






Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Honorable Mayor and City Council members
From: Doris McClay, Senior Planner 
Through: Randy Grant, Executive Director Planning, Economic Development and Tourism 
CC: Tim Curtis, Current Planning Director 
Date: March 8, 2021
Re: Sherwood Heights PRD Amendment (16-ZN-2003#2) Item 28

Hello Honorable Mayor and City Council members,

The Sherwood Heights PRD Amendment (16-ZN-2003#2) is scheduled for the March 16, 2021 City Council meeting (Item 28). The original application had 89 properties. Nine property owners have decided to withdraw from this application request.

The proposed PRD Amendment to increase the minimum lot size from 10,000 to 15,325 square feet proposes to be applied to 80 properties out of the 118 properties within the Sherwood Heights subdivision. Staff has received confirmation from these 80 property owners. Attached is the revised Ordinance with the map and list of the 80 participating properties.

ATTACHMENTS:

1. Ordinance No. 4492 (revised)
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Amended Development Standards
 - Exhibit 2: Map of Participating Properties
 - Exhibit 3: Spreadsheet of Participating Properties

ORDINANCE NO. 4492

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF AMENDING THE SINGLE FAMILY PLANNED RESIDENTIAL DEVELOPMENT (R1-10 PRD) DISTRICT MINIMUM LOT AREA REQUIREMENT FROM 10,000 SQUARE FEET TO 15,325 SQUARE FEET APPROVED IN CASE NO. 16-ZN-2003#2 ON 80 OF THE 118 LOTS IN THE SHERWOOD HEIGHTS SUBDIVISION LOCATED BETWEEN N. 56TH STREET TO N. 60TH STREET AND E. WILSHIRE DRIVE SOUTH TO E. OAK STREET.

WHEREAS, the Planning Commission held a hearing on February 10, 2021; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 16-ZN-2003#2.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The Planning Commission has made findings in conformance with the requirements of the PRD district and the Council also finds:

- A) That the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development;
- B) That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby
- C) The Planning Commission and City Council find that the facts submitted with the application and presented at the hearing establish beyond a reasonable doubt that the planned residential development constitutes a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by and for the purpose of amending the single family planned residential development (R1-10 PRD) district minimum lot area requirement from 10,000 square feet to 15,325 square feet approved in case no. 16-ZN-2003#2 on 80 of the 118 lots in the Sherwood Heights subdivision as depicted on Exhibit 2 marked as "Site" and the 80 lots are further listed on Exhibit 3 which are located between N. 56th street to N. 60th Street and E. Wilshire Drive south to E. Oak Street.

Section 3. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 20__.

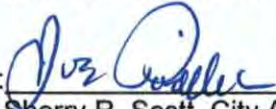
ATTEST:

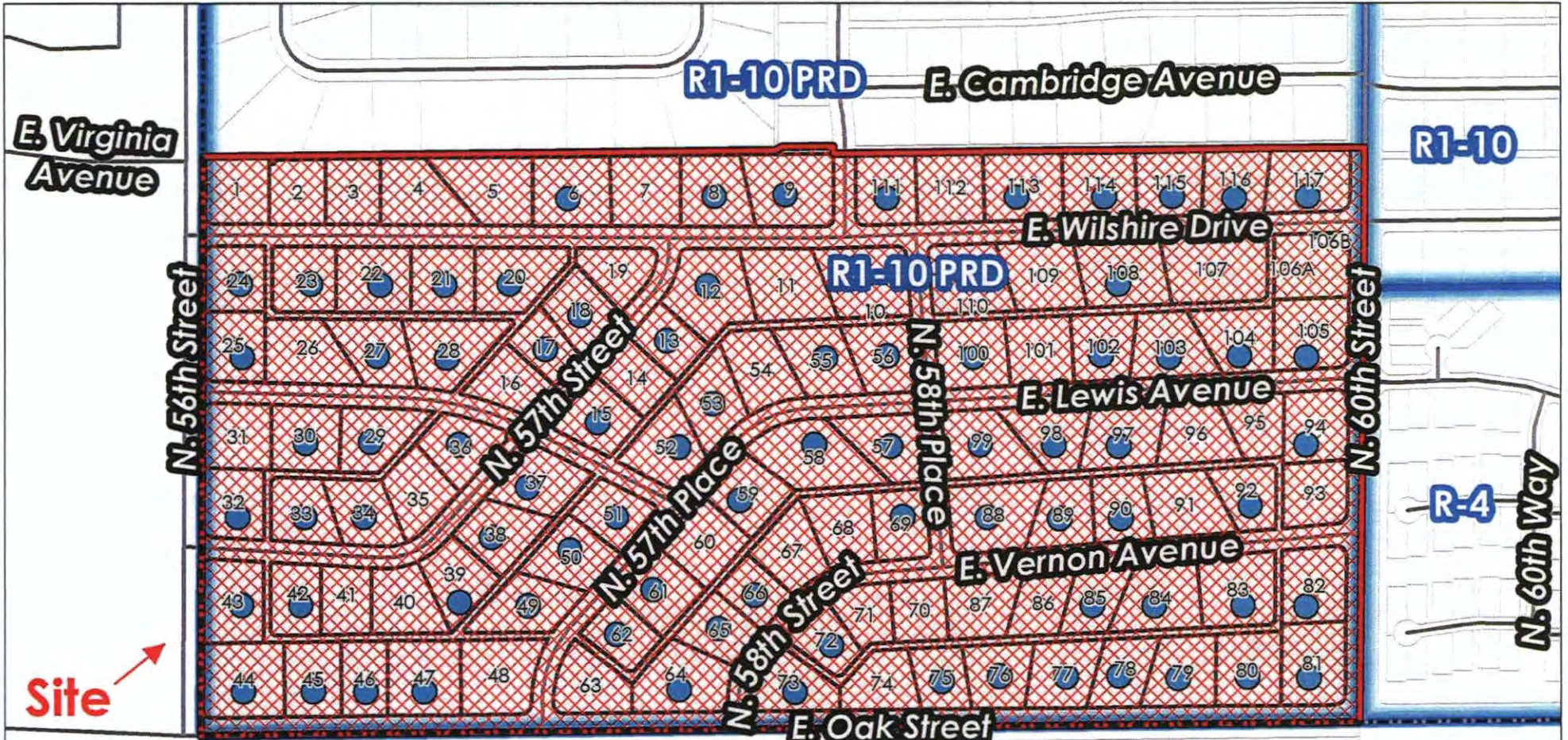
CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Ordinance No. 4492

Exhibit 2

Page 1 of 1

● PRD Amendment Participating Properties

Parcel	Sq. Ft.	Lot	Owner	Address	Zip
129-22-006	28344.77641	6	SENINI JOHN L III	5662 E WILSHIRE DR	85257
129-22-008	25292.55518	8	GUSTAFSON JO LYNN/ANCONA JOHN S	5702 E WILSHIRE DR	85257
129-22-009	32187.89741	9	YORK DAVE ALAN/KELLY HOLLISTER TR	5716 E WILSHIRE DR	85257
129-22-012	31554.70666	12	SCHADE GEORGE A JR/LILLIAN M TR	5701 E WILSHIRE DR	85257
129-22-013	16416.18656	13	MERCADO IVAN O/KARYN M	2523 N 57TH ST	85257
129-22-015	20954.3765	15	CHRUMA JERRY LEE/JUDITH ANN TR	5700 E LEWIS AV	85257
129-22-017	15394.72745	17	CALDWELL CRAIG C/DENISE B	2510 N 57TH ST	85257
129-22-018	19520.39442	18	HEINRICH RICHARD W/DENISE M	2518 N 57TH ST	85257
129-22-020	25908.555	20	DAYBER LUNDQUIST COMMUNITY PROPERTY TRUST DAT	5653 E WILSHIRE DR	85257
129-22-021	21758.02936	21	TRAPP PAUL L/C LAUREN	5641 E WILSHIRE DR	85257
129-22-022	25492.35771	22	LAZY 50B TRUST	5627 E WILSHIRE DR	85257
129-22-023	21705.98567	23	MICHAEL D ASHBY LIVING TRUST	5613 E WILSHIRE DR	85257
129-22-024A	20868.54602	24	ALLEN JAMES P & JOANN C WILLIAMS	5601 E WILSHIRE DR	85257
129-22-025B	22117.87011	25	STUCKEY JOHN P/GRENCO KIMBERLY	5602 E LEWIS AV	85257
129-22-027	22586.95778	27	BOLTON SURVIVORS TRUST	5632 E LEWIS AV	85257
129-22-028	27326.68259	28	TITTLE FAMILY TRUST	5642 E LEWIS AV	85257
129-22-029	22723.8136	29	Thomas and Jean Ackerman (New owner)	5625 E LEWIS AV	85257
129-22-030	23564.15071	30	Makou Zaia	5613 E LEWIS AV	85257
129-22-032A	22120.63207	32	WHITE MARHTA J	5602 E VERNON AV	85257
129-22-033	20499.72937	33	CAMPBELL FAMILY TRUST	5614 E VERNON AV	85257
129-22-034	21249.27833	34	SHOCK EVERETT L/ALLISON A	5628 E VERNON AV	85257
129-22-036	20791.52762	36	FINE CLARKE/EVANS DONALD L	2418 N 57TH ST	85257
129-22-037	22690.7929	37	WETMORE JAMESON M/FROW EMMA	2417 N 57TH ST	85257
129-22-038	22010.56011	38	GAI L WILLIAMS REVOCABLE TRUST	2409 N 57TH ST	85257
129-22-039	20945.83609	39	YOUNG THOMAS C/BILLIE J TR	2401 N 57TH ST	85257
129-22-042	18690.53974	42	CHRIS & LISA CAMPBELL FAMILY TRUST	5615 E VERNON AV	85257
129-22-043A	26310.18906	43	MILLER CHANTELE E	5601 E VERNON AV	85257
129-22-044A	31953.85313	44	MAUSKOPF PHILIP D/APPLEGATE JOFFA M	5602 E OAK ST	85257
129-22-045	22131.42685	45	FRANK C BIXBY DECLARATION OF TRUST	5618 E OAK ST	85257
129-22-046A	17875.65275	46	LOWING MARK EDWARD	5628 E OAK ST	85257
129-22-047A	28091.60749	47	PIERCE-MCMANAMON FRANCIS/CAROL A	5702 E OAK ST	85257
129-22-049	23638.57406	49	MCCUE KIMBERLIE/OLSON MICHAEL	2318 N 57TH PL	85257
129-22-050	22375.50608	50	LBM TRUST	2326 N 57TH PL	85257

129-22-051	18865.65429	51	DUNN EILEEN E/RICHARDS KATHLEEN J	2336 N 57TH PL	85257
129-22-052	23442.2406	52	ACKERMAN STEVE C/PATRICIA J	2502 N 57TH PL	85257
129-22-053	22528.31108	53	FOUNTAINHEAD TRUST	5800 E LEWIS AV	85257
129-22-055	23069.93285	55	SMITH PAUL HENRY & SUSAN KATHLEEN	5806 E LEWIS AV	85257
129-22-056	21898.55577	56	GREINER SHAWNA JOAN	5810 E LEWIS AV	85257
129-22-057	22863.46277	57	WILLIAM A REIFF AND JANE L S REIFF REV TRUST	5809 E LEWIS AV	85257
129-22-058	33407.63382	58	MATZDORFF JANET	5801 E LEWIS AV	85257
129-22-059	21376.17997	59	HUGO HENRY SOLL FAMILY TRUST	2501 N 57TH PL	85257
129-22-061	22542.12033	61	NELSEN RUSSELL/ELIZABETH TR	2329 N 57TH PL	85257
129-22-062	17198.68599	62	JOSEPH W COLTMAN III AND VIRGINIA N COLTMAN R	2321 N 57TH PL	85257
129-22-064	29047.74182	64	CUSACK JOSEPH A & DIANE D TR	5744 E OAK ST	85257
129-22-065	18179.47675	65	PAULA FAMILY TRUST	2312 N 58TH ST	85257
129-22-066	15733.51427	66	JOSEPH JESSE AND CHRISTINE THIEME RAY FAMILY	2320 N 58TH ST	85257
129-22-069	19742.45869	69	BENSON SYLVIA J/QUAIL SHAWN D	5808 E VERNON AV	85257
129-22-072	15776.30238	72	MIDDLETON MARTHA C	2319 N 58TH ST	85257
129-22-073	20937.67261	73	JACKSON LINDA M/DESJARLAIS BETSY L	2311 N 58TH ST	85257
129-22-075	16926.65471	75	WITTING GARY F	5834 E OAK ST	85257
129-22-076	20771.71305	76	LESA BADA ETTER LIVING TRUST	5842 E OAK ST	85257
129-22-077	22644.01746	77	LANGSWEIRD T KORTNI K	5902 E OAK ST	85257
129-22-078	19070.12071	78	HIRAMITSU YUKI	5904 E OAK ST	85257
129-22-079	23707.48813	79	VAP SARAH/FREDSON TODD	5912 E OAK ST	85257
129-22-080	24890.41801	80	DARCANGELO DARREN	5926 E OAK ST	85257
129-22-081	27378.68989	81	THOMAS SEAN L/BURCHETT CHRISTINA R	5938 E OAK ST	85257
129-22-082	25060.01826	82	TROILO GREGG T	5925 E VERNON AV	85257
129-22-083	28350.67076	83	ALIRE JAMI POMPONI	5915 E VERNON AV	85257
129-22-084	27792.27745	84	SCHWARZ DAVID F/KATHRYN N	5901 E VERNON AV	85257
129-22-085	18771.6347	85	SUDAL JAMES A	5837 E VERNON AV	85257
129-22-088	30471.36968	88	KRACHT FAMILY TRUST	5814 E VERNON AV	85257
129-22-089	19957.71228	89	FARMER DANIELLE	5826 E VERNON AV	85257
129-22-090	18978.78491	90	GBAC HNR TRUST	5902 E VERNON AV	85257
129-22-092	18466.24855	92	LOPER LIVING TRUST	5914 E VERNON AV	85257
129-22-094	23681.60307	94	YOUNG FAMILY REVOCABLE TRUST	5925 E LEWIS AV	85257
129-22-097	26114.98889	97	RHODES MADISON/RACHEL	5839 E LEWIS AV	85257
129-22-098	22240.84191	98	CANBY WILLIAM C JR/JANE A TR	5825 E LEWIS AV	85257

129-22-099	27526.38348	99	BASHKINGY RAYMOND LOUIS	5813 E LEWIS AV	85257
129-22-100	25189.01683	100	SCHAFF ALLEN K/DIANE C TR	5814 E LEWIS AV	85257
129-22-102	20777.99197	102	SANDERS PAUL W/THERESA L	5840 E LEWIS AV	85257
129-22-103	23858.53074	103	KOSTEWA PRISCILLA M	5902 E LEWIS AV	85257
129-22-104	23151.38195	104	LEINHEISER WILLIAM P	5914 E LEWIS AV	85257
129-22-105	27581.73207	105	GARDNER FAMILY LIVING TRUST	5926 E LEWIS AV	85257
129-22-108	29533.4009	108	PAUL A AND KAROLINA M DONIS TRUST	5839 E WILSHIRE DR	85257
129-22-111	22485.02904	111	RILEY ELAINE TR	5802 E WILSHIRE DR	85257
129-22-113	28617.38127	113	FALVEY KATHRYN M/KEVIN	5828 E WILSHIRE DR	85257
129-22-114	25706.69788	114	COSTELLO SHANE P	5840 E WILSHIRE DR	85257
129-22-115	22939.48362	115	SAVAGE CHRISTOPHER/LARA	5902 E WILSHIRE DR	85257
129-22-116	22077.0714	116	DRESBACH DOUGLAS/JENNIFER	5914 E WILSHIRE DR	85257
129-22-117	27751.61456	117	MAHL MARK L/TERRI J TR	5926 E WILSHIRE DR	85257

CITY COUNCIL REPORT



Meeting Date: March 16, 2021
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Sherwood Heights PRD Amendment 16-ZN-2003#2

Request to consider the following:

Adopt Ordinance No. 4492 approving a request by multiple owners to amend the Single-family Residential, Planned Residential Development (R1- 10 PRD) district minimum lot area requirement from 10,000 square feet to 15,325 square feet which will be applied to 89 of the 118 properties in the Sherwood Heights subdivision located between N. 56th Street to N. 60th Street and E. Wilshire Drive south to E. Oak Street.

Goal/Purpose of Request

The applicant's request is to amend the minimum lot size requirement by increasing it to prevent further lot splits within the Sherwood Heights subdivision.

Key Items for Consideration

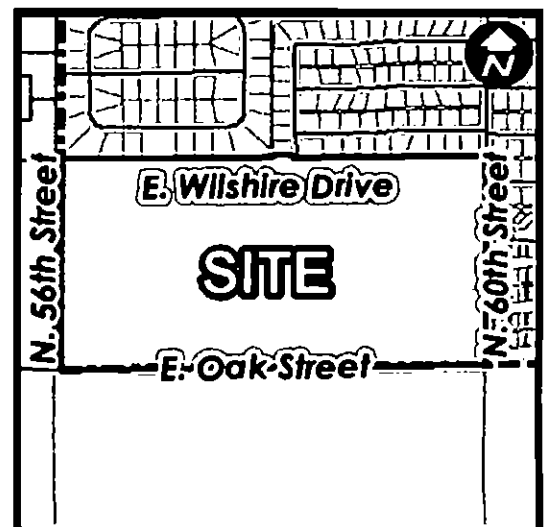
- 89 out of 118 properties
- Remaining 29 properties in Sherwood Heights minimum lot area 10,000 square feet
- Planning Commission heard this case on 2/10/2020 and recommended approval with a vote of 7-0.

OWNERS

89 Sherwood Heights property owners

APPLICANT CONTACT

Billy Young
 Tom & Billie Young
 480-201-7200



LOCATION

Properties from 56th Street to 60th Street and E. Wilshire Drive south to E. Oak Street

BACKGROUND

General Plan

The General Plan Land Use Element designates the properties as Suburban Neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre.

Character Area Plan

The Sherwood Heights subdivision is within the Southern Scottsdale Character Area Plan. One of the Goals of the Southern Scottsdale Character Area Plan is for “New and Redeveloped residential housing should respect existing neighborhood character and design”.

Zoning

The properties are zoned Single-family Residential, Planned Residential Development (R1- 10 PRD) district. The R-10 PRD zoning district allows for single-family residences with a minimum lot size of 10,000 square feet. The Sherwood Heights subdivision plats were approved by Maricopa County in 1955 and the area was annexed by the City of Scottsdale in 1956 under Ordinance No. 30. In 2003, the Sherwood height subdivision was part of a rezoning to the R1-10 PRD district amending the building height (16-ZN-2003).

Context

The subject properties are 89 single-family homes of the 118 homes located in the Sherwood Heights subdivision. Properties included in the application by parcel number: 129-22-003A, 129-22-004, 129-22-006, 129-22-007, 129-22-008, 129-22-009, 129-22-012, 129-22-013, 129-22-014, 129-22-015, 129-22-017, 129-22-018, 129-22-020, 129-22-021, 129-22-022, 129-22-023, 129-22-025B, 129-22-027, 129-22-028, 129-22-032A, 129-22-033, 129-22-034, 129-22-036, 129-22-037, 129-22-038, 129-22-039, 129-22-041B, 129-22-042, 129-22-043A, 129-22-044A, 129-22-045, 129-22-047A, 129-22-049, 129-22-050, 129-22-051, 129-22-052, 129-22-053, 129-22-055, 129-22-056, 129-22-057, 129-22-058, 129-22-059, 129-22-061, 129-22-062, 129-22-064, 129-22-065, 129-22-066, 129-22-069, 129-22-070, 129-22-071, 129-22-072, 129-22-073, 129-22-074, 129-22-075, 129-22-076, 129-22-077, 129-22-079, 129-22-080, 129-22-082, 129-22-083, 129-22-084, 129-22-085, 129-22-088, 129-22-089, 129-22-090, 129-22-092, 129-22-094, 129-22-096, 129-22-097, 129-22-098, 129-22-099, 129-22-100, 129-22-103, 129-22-104, 129-22-105, 129-22-108, 129-22-111, 129-22-113, 129-22-114, 129-22-115, 129-22-116, 129-22-117, 129-22-029, 129-22-030, 129-22-046A, 129-22-078, 129-22-081, 129-22-024A and 129-22-102.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Fairway Park and Sherwood Estates subdivisions zoned Single-family Residential, Planned Residential Development (R1- 10 PRD) district.

