



May 15, 2020

Dear Neighbor:

We are pleased to tell you that the property owner of the approximately 30+/- acre parcel at the southwest corner of Windmill Road and Stagecoach Pass has spent time visiting with surrounding neighbors and has revised the request that he had previously submitted to the City of Scottsdale. They are now amending their request (12-ZN-2019) to a new low density, residential community that is consistent with the adjacent Tecolote zoning designation and the lot sizes of the adjacent Sandflower homes to the south of the site. This request is for a Zoning District Map Amendment from R1-190 ESL to R1-70 ESL zoning. The rezoning request would result in a total of 13 homes on approximately 30+/- gross acres with an overall density of .43 du/ac and no amended development standards. This amended request is a significant reduction from the initial request for 23 lots. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

In accordance with public safety procedures during the COVID-19 crisis, we will be hosting a virtual open house, by putting the proposed new site plan and project information on a website link and having the project team available during a scheduled time, for questions and comments, just as they would be if there were an in person open house.

The web link [www.technicalsolutionsaz.com/open-house.html](http://www.technicalsolutionsaz.com/open-house.html) be accessible on Thursday, May 28, 2020. The project team will be available on May 28, 2020 from 5 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email [info@technicalsolutionsaz.com](mailto:info@technicalsolutionsaz.com) during that time to talk to the project team.

If you have any questions throughout the zoning review process, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalsolutionsaz.com](mailto:info@technicalsolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or [DMcClay@ScottsdaleAZ.gov](mailto:DMcClay@ScottsdaleAZ.gov).

Thank you.

Sincerely,

Susan Bitter Smith  
President

12-ZN-2019  
6/16/2020