo.com"  
<gd2garden@yahoo.com>, "emilyaustin@cox.net"  
<emilyaustin@cox.net>, "jodylynnpage@outlook.com"  
<jodylynnpage@outlook.com>,  
"spencer.mitchell@aetherinnovation.com"  
<spencer.mitchell@aetherinnovation.com>,  
"spencer@s2cpartners.com" <spencer@s2cpartners.com>,  
"jpetererson\_az@yahoo.com" <jpetererson\_az@yahoo.com>  
Cc: Tom Kirk <tkirk@CAMELOTHOMES.com>, Ryan Benscoter  
<ryanb@CAMELOTHOMES.com>

Hello Everyone,

I hope you are all doing well. I wanted to provide you an update on the above-mentioned case (20-ZN-2018). Please click the following link to see the resubmitted case materials. The following link will direct you to the applicant's updated project narrative. Staff will be performing a review on the updated materials. Please click the following link for the site address and the second link for the applicant's resubmitted narrative:

Follow this link to the case fact sheet:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49025>

Follow this link to the project narrative:

[https://eservices.scottsdaleaz.gov/planning/projectssummary/applicant\\_submittals/ProjInfo\\_20\\_ZN\\_2018.pdf](https://eservices.scottsdaleaz.gov/planning/projectssummary/applicant_submittals/ProjInfo_20_ZN_2018.pdf)

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

Get informed!