- South: Papago Park Military Reservation in the City of Phoenix
- East: Heritage East subdivisions zoned Single-family Residential (R1-10) district and Townhouse Residential (R-4) district.
- West: Place of Worship and Single-family homes in the City of Phoenix

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance
16-ZN-2003

APPLICANT'S PROPOSAL

Development Information

The development proposal is to amend the minimum lot size from 10,000 square feet and increase it to 15,325 square feet under the R1-10 PRD district for 89 of the 118 properties within the Sherwood Heights subdivision.

IMPACT ANALYSIS

PRD Findings/Criteria

Section 6.205 of the Zoning Ordinance specifies that a planned residential development shall observe the following design criteria:

1. The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
 - **The proposed amended lot area protects the existing Sherwood Heights neighborhood and layout.**
2. The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.
 - **The increase in the amended lot area from 10,000 square feet to 15,325 square feet will protect the open character of the Sherwood Heights neighborhood.**
3. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
 - **The amended lot area will be compatible with the existing Sherwood Heights neighborhood.**

4. The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
 - **The internal street system will not be affected with this PRD amendment.**

5. Common areas and recreation areas shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.
 - **Common and recreation areas will not be affected with this PRD amendment.**

6. Architectural harmony with the development and within the neighborhood and community shall be obtained so far as practicable.
 - **Architectural design is not required for this single-family subdivision however, the larger lot size contributes to the character of the Sherwood Heights neighborhood.**

Community Involvement

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site on November 4, 2020 and a Project Under Consideration sign was posted on the site on November 4, 2020.

The Open House meeting was held on November 18, 2020 at the 5925 E Wilshire Drive at 10 am. Several neighbors attended the Open House meeting. The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Planning Commission hearing date, time and location.

The applicant has posted a sign on the subject property with the hearing date, time and location. Staff has received correspondence on this case with significant support for this request (Attachment #7).

Community Impact

The amended development standard to increase the minimum lot size will help protect the character of the Sherwood Heights neighborhood. The lots in Sherwood Heights range from 15,395 square feet up to 34,607 square feet which are significantly larger than the minimum of 10,000 square feet of the R1-10 district.

Policy Implications

This amendment to the development standard reduces the number of lots within the Sherwood Heights neighborhood that could be split into two or more lots. This application does not apply to all lots, so there could be lots not represented in this amendment that could potentially be split in the future. The city will be obligated to approve if the request meets all zoning standards. In the future Sherwood Heights properties can request to reduce the minimum lot area back to 10,000 square feet

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on 2/10/2021 and recommended approval with a vote of 7-0.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Planned Residential Development Overlay criteria have been met, and determine that the proposed amended development standards are consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4492 approving a request by multiple owners to amend the Single-family Residential, Planned Residential Development (R1- 10 PRD) district minimum lot area requirement from 10,000 square feet to 15,325 square feet which will be applied to 89 of the 118 properties in the Sherwood Heights subdivision located between N. 56th Street to N. 60th Street and E. Wilshire Drive south to E. Oak Street.

RESPONSIBLE DEPARTMENT(S)

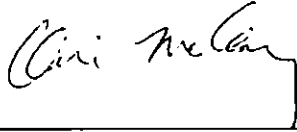
Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay
Senior Planner
480-312-4214
E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY



Doris McClay, Report Author

2/19/2021

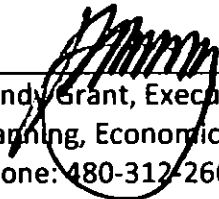
Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

2/25/2021

Date



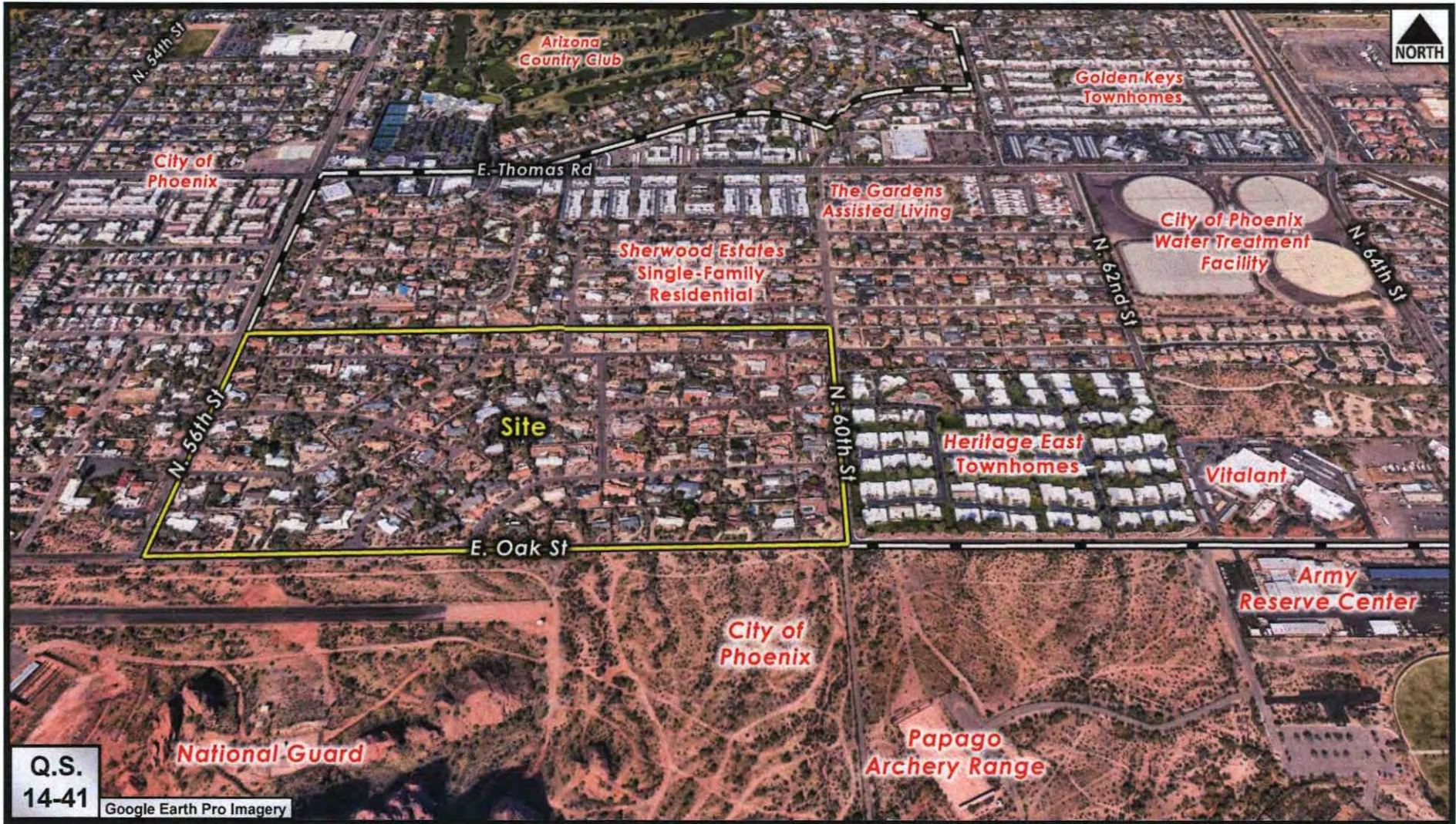
Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

2/26/21

Date

ATTACHMENTS

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- 1A. Aerial Close-Up
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 - Exhibit 2: Map of Participating Properties
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3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map
6. Community Involvement
7. Citizen Correspondence
8. City Notification Map
9. February 10th, 2021 Planning Commission Meeting Minutes



Context Aerial

16-ZN-2003#2



Close-up Aerial

16-ZN-2003#2

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- C) The Planning Commission and City Council find that the facts submitted with the application and presented at the hearing establish beyond a reasonable doubt that the planned residential development constitutes a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by and for the purpose of amending the single family planned residential development (R1-10 PRD) district minimum lot area requirement from 10,000 square feet to 15,325 square feet approved in case no. 16-ZN-2003#2 on 89 of the 118 lots in the Sherwood Heights subdivision as depicted on Exhibit 2 marked as "Site" and the 89 lots are further listed on Exhibit 3 which are located between N. 56th street to N. 60th Street and E. Wilshire Drive south to E. Oak Street.

Section 3. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 20__.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:
Sherwood Heights PRD Amendment
Case Number: 16-ZN-2003#2**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

Amended Development standards approved by 16-ZN-2003 for building height are not affected.

SITE DESIGN

1. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards with the city staff date of 1/4/2021, attached as Exhibit A to Exhibit 1 and applied to the properties in Sherwood Heights as shown on the list of properties, attached as Exhibit 3 and shown on the site map as Exhibit 2. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.

AMENDED STANDARDS FOR MINIMUM LOT SIZE (1/4/2021)

R1-10 (PRD) FOR SHERWOOD HEIGHTS PROPERTIES AS SHOWN ON THE ATTACHED MAP AND
PROPERTY OWNERS LIST

AMENDED DEVELOPMENT STANDARDS

Note: text format conventions:

- Existing language
- **NEW LANGUAGE**
- ~~Deleted Language~~

Sec. 5.404. Property development standards.

The following property development standards shall apply to all

Land and buildings in the R1-10 district:

A. Lot area.

- ~~1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet.~~ **FIFTEEN THOUSAND THREE HUNDRED TWENTY-FIVE (15,325) SQUARE FEET.**
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of the ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of eighty (80) feet.

C. Density. There shall not be more than one (1) single-family unit on any one (1) lot.

D. Building Height.

1. No building shall exceed sixteen (16) feet in height, as measured from the top of the existing main slab to the highest point of the roof, not including rooftop accessories (e.g. decorative cupolas and chimneys).
2. Building shall not exceed one (1) story.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than thirty (30) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of thirty (30) feet shall be provided on both streets.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than fifteen (15) feet on the intersecting street.

Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than seven (7) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:

(1) The main building or additions to the main building shall be set back fifteen (15) feet from the rear property line.

(2) The main building or addition to the main building shall not occupy more than thirty (30) percent of the area between the rear setback line and the rear property line.

4. Other requirements and exceptions as specified in article VII.

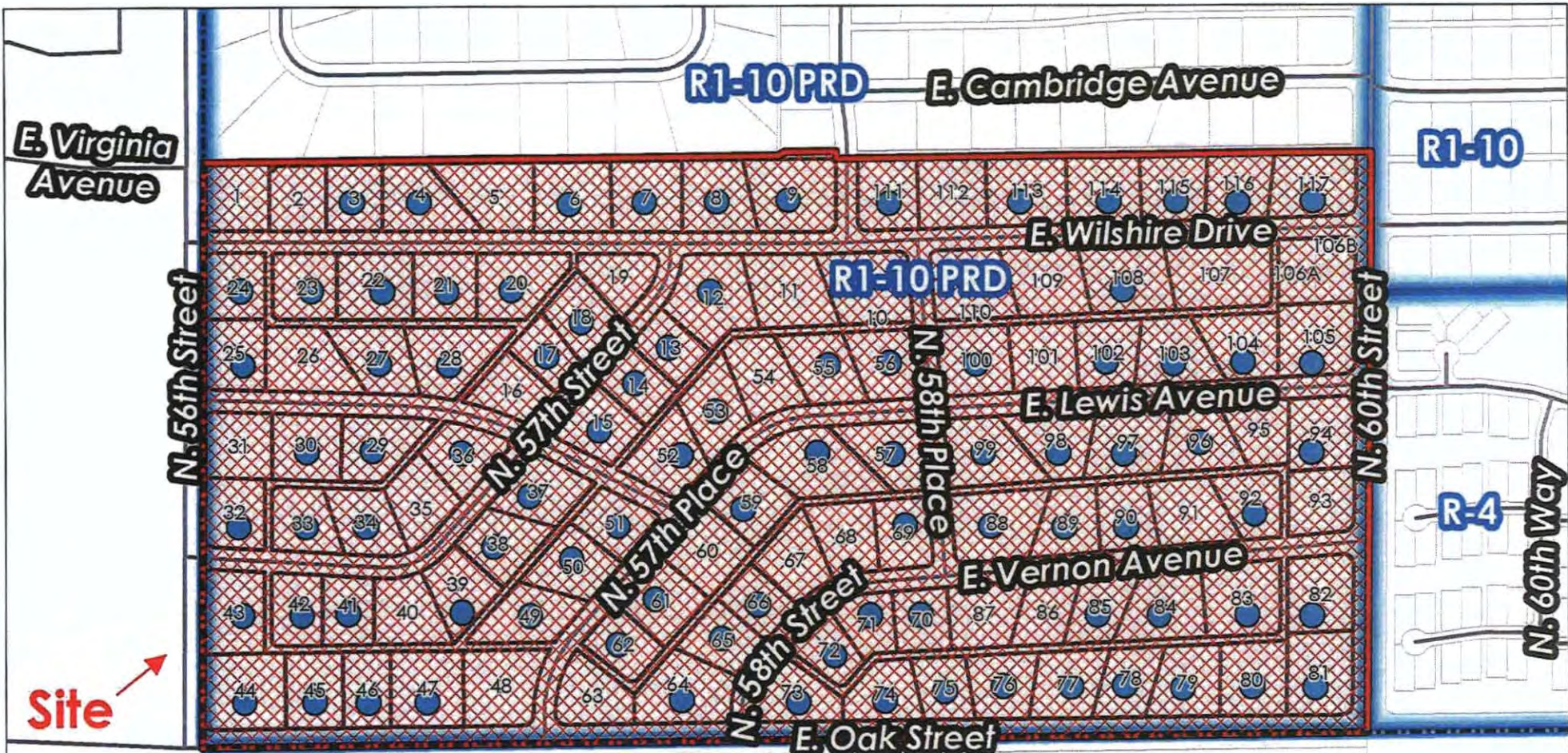
F. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet.

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.



Parcel	Sq_Ft	Lot	Owners Name	Address	Zip
129-22-003A	18750.37	3	FAJKOWSKI HENRY N TR	5626 E WILSHIRE DR	85257
129-22-004	25345.92	4	FAJKOWSKI LAUREN	5634 E WILSHIRE DR	85257
129-22-006	28344.78	6	SENINI JOHN L III	5662 E WILSHIRE DR	85257
129-22-007	26407.22	7	COFFIN THOMAS W/KING JULIA	5676 E WILSHIRE DR	85257
129-22-008	25292.56	8	GUSTAFSON JO LYNN/ANCONA JOHN S	5702 E WILSHIRE DR	85257
129-22-009	32187.9	9	YORK DAVE ALAN/KELLY HOLLISTER TR	5716 E WILSHIRE DR	85257
129-22-012	31554.71	12	SCHADE GEORGE A JR/LILLIAN M TR	5701 E WILSHIRE DR	85257
129-22-013	16416.19	13	MERCADO IVAN O/KARYN M	2523 N 57TH ST	85257
129-22-014	17280.96	14	GIBSON GEORGE WILLIAM/SUZETTE GATES	2515 N 57TH ST	85257
129-22-015	20954.38	15	CHRUMA JERRY LEE/JUDITH ANN TR	5700 E LEWIS AV	85257
129-22-017	15394.73	17	CALDWELL CRAIG C/DENISE B	2510 N 57TH ST	85257
129-22-018	19520.39	18	HEINRICH RICHARD W/DENISE M	2518 N 57TH ST	85257
129-22-020	25908.55	20	DAYBER LUNDQUIST COMMUNITY PROPERTY TRUST DAT	5653 E WILSHIRE DR	85257
129-22-021	21758.03	21	TRAPP PAUL L/C LAUREN	5641 E WILSHIRE DR	85257
129-22-022	25492.36	22	LAZY SOB TRUST	5627 E WILSHIRE DR	85257
129-22-023	21705.99	23	MICHAEL D ASHBY LIVING TRUST	5613 E WILSHIRE DR	85257
129-22-024A	20868.55	24	ALLEN JAMES P & JOANN C WILLIAMS	5601 E WILSHIRE DR	85257
129-22-025B	22117.87	25	STUCKEY JOHN P/GRENCO KIMBERLY	5602 E LEWIS AV	85257
129-22-027	22586.96	27	BOLTON SURVIVORS TRUST	5632 E LEWIS AV	85257
129-22-028	27326.68	28	TITTLE FAMILY TRUST	5642 E LEWIS AV	85257
129-22-029	22723.81	29	Thomas and Jean Ackerman (New owner)	5625 E LEWIS AV	85257
129-22-030	23564.15	30	Makou Zaia and Susan (New owner)	5613 E LEWIS AV	85257
129-22-032A	22120.63	32	WHITE MARHTA J	5602 E VERNON AV	85257
129-22-033	20499.73	33	CAMPBELL FAMILY TRUST	5614 E VERNON AV	85257
129-22-034	21249.28	34	SHOCK EVERETT L/ALLISON A	5628 E VERNON AV	85257
129-22-036	20791.53	36	FINE CLARKE/EVANS DONALD L	2418 N 57TH ST	85257
129-22-037	22690.79	37	WETMORE JAMESON M/FROW EMMA	2417 N 57TH ST	85257
129-22-038	22010.56	38	GAI L WILLIAMS REVOCABLE TRUST	2409 N 57TH ST	85257
129-22-039	20945.84	39	YOUNG THOMAS C/BILLIE J TR	2401 N 57TH ST	85257
129-22-041B	17796.83	41	BROOKS-PRIMERA TAMARA	5621 E VERNON AV	85257
129-22-042	18690.54	42	CHRIS & LISA CAMPBELL FAMILY TRUST	5615 E VERNON AV	85257
129-22-043A	26310.19	43	MILLER CHANTELE E	5601 E VERNON AV	85257
129-22-044A	31953.85	44	MAUSKOPF PHILIP D/APPLEGATE JOFFA M	5602 E OAK ST	85257

Ordinance No. 4492

Exhibit 3

Page 1 of 3

129-22-045	22131.43	45	FRANK C BIXBY DECLARATION OF TRUST	5618 E OAK ST	85257
129-22-046A	17875.65	46	LOWING MARK EDWARD	5628 E OAK ST	85257
129-22-047A	28091.61	47	PIERCE-MCMANAMON FRANCIS/CAROL A	5702 E OAK ST	85257
129-22-049	23638.57	49	MCCUE KIMBERLIE/OLSON MICHAEL	2318 N 57TH PL	85257
129-22-050	22375.51	50	LBM TRUST	2326 N 57TH PL	85257
129-22-051	18865.65	51	DUNN EILEEN E/RICHARDS KATHLEEN J	2336 N 57TH PL	85257
129-22-052	23442.24	52	ACKERMAN STEVE C/PATRICIA J	2502 N 57TH PL	85257
129-22-053	22528.31	53	FOUNTAINHEAD TRUST	5800 E LEWIS AV	85257
129-22-055	23069.93	55	SMITH PAUL HENRY & SUSAN KATHLEEN	5806 E LEWIS AV	85257
129-22-056	21898.56	56	GREINER SHAWNA JOAN	5810 E LEWIS AV	85257
129-22-057	22863.46	57	WILLIAM A REIFF AND JANE L S REIFF REV TRUST	5809 E LEWIS AV	85257
129-22-058	33407.63	58	MATZDORFF JANET	5801 E LEWIS AV	85257
129-22-059	21376.18	59	HUGO HENRY SOLL FAMILY TRUST	2501 N 57TH PL	85257
129-22-061	22542.12	61	NELSEN RUSSELL/ELIZABETH TR	2329 N 57TH PL	85257
129-22-062	17198.69	62	JOSEPH W COLTMAN III AND VIRGINIA N COLTMAN R	2321 N 57TH PL	85257
129-22-064	29047.74	64	CUSACK JOSEPH A & DIANE D TR	5744 E OAK ST	85257
129-22-065	18179.48	65	PAULA FAMILY TRUST	2312 N 58TH ST	85257
129-22-066	15733.51	66	JOSEPH JESSE AND CHRISTINE THIEME RAY FAMILY	2320 N 58TH ST	85257
129-22-069	19742.46	69	BENSON SYLVIA J/QUAIL SHAWN D	5808 E VERNON AV	85257
129-22-070	17427.07	70	JACKSON ROBERT/HEIDI	5807 E VERNON AV	85257
129-22-071	16160.38	71	RICHARDSON ERIC THORPE/NORVELL JULIANA MARIE	5801 E VERNON AV	85257
129-22-072	15776.3	72	MIDDLETON MARTHA C	2319 N 58TH ST	85257
129-22-073	20937.67	73	JACKSON LINDA M/DESJARLAIS BETSY L	2311 N 58TH ST	85257
129-22-074	20031.71	74	RICHARDSON ERIC THORPE/NORVELL JULIANA MARIE	5818 E OAK ST	85257
129-22-075	16926.65	75	WITTING GARY F	5834 E OAK ST	85257
129-22-076	20771.71	76	LESA BADA ETTER LIVING TRUST	5842 E OAK ST	85257
129-22-077	22644.02	77	LANGSWEIRD T KORTNI K	5902 E OAK ST	85257
129-22-078	19070.12	78	HIRAMITSU YUKI	5904 E OAK ST	85257
129-22-079	23707.49	79	VAP SARAH/FREDSON TODD	5912 E OAK ST	85257
129-22-080	24890.42	80	DARCANGELO DARREN	5926 E OAK ST	85257
129-22-081	27378.69	81	THOMAS SEAN L/BURCHETT CHRISTINA R	5938 E OAK ST	85257
129-22-082	25060.02	82	TROILO GREGG T	5925 E VERNON AV	85257
129-22-083	28350.67	83	ALIRE JAMI POMPONI	5915 E VERNON AV	85257
129-22-084	27792.28	84	SCHWARZ DAVID F/KATHRYN N	5901 E VERNON AV	85257

129-22-085	18771.63	85	SUDAL JAMES A	5837 E VERNON AV	85257
129-22-088	30471.37	88	KRACHT FAMILY TRUST	5814 E VERNON AV	85257
129-22-089	19957.71	89	FARMER DANIELLE	5826 E VERNON AV	85257
129-22-090	18978.78	90	GBAC HNR TRUST	5902 E VERNON AV	85257
129-22-092	18466.25	92	LOPER LIVING TRUST	5914 E VERNON AV	85257
129-22-094	23681.6	94	YOUNG FAMILY REVOCABLE TRUST	5925 E LEWIS AV	85257
129-22-096	22774.83	96	JEFFREY ALAN FLANCER LIVING TRUST	5901 E LEWIS AV	85257
129-22-097	26114.99	97	RHODES MADISON/RACHEL	5839 E LEWIS AV	85257
129-22-098	22240.84	98	CANBY WILLIAM C JR/JANE A TR	5825 E LEWIS AV	85257
129-22-099	27526.38	99	BASHKINGY RAYMOND LOUIS	5813 E LEWIS AV	85257
129-22-100	25189.02	100	SCHAFF ALLEN K/DIANE C TR	5814 E LEWIS AV	85257
129-22-102	20777.99	102	SANDERS PAUL W/THERESA L	5840 E LEWIS AV	85257
129-22-103	23858.53	103	KOSTEWA PRISCILLA M	5902 E LEWIS AV	85257
129-22-104	23151.38	104	LEINHEISER WILLIAM P	5914 E LEWIS AV	85257
129-22-105	27581.73	105	GARDNER FAMILY LIVING TRUST	5926 E LEWIS AV	85257
129-22-108	29533.4	108	PAUL A AND KAROLINA M DONIS TRUST	5839 E WILSHIRE DR	85257
129-22-111	22485.03	111	RILEY ELAINE TR	5802 E WILSHIRE DR	85257
129-22-113	28617.38	113	FALVEY KATHRYN M/KEVIN	5828 E WILSHIRE DR	85257
129-22-114	25706.7	114	COSTELLO SHANE P	5840 E WILSHIRE DR	85257
129-22-115	22939.48	115	SAVAGE CHRISTOPHER/LARA	5902 E WILSHIRE DR	85257
129-22-116	22077.07	116	DRESBACH DOUGLAS/JENNIFER	5914 E WILSHIRE DR	85257
129-22-117	27751.61	117	MAHL MARK L/TERRI J TR	5926 E WILSHIRE DR	85257

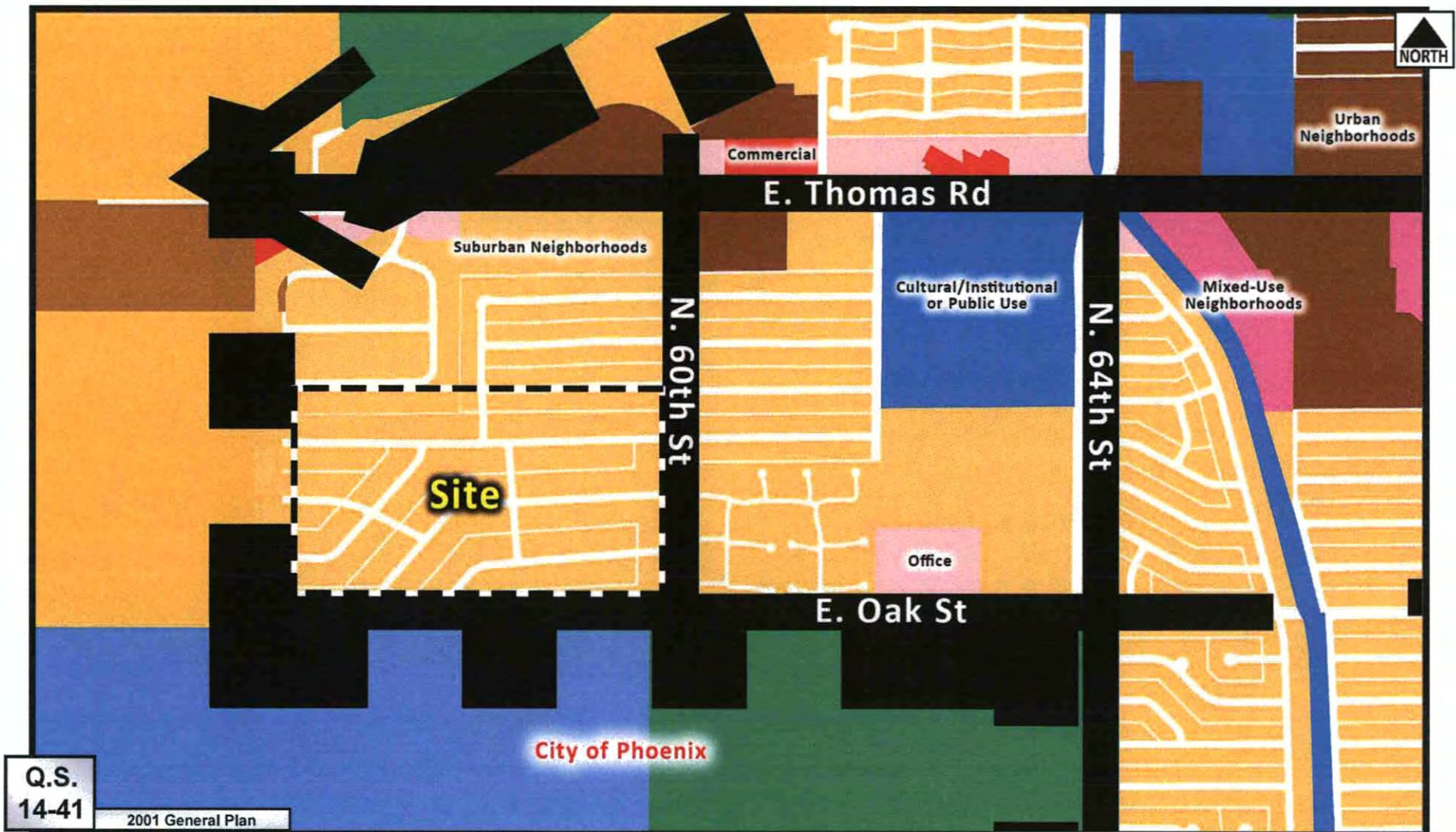
Part II 21 a. Amend R1-10 PRD

On June 12, 2020 the Sherwood Heights home at 5925 E Wilshire Drive was purchased by Nathan and Rachel Anderson for \$570K. The new owner is a realtor and builder of spec homes in Arcadia. On June 28, 2020 he submitted an application to the City of Scottsdale to split the lot and build 2 homes on the site.

Billie Young-President, Sherwood Heights Neighborhood Association and Lauren Trapp-Secretary, Sherwood Heights Neighborhood Association contacted the City of Scottsdale Planning department to ask what measures can Sherwood Heights take to stop further lot splits. The Planning department suggested a number of options including amending our current R1-10 PRD to increase the minimum lot size in Sherwood Heights.

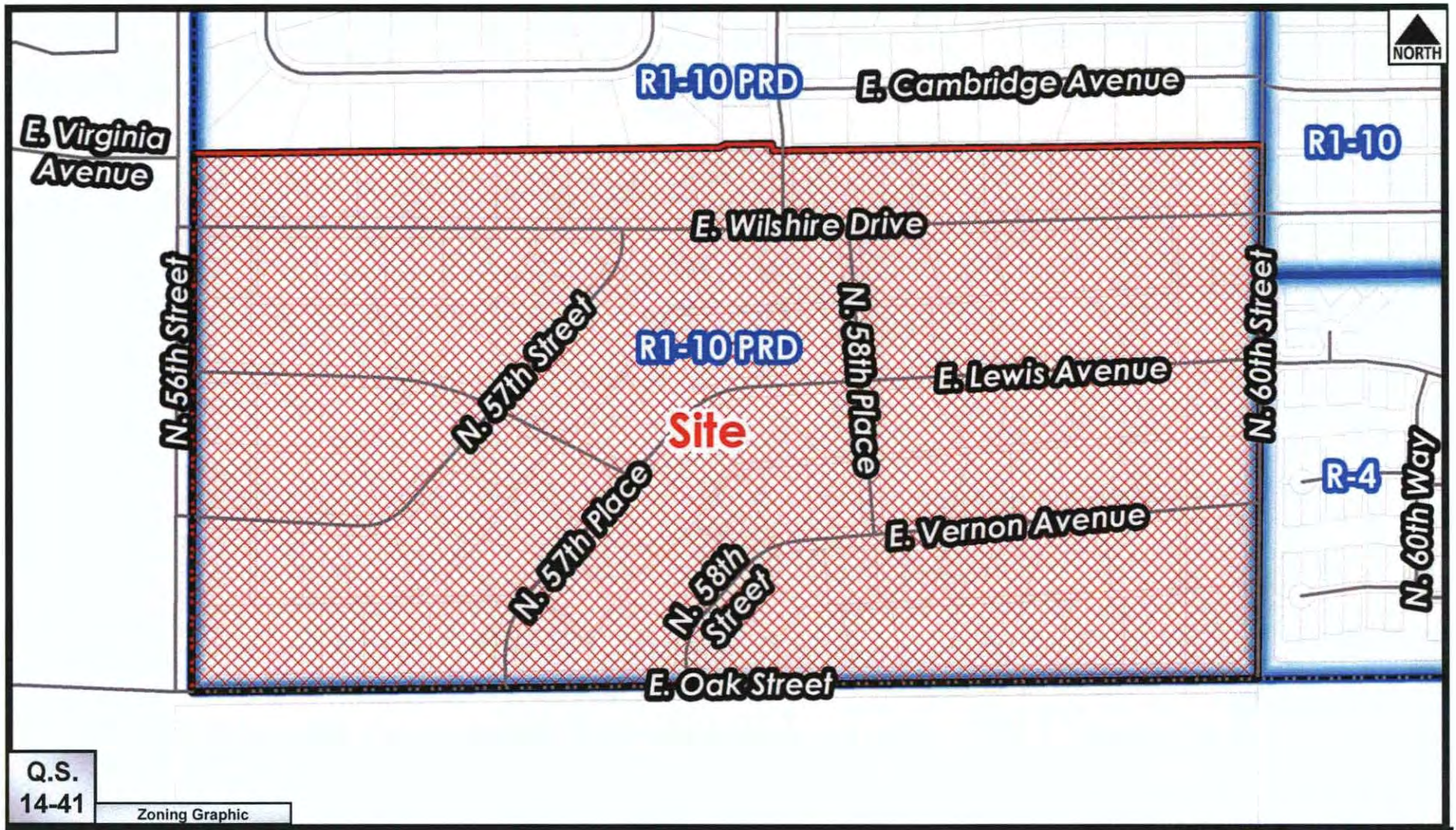
A survey was conducted to define the size of lot #72, the smallest lot in Sherwood Heights. The survey indicated that the smallest lot is 15,675 sf.

We have followed the process defined by the City of Scottsdale Planning department to amend Sherwood Heights current R1-10 PRD to increase the minimum lot size in Sherwood Heights to 15,675 sf.



Existing General Plan Land Use
Suburban Neighborhoods

16-ZN-2003#2



Q.S.
14-41 Zoning Graphic

Existing Zoning

16-ZN-2003#2

PP Step 1: Citizen Review Plan

1. The open house will be held at 5925 E Wilshire Drive, Scottsdale at 10am on November 18, 2020
2. The neighbors will be notified by card on November 4, 2020. The names and addresses of Sherwood Heights homeowners and all homeowners 750 ft from Sherwood Heights boundaries will be provided by the City of Scottsdale Planning department. This list will be given to a printer to print the information required on the card and for the cards to be sent first class mail.

A 'White Sign' that conforms to all Planning department criteria and signed off by Doris McClay will be erected at 5925 E Wilshire Drive on November 4, 2020. A photo of the sign with date and time stamp on the photo will be uploaded to the Planning department website. An affidavit will be completed and notarized confirming the sign was erected on November 4, 2020 and uploaded to the Planning department website.

PP Step 2: Neighborhood Outreach

1. We held one Open House Meeting on November 18, 2020 prior to formal application submittal.
2. We sent an open house invite via 1st Class letter to property owners within 750' of the property that is the subject of R1-10 Amendment to increase minimum lot size to 15,675 sf. Invitations were sent out 14 days prior to the open house meeting and included the following information.
 - a. Project description: Amend R1-10 PRD to increase minimum lot size
 - b. Pre-Application #: 577-PA-2020
 - c. Project Location: 5925 E Wilshire Drive, Scottsdale AZ
 - d. Size: Sherwood Heights Subdivision Properties: Wilshire to Oak, 56th to 60th Street
 - e. Applicant: Billie Young, 480-201-7200, SellArizona@MindSpring.com
City Contact: Doris McClay, 480-312-4214, DMcClay@Scottsdaleaz.gov
 - f. Scheduled Open House: November 18, 2020 at 10am at 5925 E Wilshire Drive, Scottsdale
3. 'White' Project Under Consideration sign following requirements of size, location and content was installed 14 days before the Open House Meeting
4. Sign in sheets were provided and comments captured and reported
5. Contact with property owners was maintained following the Open House. An email was sent to everyone that participated thanking them for attending and acknowledging their support and encouragement to complete this project to amend R1-10 to increase minimum lot size to 15,675 sf.

PUBLIC NOTICE

Neighborhood Open House Meeting

Date: November 18, 2020

Time: 10:00 AM

Location: 5925 E. Wilshire Drive, Scottsdale, AZ

Site Address: Sherwood Heights Subdivision Properties: Wilshire to Oak, 56th to 60th Street

Project Overview:

Request: Amend R1-10 PRD to increase minimum lot size to 15,326 square feet.

Site Acreage: Sherwood Heights Subdivision

Site Zoning: R1-10 PRD

Applicant: Billie Young

Phone Number: 480-201-7200

Email Address: SellArizona@MindSpring.com

City Contact: Doris McClay

Phone Number: 480-312-4214

Email Address: DMcClay@Scottsdaleaz.gov

Pre-Application #: 577-PA-2020

Posting Date: November 6, 2020

Nov 4, 2020 at 1:11:38 PM

Early Notification of Project Under Construction

Neighborhood Open House Meeting

Date: November 18, 2020

Time: 10AM

Location: 5925 E. Wilshire Drive, Scottsdale, AZ

Site Address: Sherwood Heights Subdivision Properties:
Wilshire to Oak, 56th to 60th Street

Project Overview:

- Request: Amend R1-10 PRD to increase minimum lot size to 15,326 square feet.
- Site Acreage: Sherwood Heights Subdivision
- Site Zoning: R1-10 PRD

Applicant/Contact: Billie Young
Phone Number: 480-201-7200
Email Address:
SellArizona@Mindspring.com

City Contact: Doris McClay
Phone Number: 480-312-4214
Email Address:
DMcClay@Scottsdaleaz.gov

Pre-Application #: 577-PA-2020

Posting Date: November 6, 2020

- Penalty for removing or defacing sign prior to posting hearing notification sign
- Applicant Responsible for Sign Removal



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 577-PA-2020

Project Name: Amend R-10 PRD to increase minimum lot size to 15,326 square feet.

Location: Sherwood Heights subdivision: 5926 E Wilshire Drive, Scottsdale AZ

Site Posting Date: _____

Applicant Name: Billie Young-President, Sherwood Heights Neighborhood Association

Sign Company Name: SpeedPro Imaging of Phoenix

Phone Number: 602-321-4051

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

11/4/2020
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 4th day of November 2020



[Signature]
Notary Public
My commission expires: 8-7-2023

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Public Participation

Step 3: A. 6. Written Summary of Meeting

The meeting started promptly at 10 am on Wednesday November 18, 2020 at 5925 E Wilshire Drive. We began with two card tables, each with a set of sign in sheets. Neighbors lined up at either table and signed in and entered their email address. Then we gathered and had a dialog and agreement about the project to amend the R1-10 PRD to increase the minimum lot size in Sherwood Heights to 15,675 sf. We shared with the neighbors the survey of lot #72 which is the smallest lot in Sherwood Heights. We all agreed that was a *good idea so that we are precise in defining the size of the smallest lot.* There was agreement on the project scope. There were no comments to record except for full support and agreement. The meeting ended around 11am.

Billie Young

Lauren Trapp

Public Participation

Step 3: B. 1. Substance of Comments

The comments received from throughout the neighborhood are all positive in support of Amending the R1-10 PRD to increase minimum lot size from 10,000 sf to the smallest lot in Sherwood Heights which is Lot #72 and 15,675 sf.

The entire neighborhood would like this process to complete as soon as possible so that we do not have to worry about another developer (or current developer) buying additional lots and splitting them.

The only other comments were those of encouragement to conclude this process with the City of Scottsdale.

There were no other comments regarding this project, 57-PA-2020, by any neighbors or participants in the Open House meeting.

Billie Young
Lauren Trapp

Public Participation

Step 3: B. 2. Method to Address Comments

Following the Neighborhood Open House Meeting on November 18, 2020 at 10AM at 5925 E Wilshire Drive, Scottsdale, an email list was compiled from all the sign in sheets.

Billie Young and Lauren Trapp composed an email and sent it on Nov 18th to all who attended thanking them for participating and for their support and encouragement.

Billie Young

Lauren Trapp

SHERWOOD HEIGHTS

2977 PI

Name	Address	Sign In	email
JACKSON LINDA M/DESJARLAIS BETSY L	2311 N 58TH ST		
PAULA FAMILY TRUST	2312 N 58TH ST		
MCCUE KIMBERLIE/OLSON MICHAEL	2318 N 57TH PL		
MIDDLETON MARTHA C	2319 N 58TH ST	✓	<i>martha2middleton</i> <i>MCM 555@CENTURYLINK</i>
JOSEPH JESSE AND CHRISTINE THIEME RAY	2320 N 58TH ST		
JOSEPH W COLTMAN III AND VIRGINIA N CO	2321 N 57TH PL	✓	<i>ginny.coltman@gmail.com</i> <i>JOSEPH COLTMAN III@SPIROPILO.COM</i>
LBM TRUST	2326 N 57TH PL		
NELSEN RUSSELL/ELIZABETH TR	2329 N 57TH PL		
AGAR BILL JR/MINDEN RAE	2330 N 58TH ST		
DUNN EILEEN E/RICHARDS KATHLEEN J	2336 N 57TH PL		
GELLE SAED	2341 N 57TH PL		
YOUNG THOMAS C/BILLIE J TR	2401 N 57TH ST		
PETTY DUSTIN J/ONDREA R	2402 N 57TH ST		
GAI L WILLIAMS REVOCABLE TRUST	2409 N 57TH ST		
WETMORE JAMESON M/FROW EMMA	2417 N 57TH ST		
FINE CLARKE/EVANS DONALD L	2418 N 57TH ST		
HUGO HENRY SOLL FAMILY TRUST	2501 N 57TH PL	✓	<i>Hugo H Soll</i> <i>hsoll@hotmail.com</i>
ACKERMAN STEVE C/PATRICIA J	2502 N 57TH PL		
CALDWELL CRAIG C/DENISE B	2510 N 57TH ST		
HEINRICH RICHARD W/DENISE M	2518 N 57TH ST	✓	<i>Denise Heinrich</i> <i>dheinrich958@gmail.com</i>
MERCADO IVAN O/KARYN M	2523 N 57TH ST		

NET LINK

SHERWOOD HEIGHTS

P2

Name	Address	Sign In	email
JENNI LINDA K	2536 N 57TH ST		
MOORE RUSSELL E/SUSANNE MARIE	5601 E LEWIS AVE		
MILLER CHANTELE E	5601 E VERNON AVE		
ALLEN JAMES P & JOANN C WILLIAMS	5601 E WILSHIRE DR	<i>James Allen Williams</i>	ALLENFAMILY3@cox.net
STUCKEY JOHN P/GRENCO KIMBERLY	5602 E LEWIS AVE		
MAUSKOPF PHILIP D/APPLEGATE JOFFA M	5602 E OAK ST		
WHITE MARHTA J	5602 E VERNON AVE		
ALLEN SIDNEY M TR	5602 E WILSHIRE DR		
KASSELL MARTIN B TR	5613 E LEWIS AVE		
MICHAEL D ASHBY LIVING TRUST	5613 E WILSHIRE DR		
KEVIN ROBERT HUNT AND JEANNETTE LEE	5614 E LEWIS AVE		
CAMPBELL FAMILY TRUST	5614 E VERNON AVE		
KELLEY DANNY L/NANCY C	5614 E WILSHIRE DR		
CHRIS & LISA CAMPBELL FAMILY TRUST	5615 E VERNON AVE		
FRANK C BIXBY DECLARATION OF TRUST	5618 E OAK ST	<i>F B Bixby</i>	FRANKC@OAK@GMAIL.COM
BROOKS-PRIMERA TAMARA	5621 E VERNON AVE		
LOWING MARK EDWARD	5628 E OAK ST		
SHOCK EVERETT L/ALLISON A	5628 E VERNON AVE	<i>Everett Shock</i>	allison Shock aashock@cox.net
BOLTON SURVIVORS TRUST	5632 E LEWIS AVE		
FAJKOWSKI LAUREN	5634 E WILSHIRE DR	<i>Lauren Fajkowski</i>	laurenf07@gmail.com
TRAPP PAUL L/C LAUREN	5641 E WILSHIRE DR	<i>Paul Trapp</i>	US@paulandlauren.us

SHERWOOD HEIGHTS

P3

Name	Address	Sign In	email
TITTLE FAMILY TRUST	5642 E LEWIS AVE		
DAYBER LUNDQUIST COMMUNITY PROPER	5653 E WILSHIRE DR		
AMEDURI JAMES R/KENDALL V	5654 E WILSHIRE DR		
AMEDURI FAMILY LIVING TRUST	5654 E WILSHIRE DR		
MCCARTY FAMILY TRUST	5656 E LEWIS AVE		
SENINI JOHN L III	5662 E WILSHIRE DR		
COFFIN THOMAS W/KING JULIA	5676 E WILSHIRE DR		
CHRUMA JERRY LEE/JUDITH ANN TR	5700 E LEWIS AVE		
SCHADE GEORGE A JR/LILLIAN M TR	5701 E WILSHIRE DR		
PIERCE-MCMANAMON FRANCIS/CAROL A	5702 E OAK ST	<i>[Signature]</i>	<i>Piercemcm@gmail.com</i>
GUSTAFSON JO LYNN/ANCONA JOHN S	5702 E WILSHIRE DR		
MULCAHY RYAN	5715 E WILLSHIRE DR		
YORK DAVE ALAN/KELLY HOLLISTER TR	5716 E WILSHIRE DR	<i>Kelly York</i>	<i>kellyyork@cox.net</i>
STEVEN J BALLOR LIVING TRUST	5730 E OAK ST		
MCDOWELL MICHAEL D/DAWN	5735 E WILSHIRE DR		
CUSACK JOSEPH A & DIANE D TR	5744 E OAK ST	<i>[Signature]</i>	<i>JACUSACK@AOL.COM</i>
FOUNTAINHEAD TRUST	5800 E LEWIS AVE		
MATZDORFF JANET	5801 E LEWIS AVE		
RICHARDSON ERIC THORPE/NORVELL JULIA	5801 E VERNON AVE		
ECKMAN MARK E	5802 E LEWIS AVE		
KOTOL FAMILY TRUST	5802 E VERNON AVE		

Fajkoubaj Family Trust

5626 E. Wilshire ✓ *Stephany Steele*

laurenf77@gmail.com

SHERWOOD HEIGHTS

P4

Name	Address	Sign In	email
RILEY ELAINE TR	5802 E WILSHIRE DR	<i>[Signature]</i>	popsterbob@yahoo.com
SMITH PAUL HENRY & SUSAN KATHLEEN	5806 E LEWIS AVE		
JACKSON ROBERT/HEIDI	5807 E VERNON AVE		
BENSON SYLVIA J/QUAIL SHAWN D	5808 E VERNON AVE		
WILLIAM A REIFF AND JANE L S REIFF REV T	5809 E LEWIS AVE	<i>(Paul) (Bill) Reiff</i>	Jane.Reiff55@gmail.com
GREINER SHAWNA JOAN	5810 E LEWIS AVE		
BASHKINGY RAYMOND LOUIS	5813 E LEWIS AVE		
LONGENECKER THELMA JUANITA	5813 E VERNON AVE		
DON EDWIN GROSSMILLER JR	5813 E WILSHIRE DR		
KRACHT FAMILY TRUST	5814 E VERNON AVE		
RICHARDSON ERIC THORPE/NORVELL JULIA	5818 E OAK ST		
CANBY WILLIAM C JR/JANE A TR	5825 E LEWIS AVE		
OLEARY THOMAS N & NANCY	5825 E VERNON AVE		
RAY ROBERT T	5825 E WILSHIRE DR		
FARMER DANIELLE	5826 E VERNON AVE		
FALVEY KATHRYN M/KEVIN	5828 E WILSHIRE DR		
WITTING GARY F	5834 E OAK ST		
SUDAL JAMES A	5837 E VERNON AVE		
RHODES MADISON/RACHEL	5839 E LEWIS AVE		
PAUL A AND KAROLINA M DONIS TRUST	5839 E WILSHIRE DR	<i>[Signature]</i>	knidonis7@gmail.com
SANDERS PAUL W/THERESA L	5840 E LEWIS AVE	<i>[Signature]</i>	zsemideviceguy@gmail.com

SHERWOOD HEIGHTS

PS

Name	Address	Sign In	email
MBI REAL ESTATE HOLDING LLC	5840 E WILSHIRE DR		
LESA BADA ETTER LIVING TRUST	5842 E OAK ST	<i>L. Miller</i>	<i>LESA3333@cox.net</i>
JEFFREY ALAN FLANCER LIVING TRUST	5901 E LEWIS AVENUE		
SCHWARZ DAVID F/KATHRYN N	5901 E VERNON AVE	<i>David W. Schwarz</i>	<i>vocalguy@aol.com</i>
KOSTEWA PRISCILLA M	5902 E LEWIS AVE	<i>Priscilla Kostewa</i>	<i>Priscilla@SWABS-A2.com</i>
LANGSWEIRD KORTNI K	5902 E OAK ST		
GBAC HNR TRUST	5902 E VERNON AVE		
SAVAGE CHRISTOPHER/LARA	5902 E WILSHIRE DR	<i>Lara Savage</i>	<i>larasavage@gmail.com</i>
HIRAMITSU YUKI	5904 E OAK ST		
GREEN PETER J/KATIE M	5908 E VERNON AVE		
VAP SARAH/FREDSON TODD	5912 E OAK ST		
LEINHEISER WILLIAM P	5914 E LEWIS AVE		
LOPER LIVING TRUST	5914 E VERNON AVE		
DRESBACH DOUGLAS/JENNIFER	5914 E WILSHIRE DR		
ALIRE JAMI POMPONI	5915 E VERNON AVE		
YOUNG FAMILY REVOCABLE TRUST	5925 E LEWIS AVE		
TROILO GREGG T	5925 E VERNON AVE		
GARDNER FAMILY LIVING TRUST	5926 E LEWIS AVE	<i>Debbie Gardner</i>	<i>debbiegardner49@gmail.com</i>
DARCANGELO DARREN	5926 E OAK ST		
JOHN AND KAY PACE FAMILY TRUST	5926 E VERNON AVE		
MAHL MARK L/TERRI J TR	5926 E WILSHIRE DR		

SHERWOOD HEIGHTS

12/29 PI

Name	Address	Sign In	email
JACKSON LINDA M/DESJARLAIS BETSY L	2311 N 58TH ST		
PAULA FAMILY TRUST	2312 N 58TH ST		
MCCUE KIMBERLIE/OLSON MICHAEL	2318 N 57TH PL		
MIDDLETON MARTHA C	2319 N 58TH ST		
JOSEPH JESSE AND CHRISTINE THIEME RAY	2320 N 58TH ST	✓ <i>CRJ</i>	Chris@estudio-ray.com <i>Ch 2</i>
JOSEPH W COLTMAN III AND VIRGINIA N CO	2321 N 57TH PL		
LBM TRUST	2326 N 57TH PL		
NELSEN RUSSELL/ELIZABETH TR	2329 N 57TH PL	✓ <i>Russ Nelson</i>	<i>lizard.lady@gmail.com</i>
AGAR BILL JR/MINDEN RAE	2330 N 58TH ST		
DUNN EILEEN E/RICHARDS KATHLEEN J	2336 N 57TH PL		
GELLE SAED	2341 N 57TH PL		
YOUNG THOMAS C/BILLIE J TR	2401 N 57TH ST	✓ <i>Billie Young Thomas Young</i>	<i>billieyoung@mindspring.com</i>
PETTY DUSTIN J/ONDREA R	2402 N 57TH ST		
GAI L WILLIAMS REVOCABLE TRUST	2409 N 57TH ST		
WETMORE JAMESON M/FROW EMMA	2417 N 57TH ST		
FINE CLARKE/EVANS DONALD L	2418 N 57TH ST	✓ <i>Clarke Evans</i>	<i>c11r1@fineeme.com</i>
HUGO HENRY SOLL FAMILY TRUST	2501 N 57TH PL		
ACKERMAN STEVE C/PATRICIA J	2502 N 57TH PL		
CALDWELL CRAIG C/DENISE B	2510 N 57TH ST		
HEINRICH RICHARD W/DENISE M	2518 N 57TH ST	✓ <i>RW Heinrich</i>	<i>CCAT08C10@GMAIL.COM</i>
MERCADO IVAN O/KARYN M	2523 N 57TH ST		

SHERWOOD HEIGHTS

P2

Name	Address	Sign In	email
JENNI LINDA K	2536 N 57TH ST		
MOORE RUSSELL E/SUSANNE MARIE	5601 E LEWIS AVE		
MILLER CHANTELE E	5601 E VERNON AVE		
ALLEN JAMES P & JOANN C WILLIAMS	5601 E WILSHIRE DR		
STUCKEY JOHN P/GRENCO KIMBERLY	5602 E LEWIS AVE	✓ <i>John Stuckey</i>	<i>UPSTUCKEY@COX.NET</i>
MAUSKOPF PHILIP D/APPLEGATE JOFFA M	5602 E OAK ST	✓ <i>Philip Mauskopf</i>	<i>mauskopf@csu.edu ima@isophia.org</i>
WHITE MARHTA J	5602 E VERNON AVE		
ALLEN SIDNEY M TR	5602 E WILSHIRE DR		
KASSELL MARTIN B TR	5613 E LEWIS AVE		
MICHAEL D ASHBY LIVING TRUST	5613 E WILSHIRE DR		
KEVIN ROBERT HUNT AND JEANNETTE LEE	5614 E LEWIS AVE		
CAMPBELL FAMILY TRUST	5614 E VERNON AVE		
KELLEY DANNY L/NANCY C	5614 E WILSHIRE DR		
CHRIS & LISA CAMPBELL FAMILY TRUST	5615 E VERNON AVE	<i>Lisa Campbell</i>	<i>CSK19@COX.NET</i>
FRANK C BIXBY DECLARATION OF TRUST	5618 E OAK ST		
BROOKS-PRIMERA TAMARA	5621 E VERNON AVE		
LOWING MARK EDWARD	5628 E OAK ST		
SHOCK EVERETT L/ALLISON A	5628 E VERNON AVE		
BOLTON SURVIVORS TRUST	5632 E LEWIS AVE		
FAJKOWSKI LAUREN	5634 E WILSHIRE DR		
TRAPP PAUL L/C LAUREN	5641 E WILSHIRE DR	✓ <i>Paul Trapp</i>	<i>US @ PAULANDLAUREN.US</i>

SHERWOOD HEIGHTS

P4

Name	Address	Sign In	email
RILEY ELAINE TR	5802 E WILSHIRE DR		
SMITH PAUL HENRY & SUSAN KATHLEEN	5806 E LEWIS AVE		
JACKSON ROBERT/HEIDI	5807 E VERNON AVE		
BENSON SYLVIA J/QUAIL SHAWN D	5808 E VERNON AVE		
WILLIAM A REIFF AND JANE L S REIFF REV T	5809 E LEWIS AVE		
GREINER SHAWNA JOAN	5810 E LEWIS AVE	<i>[Signature]</i>	shawna.greiner@gmail.com
BASHKINGY RAYMOND LOUIS	5813 E LEWIS AVE	<i>[Signature]</i>	RAYMICHAELS@ME.COM
LONGENECKER THELMA JUANITA	5813 E VERNON AVE		
DON EDWIN GROSSMILLER JR	5813 E WILSHIRE DR		
KRACHT FAMILY TRUST	5814 E VERNON AVE		
RICHARDSON ERIC THORPE/NORVELL JULIA	5818 E OAK ST		
CANBY WILLIAM C JR/JANE A TR	5825 E LEWIS AVE	<i>[Signature]</i>	adamscanby@usa.net
OLEARY THOMAS N & NANCY	5825 E VERNON AVE		
RAY ROBERT T	5825 E WILSHIRE DR	<i>[Signature]</i>	robroy7700 Cox.net
FARMER DANIELLE	5826 E VERNON AVE		
FALVEY KATHRYN M/KEVIN	5828 E WILSHIRE DR		
WITTING GARY F	5834 E OAK ST		
SUDAL JAMES A	5837 E VERNON AVE		
RHODES MADISON/RACHEL	5839 E LEWIS AVE	<i>[Signature]</i>	madisonrhodes@gmail.com
PAUL A AND KAROLINA M DONIS TRUST	5839 E WILSHIRE DR		
SANDERS PAUL W/THERESA L	5840 E LEWIS AVE		

SHERWOOD HEIGHTS

P3

Name	Address	Sign In	email
TITTLE FAMILY TRUST	5642 E LEWIS AVE	/	
DAYBER LUNDQUIST COMMUNITY PROPER	5653 E WILSHIRE DR	EALundquist	EALUNDQUIST@hotmail.com
AMEDURI JAMES R/KENDALL V	5654 E WILSHIRE DR		
AMEDURI FAMILY LIVING TRUST	5654 E WILSHIRE DR	/	
MCCARTY FAMILY TRUST	5656 E LEWIS AVE	Lynn M. Coody	lmccartyap@gmail.com
SENINI JOHN L III	5662 E WILSHIRE DR		
COFFIN THOMAS W/KING JULIA	5676 E WILSHIRE DR		
CHRUMA JERRY LEE/JUDITH ANN TR	5700 E LEWIS AVE	/	
SCHADE GEORGE A JR/LILLIAN M TR	5701 E WILSHIRE DR	George A. Schade	alschade@aol.com
PIERCE-MCMANAMON FRANCIS/CAROL A	5702 E OAK ST		
GUSTAFSON JO LYNN/ANCONA JOHN S	5702 E WILSHIRE DR		
MULCAHY RYAN	5715 E WILSHIRE DR		
YORK DAVE ALAN/KELLY HOLLISTER TR	5716 E WILSHIRE DR		
STEVEN J BALLOR LIVING TRUST	5730 E OAK ST		
MCDOWELL MICHAEL D/DAWN	5735 E WILSHIRE DR		
CUSACK JOSEPH A & DIANE D TR	5744 E OAK ST		
FOUNTAINHEAD TRUST	5800 E LEWIS AVE		
MATZDORFF JANET	5801 E LEWIS AVE		
RICHARDSON ERIC THORPE/NORVELL JULIA	5801 E VERNON AVE		
ECKMAN MARK E	5802 E LEWIS AVE		
KOTOL FAMILY TRUST	5802 E VERNON AVE		

SHERWOOD HEIGHTS

P5

Name	Address	Sign In	email
MBI REAL ESTATE HOLDING LLC	5840 E WILSHIRE DR		
LESA BADA ETTER LIVING TRUST	5842 E OAK ST	<i>[Signature]</i>	<i>lesa.3333@cox.net</i>
JEFFREY ALAN FLANCER LIVING TRUST	5901 E LEWIS AVENUE		
SCHWARZ DAVID F/KATHRYN N	5901 E VERNON AVE		
KOSTEWA PRISCILLA M	5902 E LEWIS AVE		
LANGSWEIRD KORTNI K	5902 E OAK ST		
GBAC HNR TRUST	5902 E VERNON AVE		
SAVAGE CHRISTOPHER/LARA	5902 E WILSHIRE DR		
HIRAMITSU YUKI	5904 E OAK ST		
GREEN PETER J/KATIE M	5908 E VERNON AVE		
VAP SARAH/FREDSON TODD	5912 E OAK ST		
LEINHEISER WILLIAM P	5914 E LEWIS AVE	<i>[Signature]</i>	<i>Leinheiserbill@gmail.com</i>
LOPER LIVING TRUST	5914 E VERNON AVE		
DRESBACH DOUGLAS/JENNIFER	5914 E WILSHIRE DR	<i>[Signature]</i>	<i>doug.dresbach@gmail.com</i>
ALIRE JAMI POMPONI	5915 E VERNON AVE		
YOUNG FAMILY REVOCABLE TRUST	5925 E LEWIS AVE		
TROILO GREGG T	5925 E VERNON AVE		
GARDNER FAMILY LIVING TRUST	5926 E LEWIS AVE		
DARCANGELO DARREN	5926 E OAK ST		
JOHN AND KAY PACE FAMILY TRUST	5926 E VERNON AVE		
MAHL MARK L/TERRI J TR	5926 E WILSHIRE DR	<i>[Signature]</i>	<i>terri.mahl@msn.com</i>

SHERWOOD ESTATES

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Name	Address	Sign In	email
LIM GREGORY/GABRIELA	2602 N 58TH PL		
MCLEMORE WILLIAM N TR	2612 N 58TH PL		
BIGELOW DAYNA	2620 N 58TH PL		
REMAKLUS KINSEY J	2634 N 58TH PL		
OBERMAYER MARK	2642 N 58TH PL		
VAN DA HUVEL SCOTT L/CHRISTEN KAREN	2650 N 58TH PL		
HAKE MATTHEW/GAO JIE	5801 E CAMBRIDGE AVE		
TIMOTHY W KENEIPP AND RITA B KING REV	5801 E EDGEMONT AVE	✓ <i>Tim Keneipp</i>	<i>twkneipp@gmail.com</i>
LEWIS KATHRYN M	5801 E WINDSOR AVE	<i>Shirley Lewis</i>	<i>shirley.lewis@cox.net</i>
KEYS RONALD K/SHARON K	5802 E CAMBRIDGE AVE		
SCHUELKE JOYCE VIRGINI	5802 E EDGEMONT AVE		
DERRY SARA LYNNE	5802 E WINDSOR AVE	✓ <i>Sara Derry</i>	<i>sderry1@cox.net</i>
	5811 E EDGEMONT AVE		
DAVIS FAMILY TRUST	5813 E CAMBRIDGE AVE		
DOVEL DAVID E & SHARON SUE DEBOWSKI	5813 E WINDSOR AVE		
	5814 E CAMBRIDGE AVE		
HAYES GREGORY J/VALLES BARBARA N	5814 E EDGEMONT AVE		
BRAMINI NICHOLAS/APRIL	5814 E WINDSOR AVE		
BENWARE GERALD L/EMAJANE TR	5816 E EDGEMONT AVE		
GROOVYDAYDREAM TRUST	5819 E EDGEMONT AVE		
LAYMAN JOHN A/REBECCA J	5823 E CAMBRIDGE AVE		

SHERWOOD ESTATES

P2

Name	Address	Sign In	email
AHERN MATTHEW	5823 E WINDSOR AVE		
KASS EMIL L TR	5824 E CAMBRIDGE AVE		
EVANS JOHN F/LORI D	5824 E EDGEMONT AVE		
	5826 E WINDSOR AVE		
BEAULIEU MICHAEL V	5829 E EDGEMONT AVE		
DAHL CAROL J/RICHARD C	5829 E WINDSOR AVE		
BROAD MOLINE P TR/RICHARD E	5831 E CAMBRIDGE AVE		
ALTERI CRAIG A/ANDREA J	5832 E EDGEMONT AVE		
SAINT MONICA TRUST	5834 E WINDSOR AVE		
	5835 E EDGEMONT AVE		
MITCHELL TRUST	5836 E CAMBRIDGE AVE		
RONALD E AND DIANA L CARLSON LIVING T	5839 E CAMBRIDGE AVE		
	5839 E WINDSOR AVE		
GAZZANIGA ANNE/CARTER WINSTON	5840 E CAMBRIDGE AVE		
GRAY EDWARD W & MARY ANN TR	5840 E EDGEMONT AVE		
	5840 E WINDSOR AVE		
NOLAN MARC A	5901 E CAMBRIDGE AVE		
DELNOCE DAVID A/SUSAN C	5901 E EDGEMONT AVE		
RAMOS FAMILY TRUST	5901 E WINDSOR AVE		
KELLER PATRICK B/FOSTER SUSAN C	5902 E CAMBRIDGE AVE		
Maven Stevens	5902 E EDGEMONT AVE	<i>Maven</i>	MASON STEVENS Maven W Stevens @ gmail.com

SHERWOOD ESTATES

P3

Name	Address	Sign In	email
GLASSENHART WALTER A/BABETTE A TR	5902 E WINDSOR AVE		
FALVEY MICHAEL J/NORA T TR	5909 E CAMBRIDGE AVE		
SALLY BORG TRUST	5909 E EDGEMONT AVE		
	5910 E EDGEMONT AVE		
ROBERTS JIMMY/BONITA	5910 E WINDSOR AVE		
WHITLOW HAZEL L TR	5911 E WINDSOR AVE		
GREGONIS JUSTIN/JAIME	5912 E CAMBRIDGE AVE		
	5916 E EDGEMONT AVE		
JENNIFER C WEAVER TRUST	5918 E WINDSOR AVE		
TOGNONI FAMILY TRUST	5919 E CAMBRIDGE AVE		
SEDERSTROM ROBERT ALLEN	5919 E EDGEMONT AVE		
LINDAS LIVING TRUST	5919 E WINDSOR AVE		
CHAPA WHITNEY	5920 E CAMBRIDGE AVE	✓ <i>Whitney</i>	RENDON.NE@COMNILE.COM
	5926 E CAMBRIDGE AVE		
	5926 E EDGEMONT AVE		
STEVENS DEBRA A	5926 E WINDSOR AVE	✓ <i>Debra Stevens</i>	debbiestevens13@gmail.com
DUNLOCK BRENT/PAM	5927 E CAMBRIDGE AVE	✓ <i>Pam Dunlock</i>	frost-fences@icloud.com
HAIR THOMAS W/DONA E	5927 E EDGEMONT AVE		
GREEN IAN C/NICOLE LAZARUS	5927 E WINDSOR AVE	✓ <i>NIKE</i>	nikelaz@gmail.com
	5932 E EDGEMONT AVE		
ROWLEY DIANE L	5932 E WINDSOR AVE		

SHERWOOD ESTATES

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Name	Address	Sign In	email
LIM GREGORY/GABRIELA	2602 N 58TH PL		
MCLEMORE WILLIAM N TR	2612 N 58TH PL		
BIGELOW DAYNA	2620 N 58TH PL		
REMAKLUS KINSEY J	2634 N 58TH PL		
OBERMAYER MARK	2642 N 58TH PL		
VAN DA HUVEL SCOTT L/CHRISTEN KAREN	2650 N 58TH PL		
HAKE MATTHEW/GAO JIE	5801 E CAMBRIDGE AVE		
TIMOTHY W KENEIPP AND RITA B KING REV	5801 E EDGEMONT AVE		
LEWIS KATHRYN M	5801 E WINDSOR AVE		
KEYS RONALD K/SHARON K	5802 E CAMBRIDGE AVE	✓	Sharon K. Keys + Ronald K. Keys skkey@bellouth.net
SCHUELKE JOYCE VIRGINI	5802 E EDGEMONT AVE		
DERRY SARA LYNNE	5802 E WINDSOR AVE		
	5811 E EDGEMONT AVE	✓	
DAVIS FAMILY TRUST	5813 E CAMBRIDGE AVE	✓	KEVIN & TAMMI DAVIS DAVIS1@ccc.net
DOVEL DAVID E & SHARON SUE DEBOWSKI	5813 E WINDSOR AVE		
	5814 E CAMBRIDGE AVE		
HAYES GREGORY J/VALLES BARBARA N	5814 E EDGEMONT AVE		
BRAMINI NICHOLAS/APRIL	5814 E WINDSOR AVE		
BENWARE GERALD L/EMAJANE TR	5816 E EDGEMONT AVE		
GRODVYDAYDREAM TRUST	5819 E EDGEMONT AVE		
LAYMAN JOHN A/REBECCA J	5823 E CAMBRIDGE AVE		

SHERWOOD ESTATES

P2

Name	Address	Sign In	email
AHERN MATTHEW	5823 E WINDSOR AVE		
KASS EMIL L TR	5824 E CAMBRIDGE AVE		
EVANS JOHN F/LORI D	5824 E EDGEMONT AVE		
	5826 E WINDSOR AVE		
BEAULIEU MICHAEL V	5829 E EDGEMONT AVE		
DAHL CAROL J/RICHARD C	5829 E WINDSOR AVE	<i>A. Donnell for C.J. Dahl</i>	
BROAD MOLINE P TR/RICHARD E	5831 E CAMBRIDGE AVE		
ALTERI CRAIG A/ANDREA J	5832 E EDGEMONT AVE		
SAINT MONICA TRUST	5834 E WINDSOR AVE		
	5835 E EDGEMONT AVE		
MITCHELL TRUST	5836 E CAMBRIDGE AVE		
RONALD E AND DIANA L CARLSON LIVING T	5839 E CAMBRIDGE AVE		
	5839 E WINDSOR AVE		
GAZZANIGA ANNE/CARTER WINSTON	5840 E CAMBRIDGE AVE	<i>with (Winston Carter) Anne Gazzaniga</i>	<i>annc-gazzaniga@hotal.com</i>
GRAY EDWARD W & MARY ANN TR	5840 E EDGEMONT AVE		
	5840 E WINDSOR AVE		
NOLAN MARC A	5901 E CAMBRIDGE AVE	<i>M - L</i>	<i>marc@ultimatewater.com</i>
DELNOCE DAVID A/SUSAN C	5901 E EDGEMONT AVE		
RAMOS FAMILY TRUST	5901 E WINDSOR AVE		
KELLER PATRICK B/FOSTER SUSAN C	5902 E CAMBRIDGE AVE	<i>Susan Foster</i>	<i>mrskeller@cox.net</i>
	5902 E EDGEMONT AVE		

SHERWOOD ESTATES

P3

Name	Address	Sign In	email
GLASSENHART WALTER A/BABETTE A TR	5902 E WINDSOR AVE		
FALVEY MICHAEL J/NORA T TR	5909 E CAMBRIDGE AVE		
SALLY BORG TRUST	5909 E EDGEMONT AVE	✓ Sally Borg	sallyborg@cox.net
	5910 E EDGEMONT AVE		
ROBERTS JIMMY/BONITA	5910 E WINDSOR AVE	✓ Jim Roberts Bonita Roberts	Jim Roberts 8484@gpro.com
WHITLOW HAZEL L TR	5911 E WINDSOR AVE		
GREGONIS JUSTIN/JAIME	5912 E CAMBRIDGE AVE		
	5916 E EDGEMONT AVE		
JENNIFER C WEAVER TRUST	5918 E WINDSOR AVE		
TOGNONI FAMILY TRUST	5919 E CAMBRIDGE AVE	✓ Catherine Tognoni	cmtogroni@gmail.com
SEDERSTROM ROBERT ALLEN	5919 E EDGEMONT AVE		
LINDAS LIVING TRUST	5919 E WINDSOR AVE		
CHAPA WHITNEY	5920 E CAMBRIDGE AVE	✓ WHITNEY MARSH	WHITNEYCHAPA@GMAIL.COM
	5926 E CAMBRIDGE AVE		
	5926 E EDGEMONT AVE		
STEVENS DEBRA A	5926 E WINDSOR AVE		
DUNLOCK BRENT/PAM	5927 E CAMBRIDGE AVE		
HAIR THOMAS W/DONA E	5927 E EDGEMONT AVE		
GREEN IAN C/NICOLE LAZARUS	5927 E WINDSOR AVE		
	5932 E EDGEMONT AVE		
ROWLEY DIANE L	5932 E WINDSOR AVE		

FAIRWAY PARK

74 PI

Name	Address	Sign In	email
HUFFORD SCOTT/AMANDA	2617 N 58TH ST		
BARNETT DANIEL C/JOANN TR	2618 N 56TH PL		
KELLEY RORY JAMES & CYNTHIA CHAPMAN	2625 N 58TH ST		
PANELLA RICHARD NICHOLAS	2626 N 56TH PL		
	2627 N 56TH PL		
CANNON JACQUELYN R/THOMASSON ROBER	2633 N 58TH ST		
LOIS VON HALLE REVOCABLE TRUST	2634 N 56TH PL		
KANAK JEFFREY A	2802 N 56TH PL	✓ <i>Jeff Kanak</i>	<i>jeffkanak@cox.net</i>
SHEEHAN ELIZABETH L	2805 N 56TH PL		
LEHMANN STEVEN G/ANN R	2808 N 58TH ST		
KANAK ANNABELLE J TR	2812 N 56TH PL	✓ <i>Jeff Kanak Trust</i>	<i>Jeff Kanak @ Cox, Net</i>
	2820 N 56TH PL		
JODY F MEYERS REVOCABLE LIVING TRUST	5615 E CAMBRIDGE AVE	<i>Jody Meyers</i>	<i>Jodele12@aol.com</i>
	5617 E EDGEMONT AVE		
WEINGARD JAMES	5617 E WINDSOR AVE		
GILES JOE T	5618 E CAMBRIDGE AVE		
	5618 E EDGEMONT AVE		
MATHIS FAMILY TRUST	5618 E WINDSOR AVE		
SMITH TRENT/LOURDES	5621 E CAMBRIDGE AVE		
	5626 E EDGEMONT AVE		
WEBSTER AMBER DESTINY/DONALD W	5631 E EDGEMONT AVE		

FAIRWAY PARK

P2

Name	Address	Sign In	email
SHIRVANLAN NORIER/GERALDINE R	5631 E WINDSOR AVE		
JULIEN KRISTIE SUE	5632 E CAMBRIDGE AVE		
SUMBERG DANIEL/PHILINDA	5632 E WINDSOR AVE		
FRY PENNY	5633 E CAMBRIDGE AVE		
	5634 E EDGEMONT AVE		
WILLIAM SCARBROUGH FAMILY TRUST	5639 E EDGEMONT AVE		
PETERSON LINDA L	5639 E WINDSOR AVE	<i>Linda Peterson</i>	<i>linda.pete.andrews@gmail.com</i>
SHADRON JULIE L TR	5640 E CAMBRIDGE AVE		
NUNEZ JAY/WOODS KELLY	5640 E WINDSOR AVE		
	5642 E EDGEMONT AVE		
PARK PLACE Q LLC	5645 E CAMBRIDGE AVE		
NICHOLAS JAMES BRIAN/WENDY JOYCE	5648 E WINDSOR AVE		
MCNULTY JOSEPH DANIEL & SYLVIA TREMBI	5649 E WINDSOR AVE		
WHEETLEY PAUL A/GREGORY P/HELLING EM	5701 E EDGEMONT AVE		
MALKOVICH WILLIAM	5701 E WINDSOR AVE		
	5702 E EDGEMONT AVE		
	5704 E CAMBRIDGE AVE		
VANZUTPHEN CORNELIUS H JR/SHANNON S	5704 E WINDSOR AVE	<i>Shannon Van Zandt</i>	
THOMAS MICHAEL W/KATHLEEN B	5705 E CAMBRIDGE AVE		
HOSMER BETSY TR	5711 E EDGEMONT AVE		
TORRES JOSEPH/RACHAEL	5711 E WINDSOR AVE		

FAIRWAY PARK

64 PL

Name	Address	Sign In	email
HUFFORD SCOTT/AMANDA	2617 N 58TH ST		
BARNETT DANIEL C/JOANN TR	2618 N 56TH PL		
KELLEY RORY JAMES & CYNTHIA CHAPMAN	2625 N 58TH ST		
PANELLA RICHARD NICHOLAS	2626 N 56TH PL		
	2627 N 56TH PL		
CANNON JACQUELYN R/THOMASSON ROBER	2633 N 58TH ST		
LOIS VON HALLE REVOCABLE TRUST	2634 N 56TH PL		
KANAKJEFFREY A	2802 N 56TH PL		
SHEEHAN ELIZABETH L	2805 N 56TH PL		
LEHMANN STEVEN G/ANN R	2808 N 58TH ST		
KANAK ANNABELLE J TR	2812 N 56TH PL		
	2820 N 56TH PL		
JODY F MEYERS REVOCABLE LIVING TRUST	5615 E CAMBRIDGE AVE		
	5617 E EDGEMONT AVE		
WEINGARD JAMES	5617 E WINDSOR AVE		
GILES JOE T	5618 E CAMBRIDGE AVE		
	5618 E EDGEMONT AVE		
MATHIS FAMILY TRUST	5618 E WINDSOR AVE		
SMITH TRENT/LOURDES	5621 E CAMBRIDGE AVE		
	5626 E EDGEMONT AVE		
WEBSTER AMBER DESTINY/DONALD W	5631 E EDGEMONT AVE		

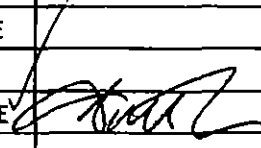
FAIRWAY PARK

P2

Name	Address	Sign In	email
SHIRVANLAN NORIER/GERALDINE R	5631 E WINDSOR AVE		
JULIEN KRISTIE SUE	5632 E CAMBRIDGE AVE		
SUMBERG DANIEL/PHILINDA	5632 E WINDSOR AVE		
FRY PENNY	5633 E CAMBRIDGE AVE		
	5634 E EDGEMONT AVE		
WILLIAM SCARBROUGH FAMILY TRUST	5639 E EDGEMONT AVE		
PETERSON LINDA L	5639 E WINDSOR AVE		
SHADRON JULIE L TR	5640 E CAMBRIDGE AVE		
NUNEZ JAY/WOODS KELLY	5640 E WINDSOR AVE		
	5642 E EDGEMONT AVE		
PARK PLACE Q LLC	5645 E CAMBRIDGE AVE		
NICHOLAS JAMES BRIAN/WENDY JOYCE	5648 E WINDSOR AVE ✓	<i>Janetha Woods</i>	<i>zback350@yahoo.com</i>
MCNULTY JOSEPH DANIEL & SYLVIA TREMBL	5649 E WINDSOR AVE		
WHEETLEY PAUL A/GREGORY P/HELLING EM	5701 E EDGEMONT AVE		
MALKOVICH WILLIAM	5701 E WINDSOR AVE		
	5702 E EDGEMONT AVE		
	5704 E CAMBRIDGE AVE		
VANZUTPHEN CORNELIUS H JR/SHANNON S	5704 E WINDSOR AVE		
THOMAS MICHAEL W/KATHLEEN B	5705 E CAMBRIDGE AVE ✓		
HOSMER BETSY TR	5711 E EDGEMONT AVE		
TORRES JOSEPH/RACHAEL	5711 E WINDSOR AVE ✓	<i>Joseph Torres</i>	<i>412torres@gmail.com</i>

HERITAGE EAST

11 ~~11~~ P1

Name	Address	Sign In	email
BARRETT CHRISTOPHER	6001 E CAMBRIDGE AVE		
LUKO DANIELLE F/ANTON M	6001 E EDGEMONT AVE		
SMIDT DARWIN K/DEANNA B TR	6001 E WILSHIRE DR		
JOHNSON RODNEY L/JOAN B	6002 E CAMBRIDGE AVE		
MAY DOUGLAS F/FRANCES LUCILLE TR	6002 E WILSHIRE DR		
MÖTTL JOY J/CLAYTON T	6004 E WINDSOR AVE		
AUSTIN DENNIS E	6009 E CAMBRIDGE AVE		
MULCAHY MICHAEL F/JENNIFER K	6009 E WILSHIRE DR		
AJAMIE EDGAR T/ELAINE M TR	6010 E CAMBRIDGE AVE		
GOPAL PHILIP ANDRE/GARRIDO ANADEE T	6010 E WILSHIRE DR		
MAZURSKI ERIK MICHAEL	6011 E EDGEMONT AVE		
HEFFRON JOHN W/NANCY E	6012 E WINDSOR AVE		
6003 LLC	6013 E WINDSOR AVE		
TIEDEMANN SCOTT A/LIU YAN	6017 E CAMBRIDGE AVE		
COFFMAN MONTE GLENN/BETTY S TR	6017 E EDGEMONT AVE		
BECK ROGER A/MARILYN J CO TR	6017 E WILSHIRE DR		
JACOB AND MAREN MILLER TRUST	6018 E CAMBRIDGE AVE		Jacob & Maren Miller jacobmiller.com
ADELMAN BETTE O TR	6018 E WILSHIRE DR		
DOBLER FRANCIS X & JOYCE F	6019 E WINDSOR AVE		
CAROSELLI FAMILY LIVING TRUST	6022 E WINDSOR AVE		
ROWAN DEBORAH S	6023 E EDGEMONT AVE		

HERITAGE EAST

P4

Name	Address	Sign In	email
	6133 E WILSHIRE DR		
	6134 E WILSHIR DR		
	6141 E WILSHIRE DR		
	6142 E WILSHIRE DR		
	6149 E WILSHIRE DR		
	6150 E WILSHIRE DR		
	6109 E CAMBRIDGE AVE		
	6110 E CAMBRIDGE AVE		
	6117 E CAMBRIDGE AVE		
	6118 E CAMBRIDGE AVE		
	6125 E CAMBRIDGE AVE		
	6126 E CAMBRIDGE AVE		
	6133 E CAMBRIDGE AVE		
Daniel J. Terico	6134 E CAMBRIDGE AVE	<i>D. Terico by (handwritten signature)</i>	djterico@gmail.com
	6141 E CAMBRIDGE AVE		
	6142 E CAMBRIDGE AVE		
	6149 E CAMBRIDGE AVE		
	6150 E CAMBRIDGE AVE		
	6003 E WINDSOR AVE		
	6018 E WINDSOR AVE		
	6025 E WINDSOR AVE		

HERITAGE EAST

P5

Name	Address	Sign In	email
	6037 E WINDSOR AVE		
	6042 E WINDSOR AVE		
	6043 E WINDSOR AVE		
	6104 E WINDSOR AVE		
	6103 E WINDSOR AVE		
	6112 E WINDSOR AVE		
	6113 E WINDSOR AVE		
	6118 E WINDSOR AVE		
	6119 E WINDSOR AVE		
	6122 E WINDSOR AVE		
	6125 E WINDSOR AVE		
	6130 E WINDSOR AVE		
	6131 E WINDSOR AVE		
	6136 E WINDSOR AVE		
	6137 E WINDSOR AVE		
	6142 E WINDSOR AVE		
	6143 E WINDSOR AVE		
	6002 E EDGEMONT AVE		
	6010 E EDGEMONT AVE		
Lindsay Urbatchka + Jonah Booker	6016 E EDGEMONT AVE		lindsayurbatchka@yahoo.com jbook1982@hotmail.com
	6022 E EDGEMONT AVE		

HERITAGE EAST

P6

Name	Address	Sign In	email
	6028 E EDGEMONT AVE		
	6034 E EDGEMONT AVE		
	6035 E EDGEMONT AVE		
	6040 E EDGEMONT AVE		
	6041 E EDGEMONT AVE		
	6101 E EDGEMONT AVE		
	6102 E EDGEMONT AVE		
	6110 E EDGEMONT AVE		
	6111 E EDGEMONT AVE		
	6116 E EDGEMONT AVE		
	6117 E EDGEMONT AVE		
	6122 E EDGEMONT AVE		
	6123 E EDGEMONT AVE		
	6128 E EDGEMONT AVE		
	6129 E EDGEMONT AVE		
	6134 E EDGEMONT AVE		
	6135 E EDGEMONT AVE		
	6140 E EDGEMONT AVE		
	6141 E EDGEMONT AVE		
Cathy Stewart	6151 E. Lewis	✓ Cathy Stewart Cathy Stewart	cathy 85257 @gmail.com

HERITAGE EAST

P4

Name	Address	Sign In	email
	6133 E WILSHIRE DR		
	6134 E WILSHIR DR		
	6141 E WILSHIRE DR		
	6142 E WILSHIRE DR		
	6149 E WILSHIRE DR		
	6150 E WILSHIRE DR		
	6109 E CAMBRIDGE AVE		
	6110 E CAMBRIDGE AVE		
	6117 E CAMBRIDGE AVE		
	6118 E CAMBRIDGE AVE		
	6125 E CAMBRIDGE AVE		
	6126 E CAMBRIDGE AVE		
	6133 E CAMBRIDGE AVE		
	6134 E CAMBRIDGE AVE		
	6141 E CAMBRIDGE AVE		
	6142 E CAMBRIDGE AVE		
	6149 E CAMBRIDGE AVE		
	6150 E CAMBRIDGE AVE		
	6003 E WINDSOR AVE		
Shirley New	6018 E WINDSOR AVE	✓ <i>Shirley</i>	AZShirley21@gmail.com
	6025 E WINDSOR AVE		

HERITAGE EAST

PS

Name	Address	Sign In	email
	6037 E WINDSOR AVE		
	6042 E WINDSOR AVE		
	6043 E WINDSOR AVE		
	6104 E WINDSOR AVE		
	6103 E WINDSOR AVE		
	6112 E WINDSOR AVE		
	6113 E WINDSOR AVE		
	6118 E WINDSOR AVE		
	6119 E WINDSOR AVE		
	6122 E WINDSOR AVE		
	6125 E WINDSOR AVE		
	6130 E WINDSOR AVE		
	6131 E WINDSOR AVE		
	6136 E WINDSOR AVE		
	6137 E WINDSOR AVE		
	6142 E WINDSOR AVE		
	6143 E WINDSOR AVE		
	6002 E EDGEMONT AVE		
	6010 E EDGEMONT AVE		
	6016 E EDGEMONT AVE		
Alice G Tarico	6022 E EDGEMONT AVE	<i>Alice G Tarico</i>	alicesarico@hotmail.com

HERITAGE EAST

P6

Name	Address	Sign In	email
	6028 E EDGEMONT AVE		
	6034 E EDGEMONT AVE		
	6035 E EDGEMONT AVE		
	6040 E EDGEMONT AVE		
	6041 E EDGEMONT AVE		
	6101 E EDGEMONT AVE		
	6102 E EDGEMONT AVE		
	6110 E EDGEMONT AVE		
	6111 E EDGEMONT AVE		
	6116 E EDGEMONT AVE		
	6117 E EDGEMONT AVE		
	6122 E EDGEMONT AVE		
	6123 E EDGEMONT AVE		
	6128 E EDGEMONT AVE		
	6129 E EDGEMONT AVE		
	6134 E EDGEMONT AVE		
	6135 E EDGEMONT AVE		
	6140 E EDGEMONT AVE		
	6141 E EDGEMONT AVE		
GARY NEW	6013 E WINDSOR	<i>[Signature]</i>	MIKI1A210@GMAIL.COM
Frederick D. Johnson	6147 E. Lewis Ave	<i>[Signature]</i>	Fredpat28410@hotmail.com

McClay, Doris

From: Kuester, Kelli
Sent: Thursday, January 21, 2021 9:39 AM
To: Tom and Jean Ackerman
Cc: City Council; Cluff, Bryan
Subject: RE: Sherwood Heights lot splits

Hello Mr. and Mrs. Ackerman,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. Principal Planner Bryan Cluff is copied on this email who is the staff liaison for the Board of Adjustment and can include your comments in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Tom and Jean Ackerman <ackermantj@cox.net>
Sent: Wednesday, January 20, 2021 2:06 PM
To: City Council <CityCouncil@scottsdaleaz.gov>; Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>
Subject: Sherwood Heights lot splits

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

Mayor Ortega and members of the city council,

My wife and I just closed on a home in the Sherwood Heights area on December 29th and hope to move into the home in a few weeks, February 1st. We choose this home due largely to the larger lots and tranquil neighborhood, reminiscent of Phoenix/Scottsdale, I knew as a child. We now learn that there is an attempt to allow the division of these properties and increase the density of the area. I implore you not to allow this to happen, we all know what happens as we pack more and more people in ever smaller areas, we end up with the "Californication" of our state. Please be vigilant and fight for what makes our neighborhood, and others like it, special. Thank you in advance for your efforts in this regard.

Tom and Jean Ackerman
5625 E. Lewis Ave.
Scottsdale, AZ 85251

ackermantj@cox.net

McClay, Doris

From: Kuester, Kelli
Sent: Thursday, January 21, 2021 9:37 AM
To: Christine Ray
Cc: City Council; Cluff, Bryan
Subject: RE: Sherwood heights - no lot split

Hello Christine,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. Principal Planner Bryan Cluff is copied on this email who is the staff liaison for the Board of Adjustment and can include your comments in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Christine Ray <chris@maximobranding.com>
Sent: Wednesday, January 20, 2021 11:59 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Sherwood heights - no lot split

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

Council members

I wanted to let you know our whole neighborhood does not want this split. It will lower our home values. It will take away the large front yards we all have that gives the natural cactus look of the areas. The homes will not look like ours or be built to the block quality we all have either.

I did attend the board of adjustment Zoom call and hope that this does not go through. The openness of the street without the sidewalks makes our neighborhood quiet and peaceful.

I hope you can help stop this scar on our neighborhood

Thanks!
Christine Ray



MAXIMO
chris@maximobranding.com
maximobranding.com
602-384-7368
FAX: 602-840-1580

McClay, Doris

From: Kuester, Kelli
Sent: Thursday, January 21, 2021 9:38 AM
To: Pete Bolton
Cc: City Council; Cluff, Bryan
Subject: RE: Lot splits in Sherwood Heights

Hello Pete,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. Principal Planner Bryan Cluff is copied on this email who is the staff liaison for the Board of Adjustment and can include your comments in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Pete Bolton <pete@petebolton.com>
Sent: Wednesday, January 20, 2021 12:19 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Pete Bolton <pete@petebolton.com>
Subject: Lot splits in Sherwood Heights

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

Dear city councilmembers: it is with great respect that I send this email/information on to you. The jobs you signed up for are daunting, so congratulations on your decision and dedication to the city of Scottsdale and its residents.

So, with that in mind – a quick explanation for this email. I am a 26 year veteran of Arcadia and recently left to downsize in Sherwood Heights. One of the unfortunate situations in Arcadia that I watched occur over the years, was the splitting of lots and building of very large homes on very small lots. The construction activity was amazing and my block literally changed over months. It was a great time for me to sell, so I did and luckily I moved up here to Sherwood Heights. I did this in order to avoid being in that kind of the situation again. Now Sherwood Heights is under consideration for doing the same thing that they did in Arcadia, to basically double the population.

I understand that the fellow who first applied for splitting a lot is within his legal rights and that should be approved. But it has awakened a sleeping giant/lot splits and a bad one at that. I ask you to consider leaving Sherwood Heights a very quiet, neighborly place to live. I have talked to all of my neighbors within a two block area and not a single one is in favor of lot splits, aka “residential minor subdivisions”. The term minor subdivision is misleading. Mainly because of the damage it does to an incredibly quiet and neighborly place to live. The more we split lots, the less we will see the coyotes and the Hawks and other beautiful creatures that frequent this area.

I know that my new neighborhood is speaking up loudly and they/we should. Please consider one of the last vestiges of a “dark sky” neighborhood and wonderful neighbors as something the city would like to keep intact. Please vote against any more lot splits – it would be greatly appreciated.

McClay, Doris

From: Kuester, Kelli
Sent: Thursday, January 21, 2021 9:36 AM
To: Bill Leinheiser
Cc: City Council; Cluff, Bryan
Subject: RE: lot splits at Sherwood Heights

Hello Mr. Leinheiser,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. Principal Planner Bryan Cluff is copied on this email who is the staff liaison for the Board of Adjustment and can include your comments in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Bill Leinheiser <leinheiserbill@gmail.com>
Sent: Wednesday, January 20, 2021 11:49 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: lot splits at Sherwood Heights

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

Thank you for coming out to our community and support before the election last year. Now that you are a council member I would like to ask for your help in getting the lot split at 5925 E Wilshire erased if at all possible. Planning and Development Department has tried to ram this down our throats without sending notices, or taking into account the effect it would have on our community, or take into consideration the history and character of this south Scottsdale neighborhood. Once that one comes there may be more of these to come.

We would like to just keep our community as a quiet place where we live rather than a place where a land flipper can make a fast buck.

Bill Leinheiser

McClay, Doris

From: Kuester, Kelli
Sent: Thursday, January 21, 2021 9:38 AM
To: Ray Bashkingy
Cc: City Council; Cluff, Bryan
Subject: RE: questioning residential minor subdivisions in well established Scottsdale neighborhoods

Hello Ray,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. Principal Planner Bryan Cluff is copied on this email who is the staff liaison for the Board of Adjustment and can include your comments in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

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

From: Ray Bashkingy <raymichaels@mac.com>
Sent: Wednesday, January 20, 2021 12:09 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: questioning residential minor subdivisions in well established Scottsdale neighborhoods

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

Dear Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, Councilmember Linda Milhaven and Vice Mary Solange Whitehead,

It was just a few short months ago that you and several other newly elected Council Members attended one of many meetings of concerned neighbors here in the historic Scottsdale neighborhood of Sherwood Heights. During this meeting you saw, first hand, that our neighborhood is extremely concerned that longstanding set-backs and restrictions are being quickly changed for a proposed lot split that will materially alter the charm and individuality of our unique neighborhood.

I respectfully request your personal oversight and attention in this matter as you consider the long term effects of the City of Scottsdale hastily moving forward without proper input from all neighbors involved.

Regards,

Ray Michaels
raymichaels4az@gmail.com
www.RayMichaels4AZ.com



No Lot Split <no lotsplit@gmail.com>

comment no lot split

1 message

Shelby Jasmer <shelbyjasmer@gmail.com>
To: NoLotSplit@gmail.com

Fri, Dec 11, 2020 at 3:06 PM

My husband and I have been living in the neighborhood for six years. We have been admiring the neighborhood's open space and desert landscape for over 20 year. We worked hard, advanced in our careers and finally arrived at a place where we could afford our dream home. Splitting lorts will destroy our dream. Greed should not be allowed to infringe on our quality of life.

Sincerely,
Gary and Shelby Jasmer

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Lot Splitting
Date: Thursday, December 10, 2020 10:28:52 AM

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

CASE NUMBER 16-ZN-2003#2

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

From: <stevelehmann@cox.net>
Date: Wed, Nov 18, 2020 at 11:55 AM
Subject: Lot Splitting
To: <nolotsplit@gmail.com>

I am not in favor of splitting lots in the Sherwood Heights neighborhood.

Steven Lehmann

2808 N 58th St

Scottsdale, Arizona 85257

Fairway Park neighborhood.

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Splitting lots in the Sherwood Heights area
Date: Thursday, December 10, 2020 10:29:18 AM

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

Case Number 16-ZN-2003#2

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

From: Marcy Kostewa <marcy@swabs-az.com>
Date: Wed, Nov 18, 2020 at 8:14 AM
Subject: Splitting lots in the Sherwood Heights area
To: NoLotSplit@gmail.com <NoLotSplit@gmail.com>

I am strongly opposed to the idea of splitting lots in my neighborhood, especially since the developer put a restriction that all lots in this area be single family dwellings.

Scottsdale, wake up! Keep our Sherwood Heights developer's land design from being ruined.

Regards,

Marcy Kostewa

SWABS-Az, Inc 5902 East Lewis Avenue Scottsdale, Az 85257 Cel 602-448-1622 Fax
602-522-2501 Office 602-522-2010

Small, woman owned company

It came to me that every time I lose a dog, they take a piece of my heart with them. And every new dog who comes into my life gifts me with a piece of their heart. If I live long enough, all the components of my heart will be dog, and I will become as generous and loving as they are.

~ Unknown

Information disclosed in this email is strictly confidential. Pricing and customer information is not to be shared with third or more parties unless prior written approval is granted by writer and included as part of all subsequent emails.

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Sherwood Heights
Date: Thursday, December 10, 2020 10:27:42 AM

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

CASE NUMBER 16-ZN-2003#2

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

From: **Email! Alert** <mindenagar@yahoo.com>
Date: Wed, Nov 18, 2020 at 8:09 PM
Subject: Sherwood Heights
To: nolotsplit@gmail.com <nolotsplit@gmail.com>

We love our neighborhood. *Investors are putting Money before the Community!* After living in Camelback quarter for four years we could not stand the way it was building up; destroying views of the mountains, clogging up the streets with more traffic by adding more housing in less space and there were too many allowances for ugly architectural choices, - "money don't buy taste" - was regularly made clear. The visually abrasive architectural choices were more aggravating because they were not made by neighbors who lived in the neighborhood and cared, but investors doing what they thought would sell, which usually meant New **BIG Houses**, *and then flipping them. The same is happening on a stretch of McDowel. The beauty of neighbors caring what their neighbors think when they make decisions will be destroyed and another nameless community will take the place of this currently warm, friendly neighborhood. Please help us fight this attempt to put profit before community.

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Sherwood Heights - no lot splits
Date: Thursday, December 10, 2020 10:25:54 AM

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

CASE NUMBER: 16-ZN-2003#2

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

From: KAREN CHRISTEN <karench@cox.net>
Date: Wed, Nov 18, 2020 at 8:40 AM
Subject: Sherwood Heights - no lot splits
To: nolotsplit@gmail.com <nolotsplit@gmail.com>

Dear City of Scottsdale, please consider our request that lots not be split, and to set the minimum lot size to 15,326 sf in our Sherwood Heights neighborhood. We have been residents in the neighborhood for 33 years - since August 1987. If you have ever driven through our neighborhood, I know you will agree that it is a very special and historical jewel in the Southwestern corner of our beautiful city. All of our neighbors have taken great care over the years to maintain the special nature of our property, which has only added value to the special nature of Scottsdale itself.

We are unable to attend the neighborhood meeting today, but please know we are most supportive of the efforts to maintain our property values. Thank you for your attention to this matter which is so important to us.

Karen Christen & Scott VanDaHuvel

2650 N 58th Place, Scottsdale 85257

480-946-8504

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Rezoning in Sherwood Heights
Date: Thursday, December 10, 2020 10:21:51 AM

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

CASE #: 16-ZN-2003#2

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

From: Sally Borg <sallyborg@cox.net>
Date: Mon, Nov 23, 2020 at 4:41 PM
Subject: Rezoning in Sherwood Heights
To: <NoLotSplit@gmail.com>

To Whom it May Concern,

I am writing to state my vote in favor of changing the zoning in Sherwood Heights to have a minimum lot size of 15,326 square feet.

I have lived in the Sherwood Heights area for 20 years. I was in Fairway Park for 17 years, and now in Sherwood Estates for the past 3 years. I have walked my dogs, run, and enjoyed this neighborhood all that time. I don't plan on leaving! This neighborhood is really special and I hate to think of it turning into a haven for developers who buy homes, split lots, build cookie cutter houses, sell them and leave.

Sherwood Heights and the associated neighborhoods have charm - and it's a desirable location to live, just as it is now. We don't need anyone coming in to rebuild our neighborhood. I believe that limiting the size on lots will be a BIG STEP in preventing this beautiful area from being taken over and ruined by developers, who are just out to make a buck.

Please help us by moving to approve new zoning for Sherwood Heights.

Sincerely,

Sally Borg - 5909 E Edgemont Ave, Scottsdale, AZ 85257

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Public Meeting on 11.18
Date: Thursday, December 10, 2020 10:22:50 AM

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

CASE NUMBER: 16-ZN-2003#2

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

From: Anne Gazzaniga <anne_gazzaniga@hotmail.com>
Date: Mon, Nov 23, 2020 at 10:10 AM
Subject: Public Meeting on 11.18
To: NoLotSplit@gmail.com <NoLotSplit@gmail.com>
Cc: Winston Carter <wkcarter@asu.edu>

The public meeting on 11.18 proved once again how much this neighborhood is against this lot split. Neighbors from all areas (Sherwood Heights and Estates, Heritage East and Fairway Park) all convened to show support to the process in the middle of a workday. We learned about the next steps the neighborhood association will be doing and the ways we can all stay involved through funding and communication efforts. The city planning office needs to recognize and listen when neighborhoods work together to advocate for issues that are important. We do not want this or other lot splits to occur. We want to keep this area the way it was originally designed - One lot, One home.

Anne Gazzaniga
Winston Carter
5840 East Cambridge Avenue
Scottsdale AZ 85257

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: Not in Favor of Sherwood Heights Lot Splits - Danielle Farmer - 5826 E Vernon Ave
Date: Thursday, December 10, 2020 10:31:25 AM

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

CASE NUMBER 16-ZN-2003#2

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

From: **Danielle Farmer** <azdlfarmer@gmail.com>
Date: Tue, Nov 17, 2020 at 6:06 PM
Subject: Not in Favor of Sherwood Heights Lot Splits - Danielle Farmer - 5826 E Vernon Ave
To: <nolotsplit@gmail.com>

I Danielle Farmer,

Am NOT IN FAVOR OF LOT SPLITS in the neighborhood of Sherwood Heights, Scottsdale AZ.

I am a 30 years resident of Sherwood Heights, living at 5826 E Vernon Ave, Scottsdale, AZ 85257.

Splitting lots in no way constitutes an improvement to either the quality of life in the Sherwood Heights Neighborhood, or to the quality of the Sherwood Heights Neighborhood (SWN) itself.

Lot splitting benefits a developer One time , and increases population density in our neighborhood Forever changing the unique character of our truly special neighborhood.

I do not see any lasting benefit to lot splitting in SWN. I do rather see a degradation to the fabric of our neighborhood with lot splitting . Hence I am adamantly not in favor of lot splitting.

Thank you for considering my position in this matter.

Danielle Farmer
5826 East Vernon Ave Scottsdale AZ 85257
480.949.8255

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: No lot stlit
Date: Thursday, December 10, 2020 10:30:37 AM

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

CASE NUMBER 16-ZN-2003#2

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

From: Frank Bixby <frankofoak@gmail.com>
Date: Tue, Nov 17, 2020 at 10:47 PM
Subject: No lot stlit
To: <NoLotSplit@gmail.com>

I have lived at 5618 E Oak St, Scottsdale, AZ 85257 since 1976. Deed restrictions were provided by the seller at that time which were enacted by the developer due to the unique beauty and location of the subdivision. These deed restrictions are still valid. My father was starting a subdivision east of Scottsdale road when Sherwood Heights was being built and knew Mr. Castelberry and his intentions. Due to the hard rocky ground it was not cost effective to put the utility poles underground. My father went to the extra expense to put the utility poles underground so the view to the east towards the Superstition Mountains would be less obstructed. He also donated land for a park. My father insisted kids had to have a place to play and the donation has a deed restriction: It must always be kept as a park for kids to play. If its purpose changes the land reverts to the donor or his heirs (ME). City officials didn't want a park at that time but eventually accepted the offer and built a park. I might have to look into violations of that deed restriction.

Frank Bixby

PS..I think the subdivision was
Scottsdale Highlands

It was the first subdivision east of Scottsdale road and was in the county when started north of Indian School and east of Granite Reef

From: [No Lot Split](#)
To: [Projectinput](#)
Subject: Fwd: 11/18/2020 Meeting
Date: Thursday, December 10, 2020 10:23:33 AM

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

CASE NUMBER: 16-ZN-2003#2

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

From: Elizabeth Lundquist <calundquist@hotmail.com>
Date: Mon, Nov 23, 2020 at 7:51 AM
Subject: 11/18/2020 Meeting
To: NoLotSplit@gmail.com <NoLotSplit@gmail.com>

Dear No Lot Split,

I attended the 11/18/2020 meeting at the location of the pending lot split at Wilshire Drive and 60th Street. It was encouraging to see so many of my neighbors in agreement that we need to prevent any further such lots splits in our unique, historical Sherwood Heights community. This area is a hidden gem in Scottsdale's crown with our house lots large enough to support precious, mature desert vegetation and all the wildlife that needs it. If the size of our lots slowly eroded to the "status quo" of the normal Scottsdale neighborhood, the character of our area will be lost forever.

Whenever, we have a new guest to our house (before COVID), the comment always is "this is such a cool area!". I hope we can keep it this way.

Elizabeth Lundquist (Lisa)

5653 E. Wilshire Drive, Scottsdale

From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 16-ZN-2003#2
Date: Thursday, December 10, 2020 5:23:38 PM

City of Scottsdale



Regarding Case 16-ZN-2003#2 -request to amend single-family residential minimum lot area from 10,000 square feet to 15,675 square feet: My husband and I support this request and we do believe the minimum lot requirement should be increased. We own a home on 58th pl and Wilshire Dr. We love the Sherwood neighborhood because of the unique homes, landscaping, and historic mid-century charm. Do not let developers split our lots and change the character of this neighborhood. -- sent by Elizabeth Remaklus (case# 16-ZN-2003#2)

City of Scottsdale



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From: [NoReply](#)
To: [Projectinput](#)
Subject: 16-ZN-2003#2
Date: Tuesday, December 8, 2020 8:28:33 PM

City of Scottsdale



We are owners in Sherwood Heights living on Wilshire and we do not agree with this proposal. How can a single individual file an amendment to this neighborhood and change the rules for everyone? We are 100% opposed to this change. -- sent by Dawn McDowell (case# 16-ZN-2003#2)

City of Scottsdale



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No Lot Split <noLotSplit@gmail.com>

Lot Split

1 message

Jane Canby <adamscanby@cox.net>
To: NoLotSplit@gmail.com
Cc: Jane Canby <adamscanby@cox.net>

Sun, Nov 22, 2020 at 7:37 AM

We strongly support action to increase the minimum lot size in Sherwood Heights. This neighborhood is a unique remnant of Arizona desert living. If lots are split there will be more crowded houses and the neighborhood will lose its special Arizona desert quality.

Jane and Bill Canby

Sent from my iPad



CITY OF SCOTTSDALE COMMENTS - LOT SPLIT AT SHERWOOD HEIGHTS Inbox x



Alisia Bodrero <alisia.bodrero@gmail.com>
to NoLotSplit, lauren

Mon, Jul 13, 2020, 9:28 AM

To whom it may concern,

My family and I currently live on Wilshire Drive (6133 E Wilshire Dr. Scottsdale, AZ 85257). As homeowners, we are concerned about the proposal of splitting the lot on the south west corner of 60th and Wilshire. The developer should be allowed to split up the land as it will negatively impact our property values and negatively modify the character of the neighborhood. My husband (architect/builder) and I have been admiring the Sherwood Heights neighborhood for years mainly because of its large lots. Splitting the lots will create other developers to do the same. Where do you stop? It would be so sad to see such a unique community be sliced up by people who aren't invested in the neighborhood, just their personal gains.

Plus, the home that is currently on the property is so charming and the thought of knocking it down is concerning. We are hoping someone could remodel and spruce up that sweet mid century modern home which brings so much character history to the area.

Please let me know if I can provide any additional information or thoughts.

Thank you,



Start

2

I am against lot splits in Sherwood Heights Inbox x



Andy Frey <andy@stuffandymakes.com>
to me

Sun, Jul 12, 2020, 8:22 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



David Frey
5733 E. Cambridge Ave.
Scottsdale, AZ 85257
(480) 444-8035

-



Chief Tinkerer
<https://StuffAndyMakes.com>
@StuffAndyMakes on all the social medias!

Start

2

No lot split for 5925 East Wilshire Drive. Inbox x

Anne Gazzaniga <anne_gazzaniga@hotmail.com>
to NoLotSplit@gmail.com, winston

Fri, Jul 10, 2020, 9:45 AM

We are writing to oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. The split request is completely incompatible with the original characteristics, density and design of Sher Heights and Estates. We specifically moved into this neighborhood two years ago because we wanted to live in an area that did not feel like every other housing development. This is a unique neighborhood that is becoming less and less common in the Scottsdale/Phoenix area. This is a community that cares where they live.

The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Please do not approve this split lot request. We don't want to become just another development that looks like all the rest.



cf
Start

2

Oppose Sherwood Heights Lot Split Inbox x

STEVEN ACKERMAN <tracksters@cox.net>
to NoLotSplit

Fri, Jul 10, 2020, 4:21 PM

We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Steve Ackerman & Patricia Turpin

2502 N. 57th Pl.

Scottsdale, AZ 85257



Received, thank you.

Looks good to me.

Yes, I approve.

1 of
Start

2

Subdividing the lot at the SW corner of Wilshire Drive and 60th Street Inbox x

Bette Adelman <boalaw@aol.com>
to NoLotSplit

Mon, Jul 13, 2020, 7:17 PM

Please do not approve the request to divide that lot in my neighborhood! It will be the triggering event to approve further variances, which will forever alter the simple, low profile nature of our historic and beautiful community. We have thus successfully preserved our neighborhood from significant and unwanted negative alteration; please disallow this attempt to degrade this lovely and highly desirable area of South Scottsdale. Thank you for your attention.

Bette O. Adelman
Boalaw@aol.com
602-819-6887

Sent from my iPhone



...
of
Start

Reply

Forward

2

Sherwood Heights Inbox x

Email! Alert <mindenagar@yahoo.com>
to me

Sun, Jul 12, 2020, 8:49 PM

Minden Agar
2330 N 58th St.
Scottsdale, AZ 85257
602-791-2727



I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive!!!!!! This lot split req is completely incompatible with the original characteristics, density and design of Sherwood Heights with its current spacious feel. It is also incompatible with the desires of the neighborhood to preserv sane developing as our surrounding town is overdeveloped.

Got it, thanks!

Received, thank you.

Thank you!



1 of
Start

Reply

Forward

2

Lot split Inbox x

Matt Ahern <maahern@yahoo.com>
to NoLotSplit

Thu, Jul 9, 2020, 4:55 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thanks
Matt Ahern
5823 E Windsor Ave
4806287319

Sent from my iPhone



...
of
Start

Looks good to me.

Received, thank you.

Got it.

2

No to the Lotsplit Inbox x



Max Aire <maxalire@gmail.com>
to NoLotsplit

Mon, Jul 13, 2020, 2:37 PM

Hello my name is Max Aire, I am 20 years old and am going to the university of Arizona next semester. I live at 5915 Vernon Ave 85257. I oppose the lot split located at 5925 E. Wilshire drive. This neighborhood is for single family resic building lots. That was and continues to be the intent of the neighborhood.

Sent from my iPhone



Got it, thanks!

Got it.

Received, thank you.

Reply

Forward



...
of
Start

2

protest of lot splitting in Sherwood Heights Inbox x

Joffa Applegate <zazizoma@hotmail.com>
to NoLotSplit@gmail.com

Sat, Jul 11, 2020, 3:32 PM

Joffa Applegate
Philip Mauskopf
5602 E Oak St
Scottsdale, AZ
85257



We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split req is completely incompatible with the original characteristics, density and design of Sherwood Height The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the in of the neighborhood.

...

[Message clipped] [View entire message](#)



1 of
Start

Reply

Forward

2

Lot Split Inbox x

Suzanne Armstrong <szarmstrong@cox.net>
to NoLotSplit

Sat, Jul 11, 2020, 10:53 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Our community has been admired for its natural beauty and appreciation for not over populating the space. My family (built our home in 1955) has enjoyed the benefits of the Declaration of Restrictions since its beginning. Do not let the lot split be approved.

Suzanne Armstrong
5736 E. Edgemont Avenue
Scottsdale, AZ 85257



cf
Start



Gmail

Search mail



194 of 264

2

Do not split lot 5925 E Wilshire Dr Inbox x

mike <mike_ashby@msn.com>
to NoLotSplit@gmail.com

Sat, Jul 11, 2020, 5:25 PM

To Whom It May Concern:

I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the originally intended characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states, "All lots in Sherwood Heights shall be known and described as single-family residential lots." That was and continues to be the intent of the neighborhood.

Sincerely,

Michael D. Ashby
5613 E. Wilshire Drive
Scottsdale, Ariz. 85257-1949
480-945-2585



Start



No Lot Split <nolotsplit@gmail.com>

NO LOT SPLIT

1 message

Marilynn Atkinson <atkinsonmarilynn@gmail.com>
To: Nolotsplit@gmail.com

Mon, Nov 16, 2020 at 3:52 PM

CASE 577-PA 2020

I oppose lot splitting. Our area has a unique desert outdoor feeling in the heart of Scottsdale with breathing room from neighbors but are still a close net unity in Sherwood Heights, Sherwood Estates, Fairway Park and Heritage East.

Marilynn Atkinson
5916 E. Edgemont Ave.
Scottsdale, Az 85257

480-327-8068



No Lot Split <nolotsplit@gmail.com>

In Favor of

1 message

macgyverltd@cox.net <macgyverltd@cox.net>
To: nolotsplit@gmail.com

Mon, Aug 10, 2020 at 5:21 AM

Good morning,

We are in favor of stopping lot splits.

Bill and Jane reiff

2

5925 E Wilshire Drive Inbox x

Bryan Webster <bp_webster@yahoo.com>
to NoLotSplit

Thu, Jul 9, 2020, 7:08 PM

I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Bryan and Vy Webster
5826 E Windsor Ave
Scottsdale, AZ 85257
408-218-8954
480-395-2063

[Sent from Yahoo Mail for iPhone](#)



1 of
Start

2

Proposed Lot Split/5925 E. Wilshire Inbox x

Billie Young <sellarizona@mindspring.com>
to Nolotsplit, Billie

Sun, Jul 12, 2020, 12:20 PM

To whom it may concern:

My husband Tom and I grew up in Phoenix and purchased our home in January of 1980. A family of four with two gro little boys. We had lived overseas in a home with a smallish yard for a number of years and after moving back to Ariz, we were looking for a new home with a big yard! We viewed several homes including one in Arcadia then came acro neighborhood of Sherwood Heights. Both of us had grown up in east Phoenix actually not too far from Sherwood Hei but really never knew it existed.

Sherwood Heights is a hidden Gem. You don't see it from Thomas Rd. nor do you see it from McDowell Rd. When we drove thru Sherwood Heights we were both impressed with the sizes of the lots, the hilly streets and the unique dese landscape and the awesome mountain views! There were two homes for sale in the neighborhood. When we looked . current home the boys just loved the big back yard, the bridge to the pool and the hilly terrain (better known as arroyc the "big" mountain (Papago buttes) in the close distance.

We noticed that each home was distinctively placed on the lot to be in harmony with the desert terrain allowing the hc not to impede the flow of water that would run off of the mountain during one of our monsoon rain storms. Each lot an home was unique!! **I am not in favor in any way of anyone lot splitting.** Changing the feel, distinction and charact this special neighborhood would be an injustice to the original intent of the builder. D.D. Castleberry who thought care and deliberately as to how he laid out these neighborhoods.

In the resent past the Desert Botanical Gardens has said we are the only true "Desert Community" left in the city. Per Declaration of Restrictions "**All lots in Sherwood Heights shall be know and described as single family resident building lots**". **That was the intent of the builder and is the intent of the neighborhood to this day.**



cf
Start



No Lot Split <nolotsplit@gmail.com>

Lot splitting

1 message

kathimbaldwin@gmail.com <kathimbaldwin@gmail.com>
To: nolotsplit@gmail.com

Mon, Jul 20, 2020 at 1:16 PM

As a former resident of Sherwood Heights and a current neighbor living in Heritage East I strongly oppose the proposed splitting of the lot at 5925 E. Wilshire. If this happens, and others follow suit it will destroy the character of the neighborhood, the very reason we chose to live here.

Catherine Baldwin
6019 E. Vernon Avenue

Sent from my iPad

2

Property located at 5925 E. Wilshire Dr Inbox x



Dan Barnett <dan@azcorporatebuilders.com>
to NoLotSplit

Sun, Jul 12, 2020, 5:26 PM

To whom it may concern:

We are in opposition to any lot split at 5925 East Wilshire Drive or anywhere on any lot in Sherwood Heights or Fairw Park where my wife and I reside. These are large primarily desert residential lots that were never conceived to be spl subdivision size home lots.

Sincerely,
Dan and Joanne Barnett
2618 N. 56th Place
Scottsdale, AZ 85257
480/423-5151

Received, thank you. Got it, thanks! Got it.



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cl
Start

Reply

Forward

2

Sherwood Heights subdivision, Scottsdale Inbox x



Ray Bashkingy <raymichaels@me.com>
to NoLotSplit

Mon, Jul 13, 2020, 2:51 PM

To whom it may concern,

My name is Ray Bashkingy and I reside at 5813 E. Lewis Ave. My telephone number is 602-463-0777. I am a native of Arizona, grew up in the Arcadia area and am very familiar with the special attributes associated with unique neighborhood.



I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split is not conducive to the original intent of the neighborhood we all share. This request is not made by any end user that actually lives in this subdivision and is completely incompatible with the original characteristics, density and design of Sherwood Heights.

On August 23, 1955, the Declaration of Restrictions stated, "All lots in Sherwood Heights shall be known and described as single family residential building lots." There was never an intent to "split" or reduce the "estate" size lots in this subdivision nor to increase the density in the master plan.



...
of
Start

For over 60 years this special residential area has been left untouched. Many, including myself, came to this area specifically because of this. To open the door to change the original intent will fundamentally change the neighborhood and be detrimental to the existing home values for many years to come.

Respectfully,



No Lot Split <nolotsplit@gmail.com>

Outdoor neighborhood meeting

1 message

Emajane <jebenware@cox.net>
To: nolotsplit@gmail.com

Tue, Nov 17, 2020 at 7:39 AM

I am a 50 year resident of Sherwood Estates and since I am unable to attend this meeting I am herewith expressing my opposition to lotsplitting in our Sherwood Heights area. Allowing this will destroy the character of this unique area.

Emajane Benware 5816 E Edgemont Ave 85257
Sent from my iPad



2

5925 E. Wilshire Dr., Scottsdale, AZ 85257 Inbox x

Dayna Bigelow <daynabigelow1@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 10:05 AM

Hello,

My name is Dayna Bigelow, I live at 2620 N. 58th PL, Scottsdale AZ 85257. My phone number is: 602.615.0154. I love everything about our Sherwood Heights neighborhood. The mountain views, open space between the houses, privacy, natural desert vegetation, wildlife and traffic safety. This proposed lot split is not in keeping with the vital character of our neighborhood. I moved here, because of these characteristics.

I am writing to you, because I oppose the proposed lot split of the property located at 5925 E. Wilshire Dr. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states, "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

--
Thank you,
Dayna Bigelow
602.615.0154



Start



No Lot Split <nolotsplit@gmail.com>

Please include in your communications to the City

1 message

Susan Bitter Smith <sbsmith@technicalolutionsaz.com>
To: NoLotSplit@gmail.com

Wed, Jul 15, 2020 at 7:09 PM

To: Planning Staff City of Scottsdale

RE:Sherwood Heights Lot 106 Replat Application

Please add my name to the list of numerous Scottsdale residents who are opposing this application to split the existing lot 106 in the Sherwood Heights neighborhood. As a property owner of 41 years in Sherwood Heights and a resident who is familiar with the zoning and land use process, I believe the Planning Department has the ability to deny this request in light of its non compliance with existing ordinance requirements that apply to front yard and potentially side yard allocations.

In addition, the proposed split is clearly not in conformance with the existing character of the neighborhood , which the City has historically analyzed in its review of previous zoning and platting applications. This proposed change is significant and input from Scottsdale residents should be considered in the Department's review of this application.

Susan Bltter Smith
5806 E. Lewis
Scottsdale 85257

--

Susan Bitter Smith
President
Technical Solutions
4350 E. Camelback Rd., Suite G 200
Phoenix, AZ 85018

Phone: (602) 957-3434
Fax: (602) 955-4505



No Lot Split <nolotsplit@gmail.com>

No lot stlit

1 message

Frank Bixby <frankofoak@gmail.com>
To: NoLotSplit@gmail.com

Tue, Nov 17, 2020 at 10:47 PM

I have lived at [5618 E Oak St, Scottsdale, AZ 85257](#) since 1976. Deed restrictions were provided by the seller at that time which were enacted by the developer due to the unique beauty and location of the subdivision. These deed restrictions are still valid. My father was starting a subdivision east of Scottsdale road when Sherwood Heights was being built and knew Mr. Castelberry and his intentions. Due to the hard rocky ground it was not cost effective to put the utility poles underground. My father went to the extra expense to put the utility poles underground so the view to the east towards the Superstition Mountains would be less obstructed. He also donated land for a park. My father insisted kids had to have a place to play and the donation has a deed restriction: It must always be kept as a park for kids to play. If its purpose changes the land reverts to the donor or his heirs (ME). City officials didn't want a park at that time but eventually accepted the offer and built a park. I might have to look into violations of that deed restriction.

Frank Bixby

PS..I think the subdivision was
Scottsdale Highlands

It was the first subdivision east of Scottsdale road and was in the county when started north of Indian School and east of Granite Reef

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2

Primary

Social

Promotions

- Debbie Gardner No Lots Split of 5925 E. Wilshire Dr. - We live directly behind th... 7
- Carrozzzeria Catorcio Proposal to build two identical houses on 1 lot - Scottsdale Pla... 7
- Jerry Chruma No Lot Split - We strongly oppose the proposed lot split of the ... 7
- Jameson Wetmore objection to lot splitting - This e-mail is to submit my objection ... 7
- Rizal Oel Lot Split at 5925 E. Wilshire Drive of Sherwood Heights, Scotts... 7
- Jami Pomponi Alire No Lot Split - To Whom It May Concern: I strongly oppose the i... 7
- Darren D'Arcangelo Keep Sherwood Heights special. - Greetings, COS review com... 7
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- Bette Adelman Subdividing the lot at the SW corner of Wilshire Drive and 60th ... 7



...
of
Start

2

No on lot splits Inbox x

Pete Bolton <pete@petebolton.com>
to NoLotSplit@gmail.com, Pete

Fri, Jul 10, 2020, 8:40 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

I was resident of Arcadia for 26 years. What's happening to that area now is really counterproductive including greater density and smaller lots – increasing traffic etc. etc. etc. I sold my home in Arcadia 2017 and moved to Sherwood Heights for a reason. Bigger lots, quieter environment, desert creature that no longer visit Arcadia on a regular basis and really solid and kind neighbors. Our neighbors were great in Arcadia but/and all of them have moved on. So, I believe all of us in Sherwood Heights etc. came here for a very specific reason and that is lot size and a quiet environment. My household (2) absolutely votes for "NO" on lot splits of any kind. We vote for continuing what the intent of the neighborhood was from the beginning.

My name is:



...
of
Start



No Lot Split <nolotsplit@gmail.com>

Rezoning in Sherwood Heights

1 message

Sally Borg <sallyborg@cox.net>
Reply-To: Sally Borg <sallyborg@cox.net>
To: NoLotSplit@gmail.com

Mon, Nov 23, 2020 at 4:41 PM

To Whom it May Concern,

I am writing to state my vote in favor of changing the zoning in Sherwood Heights to have a minimum lot size of 15,326 square feet.

I have lived in the Sherwood Heights area for 20 years. I was in Fairway Park for 17 years, and now in Sherwood Estates for the past 3 years. I have walked my dogs, run, and enjoyed this neighborhood all that time. I don't plan on leaving! This neighborhood is really special and I hate to think of it turning into a haven for developers who buy homes, split lots, build cookie cutter houses, sell them and leave.

Sherwood Heights and the associated neighborhoods have charm - and it's a desirable location to live, just as it is now. We don't need anyone coming in to rebuild our neighborhood. I believe that limiting the size on lots will be a BIG STEP in preventing this beautiful area from being taken over and ruined by developers, who are just out to make a buck.

Please help us by moving to approve new zoning for Sherwood Heights.

Sincerely,

Sally Borg - 5909 E Edgemont Ave, Scottsdale, AZ 85257

2

5925 E Wilshire Dr. Inbox x

APRIL BRAMINI <aprilbramini@hotmail.com>
to me

Mon, Jul 13, 2020, 4:50 PM

Dear Sir/Madam,

I strongly oppose the submitted application for the lot split on the property located at 5925 E Wilshire Dr. This unique and special neighborhood goes back decades and is a hidden gem in our community. We do not need Sherwood Heights turning into what Arcadia has become with enormous and tall homes being built right on top of each other and blocking other neighbors views of Camelback Mountain or Papago Buttes

Please vote to keep our neighborhood true to itself and vote "NO" on this proposed lot split.

Thank you,
April Bramini
5814 E Windsor Ave
Scottsdale, AZ 85257
6026773455



of
Start

Jason Brunen
6110 E. Wilshire Dr
Scottsdale, AZ 85257

July 7th 2020

Mr. Nate Tonnemacher
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Mr. Tonnemacher,

It has come to our attention that the City of Scottsdale is considering an application for a lot split of an existing single family home lot located at 5925 E. Wilshire Drive under case '4-MD-2020'.

While we understand (and in some instances appreciate) developers coming in to build new homes in areas which require revitalization, we feel strongly that this change would be immensely out of character for this neighborhood and would respectfully like to voice our ask that the City of Scottsdale consider not approving such a lot split.

The neighborhood is not one in need of rehab or revitalization – but rather it is a neighborhood that has intentionally preserved that same look and feel since the 1970s in a manner conducive to the unique character that makes up "South Scottsdale". In fact, the makeup of homes remains very much the same since the 1970s and has been tastefully updated over the years to reflect the changing times.

We would ask that the city consider a key point – Does the proposed lot split result in a change that is uncharacteristic for the neighborhood that it is located within and/or is there a demand for the split?

To that end, we would ask that you consider:

1. There have been very few lot splits within this neighborhood based on aerial photos from 1970 via the Scottsdale GIS tool. Those splits were characteristic of lots there were abnormally larger than the surrounding lots where a split made sense and brought harmony to the average lot size in the surrounding area. Most, as far as we can tell, occurred decades ago at a time where it made sense to harmonize the lot sizes. The same logic can not be applied to the requested lot split that is in front of the city today as lot sizes have remained static for quite some time.
2. The average lot size on Wilshire Dr in Sherwood Estates is 26,076 square feet with the smallest lot size at 18,770 square feet and the largest at 34,598 square feet. This requested lot split of 12,874 square feet is substantially smaller than anything on the street today by approximately 50%. By this metric, the ask is uncharacteristic of the homes on the immediate street.

**Lot Size Data
Sherwood Heights (Wilshire Dr & South)**

Address	Lot Square Footage	Address	Lot Square Footage	Address	Lot Square Footage
5602 E OAK ST	33,931	5814 E VERNON AV	30,486	5641 E WILSHIRE DR	21,761
5618 E OAK ST	22,138	5826 E VERNON AV	19,957	5653 E WILSHIRE DR	25,918
5628 E OAK ST	17,875	5902 E VERNON AV	18,993	2536 N 57TH ST	17,712
5702 E OAK ST	28,094	5908 E VERNON AV	24,767	2518 N 57TH ST	19,525
5714 E OAK ST	28,904	5914 E VERNON AV	18,475	2510 N 57TH ST	15,395
5730 E OAK ST	21,441	5926 E VERNON AV	21,411	5656 E LEWIS AV	18,211
5744 E OAK ST	29,038	5925 E LEWIS AV	23,685	5642 E LEWIS AV	27,355
2311 N 58TH ST	21,385	5913 E LEWIS AV	18,437	5632 E LEWIS AV	22,588
5818 E OAK ST	20,038	5901 E LEWIS AV	22,770	5614 E LEWIS AV	25,096
5834 E OAK ST	16,927	5839 E LEWIS AV	26,129	5602 E LEWIS AV	24,765
5842 E OAK ST	20,769	5825 E LEWIS AV	22,263	5601 E LEWIS AV	24,559
5902 E OAK ST	22,630	5813 E LEWIS AV	27,533	5613 E LEWIS AV	23,565
5904 E OAK ST	19,065	5926 E LEWIS AV	27,578	5625 E LEWIS AV	22,730
5912 E OAK ST	23,713	5914 E LEWIS AV	23,159	5602 E VERNON AV	23,325
5926 E OAK ST	24,883	5902 E LEWIS AV	23,858	5614 E VERNON AV	20,488
5938 E OAK ST	27,380	5840 E LEWIS AV	20,791	5628 E VERNON AV	21,252
5925 E VERNON AV	25,058	5826 E LEWIS AV	22,576	2402 N 57TH ST	21,367
5915 E VERNON AV	28,350	5814 E LEWIS AV	25,185	2418 N 57TH ST	20,804
5901 E VERNON AV	27,794	5813 E WILSHIRE DR	27,564	5602 E WILSHIRE DR	24,077
5837 E VERNON AV	18,771	5825 E WILSHIRE DR	26,082	5614 E WILSHIRE DR	19,271
5825 E VERNON AV	17,924	5839 E WILSHIRE DR	29,539	5626 E WILSHIRE DR	18,770
5813 E VERNON AV	22,704	5901 E WILSHIRE DR	34,598	5634 E WILSHIRE DR	25,346
5807 E VERNON AV	17,430	5925 E WILSHIRE DR	25,299	5654 E WILSHIRE DR	28,230
5801 E VERNON AV	16,150	5735 E WILSHIRE DR	30,362	5662 E WILSHIRE DR	28,350
2319 N 58TH ST	15,326	5715 E WILSHIRE DR	28,779	5676 E WILSHIRE DR	26,418
5808 E VERNON AV	19,749	5701 E WILSHIRE DR	31,523	5702 E WILSHIRE DR	25,296
5802 E VERNON AV	22,083	2523 N 57TH ST	16,413	5716 E WILSHIRE DR	32,154

2

Oppose lot split of 5925 E Wilshire Drive Inbox x

Christy Burchett <christyburchett@gmail.com>
to me

Sun, Jul 12, 2020, 8:18 AM

I oppose the proposed lot split of the property located at 5925 E Wilshire Drive. This lot split is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." This and continues to be the intent of this historic neighborhood.



Christy Burchett
5938 E. Oak Street
Scottsdale
480-258-1099

Sent from my iPad



Received, thank you.

Looks good to me.

Thank you!

...
of
Start

2

No lot splitting Inbox x

Amanda Burkholder <demanda1971@cox.net>
to NoLotSplit

Mon, Jul 13, 2020, 5:33 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Dr. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states " All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

This not acceptable. We love our area and it shall remain single family lots.

Very concerned resident.

Amanda Burkholder
6050 e Wilshire dr
Scottsdale AZ
85257

Sent from my iPhone



...
of
Start

I agree with you.

Yes, I agree.

I don't agree.

2

Opposed to Sherwood Lot Splitting Inbox x


Campbell Chris W <Chris.Campbell@srpnet.com>
to NoLotSplit@gmail.com

Sat, Jul 11, 2020, 1:39 PM

To Whom it May Concern,

My name is Chris Campbell (5615 E. Vernon Ave, 602-390-2448) and I strongly oppose the proposed splitting up of k Sherwood Heights. Specifically, I oppose the proposal to split the lot at 5625 E. Wilshire. I think this would compromise character of the neighborhood and erode value. With this email, I am stating my opposition. If there is anything else I do to support this position, please let me know. Thanks, Chris.



Chris Campbell | Senior Director | Distribution & Telecom Operations | 
☎ 602-236-8911 | 📠 602-390-2448 | ✉ chris.campbell@srpnet.com

"We work Safely for Our Family, Our Health, and for Each Other"



Start

Reply

Forward

LOT SPLIT PLANNED FOR SHERWOOD HEIGHTS Inbox x



Christine Ray <chris@maximobranding.com>
to NoLotSplit

Fri, Jul 10, 2020, 1:26 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known a described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Sincerely,
Christine & Joseph Ray

2320 N 58th Street

Scottsdale, AZ 85257

602-384-7368



...
of
Start



2

In strong opposition to lot split in Sherwood Heights Inbox ×



Mycroft Holmes <csavage101@googlemail.com>
to NoLotSplit, sellarizona, us

Thu, Jul 9, 2020, 9:06 PM

To our City Planner,

A couple of years ago my wife and I were looking to relocate from another house in Scottsdale. We visited lit 30 listings and after seeing the neighborhood of Sherwood Heights we were able to find a wonderful new place to call home.

As such, it is with great alarm and disappointment that developers, who are seeking only profit, have purchased our original home with plans to split the lot in order to increase their bottom line. This shows an utter lack of respect for the character of the neighborhood as well as the families which call it home. This lot split is obviously incompatible with the design and characteristics of our neighborhood and would be shameful if approved.

The Declaration of Restrictions, dated August 23, 1955, states that "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the style and intent of the original subdivision. Any deviation from this, especially for the profit of a few at the permanent expense of the families in Sherwood Heights would set a dangerous precedent for other developers to slowly destroy one of the



...
of
Start



No Lot Split <nolotsplit@gmail.com>

RE: 5925 E Wilshire lot split

1 message

Shelby Jo Campbell <sjcampbell22@hotmail.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Mon, Jul 20, 2020 at 3:29 PM

Dane and Shelby Jo Campbell
5614 E Vernon Ave
Scottsdale, AZ 85257
480-949-0663

Hello,

My husband and I vehemently oppose the lot split of the property located at [5925 E Wilshire Drive](#). This lot split request is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential lots." That was and still continues to be the intent of the neighborhood.

Sincerely,
Shelby Jo and Dane Campbell
Get Outlook for Android



No Lot Split <nolotsplit@gmail.com>

Lot Split

1 message

Jane Canby <adamscanby@cox.net>
To: NoLotSplit@gmail.com
Cc: Jane Canby <adamscanby@cox.net>

Sun, Nov 22, 2020 at 7:37 AM

We strongly support action to increase the minimum lot size in Sherwood Heights. This neighborhood is a unique remnant of Arizona desert living. If lots are split there will be more crowded houses and the neighborhood will lose its special Arizona desert quality.

Jane and Bill Canby

Sent from my iPad



No Lot Split <no lotsplit@gmail.com>

5925 E Wilshire Drive Proposed Lot Split

1 message

Jacki <jax2u@me.com>
To: NoLotSplit@gmail.com

Wed, Jul 15, 2020 at 4:39 PM

To the Scottsdale City Planners,

I oppose the proposed lot split of the property located at 5925 E Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The petitioner stated that the "proposed re-development of the project site will be consistent with the ongoing revitalization of the neighborhood." Tell me how splitting the lot is consistent; I don't see it when looking at the Maricopa County parcel map. Neighbors are "revitalizing" the neighborhood with the consistency of our current lots. The lots in all of Sherwood Heights, including tract B, are currently consistent...as they are. There are some amazingly cool remodels in this area, keeping the vibe of the mid-century architecture. Articles have been written about Sherwood Heights, praising the larger lots, desert landscaping and mid-century design. Don't let greedy developers ruin our neighborhood, a neighborhood that we love. As you know, once one lot is split, developers will have more freedom to continue splitting lots on any future sales.

Thank you for your time.

Sincerely,

Jacki Cannon
2633 N 58th ST,
Scottsdale, AZ 85257
(480) 650-5417

2

Fwd: Sherwood Heights split Inbox x

Heather Carrico <heather@thinkchange.org>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 8:00 AM

Begin forwarded message:

From: Heather Carrico <heather@thinkchange.org>
Subject: Sherwood Heights split
Date: July 13, 2020 at 7:45:04 AM MST
To: NoSplitLot@gmail.com

Dear Mr. Tonnemacher:

As we understand, you are handling the proposal for the lot split at 5925 E Wilshire Dr in the Sherwood Heights subdivision. We respectfully ask that you please consider rejecting this proposal.

As residents of Heritage East, just down the street from this property, we are very concerned about what lot splitting would do to this neighborhood in the future. The homes along Wilshire and to the south are on



...
of
Start

2

Sherwood Heights Inbox x

TOM CHEKNIS <tomcheknis@cox.net>
to NoLotSplit

Mon, Jul 13, 2020, 5:52 PM

I am a resident of Heritage East and I say leave this area as it was intended. It is unique, beautiful, convenient and is very special place to live! Nancy Petersen, 2516 N. 61st Street, Scottsdale AZ 85257, 602-359-5006



Thank you!

I agree!

Love it!

Reply

Forward



cf
Start

2

5925 E Wilshire, Scottsdale Inbox x

KAREN CHRISTEN <scottvdh@cox.net>
to NoLotSplit

Mon, Jul 13, 2020, 1:10 PM

I am strongly opposed to splitting the lot at 5925 E Wilshire. I have lived in the neighborhood for 33 years, and it is n understanding that such an action would be unsafe and not allowed. The homes were planned and built to conform v the natural drainage and location of washes in the area. We purchased our home here because of the lot sizes, visib surrounding mountain views, native vegetation of the area, and beauty of the natural desert surroundings. Over the 33 years, I have seen that the plan works regarding the ability of the original topography to handle severe rain storm off properly. I would be most fearful of any disruption from this original plan. Thank you for your consideration of this of view.

Scott L VanDaHuvel, 2650 N 58th Place, Scottsdale, AZ 85257 480-440-7377

[I agree with you.](#)

[Thoughts?](#)

[Looks good to me.](#)



cf
Start

Reply

Forward

2

No Lot Split Inbox x

Jerry Chruma <jerry.chruma@gmail.com>
to NoLotSplit, HOME

Tue, Jul 14, 2020, 6:32 AM

We strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. We have been residents Sherwood Heights for 43 years and believe that this lot split request is completely incompatible with the original characteristics, density and design of the Sherwood Heights that we know and love. The Declaration of Restrictions August 23, 1955, states "All lots in Sherwood Heights shall be known and described as single family residential buildi lots." That was and continues to be the intent of the neighborhood. Thank you.



Jerry and Judy Chruma
5700 E. Lewis Ave.
Scottsdale, Arizona 85257-1924
602-481-5225



Reply

Reply all

Forward

cf
Start

FW: Application for lot split at 5925 E. Wilshire Dr Inbox x

Billie Young <sellarizona@mindspring.com>
to NolotSplit

Mon, Jul 13, 2020, 4:09 PM

From: Joe Cusack [mailto:jacusack@aol.com]
Sent: Monday, July 13, 2020 1:02 PM
To: NoLotSplit@gmail.com
Cc: jacusack@aol.com
Subject: Application for lot split at 5925 E. Wilshire Dr

We are Joe and Diane Cusack, and we reside at 5744 E. Oak Street, Scottsdale, 85257. We have lived in our Sherwood Heights house for over 40 years. We moved here from another part of Scottsdale to a large part because of the very unique character provided by Sherwood Heights: its original design, its density and general warm environment. To us it is not "just" a place to hang our hats; it is the place to live among similar families with similar tastes. No, we don't have lights because that is part of what makes Sherwood Heights so unique. We strongly believe that a lot split allowing 2 houses on the same lot is NOT at all compatible with what makes Sherwood Heights so unique. PLEASE deny ALL applications, including the lot at 5925 E. Wilshire – and the changes it would make – to anyone in Sherwood Heights.

Diane and Joe Cusack
480.945.7754

2



ct
Start



proposed lot split at 5925 E. Wilshire Drive Inbox x

David Doyel <ddoyel@cox.net>
to NoLotSplit

Fri, Jul 10, 2020, 5:06 PM

To Whom It May Concern: We were originally attracted to Sherwood Heights because of its large lots, distances between homes, desert landscaping, and almost rural feel of the neighborhood. Thirty-five years later we still live here and still consider the large lots and spacing of homes as several of the endearing qualities of this neighborhood. The last thing that should happen here is for lots to be split and density to be increased. To do so would greatly undermine the integrity of the neighborhood.



I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

David E. Doyel
Sharon S. Debowski
5813 East Windsor Ave.
Scottsdale, AZ 85257



ct
Start

Looks good to me Received Automatically Thank you!

split of the property located at 5925 E. Wilshire Drive Inbox x

Danielle Farmer <azdlfarmer@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 5:47 PM

To Whom it may Concern:

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split is completely incompatible with the original characteristics, and subsequent density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That and continues to be the intent of the neighborhood.

From: City of Scottsdale - Sherwood Heights Neighborhood plan final Nov 2002.

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/neighborhood-planning/sherwood-heights>

Please note that Sherwood Heights is characterized as follows:

LAND USE

The Sherwood Heights Neighborhood Area, including the eight subdivisions covers a total land area of 170 acres.



ct
Start



2

(no subject) Inbox x



D <dheinrich958@gmail.com>
to me

Sun, Jul 12, 2020, 4:30 PM

Scottsdale Planning and Zoning,

I am adamantly against the proposed lot split at 5925 E. Wilshire Drive. The Declaration of Restrictions dated August 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." The and continues to be the intent of the neighborhood.



Other reasons for my opposition:

Lot splitting would destroy the vital character of Sherwood Heights.

Our mountain views would be compromised.

We love the open spaces between buildings.

The open spaces give us precious privacy.

The open spaces/natural gully washes provide storm water management.

Higher density dwelling compromises natural desert vegetation, wildlife, and the traffic safety.

Lot splitting would damage the visual sense of beauty in this neighborhood.

Lot splitting would dishonor the uniqueness of Sherwood Heights. Do we want all Scottsdale neighborhoods to be generic lookalikes?

If lot splitting occurs, we could no longer consider being a designated Historic Neighborhood.

It would just break my heart!



of
Start

doug.dresbach@gmail.com

2

07/13/2020

RE: 5925 E Wilshire Dr. Scottsdale, AZ 85257 proposed Lot Split

To Whom it may concern,

My wife and I have been living in Sherwood Heights for the past 7 years and we absolutely love this neighborhood. There are many reasons we love living in Sherwood Heights...

Spacious Lots, Quiet Neighbors, the unique Individual style of homes, the abundance of wildlife, no sidewalks, no streets. We live 2 houses East of the proposed lot split, and drive, walk or bike by the said address multiple times a day. Our 1 not live in the neighborhood, and to the best of my knowledge, does not have any plans to live in the neighborhood. We are all for end users remodeling, building additions, building guest houses, etc. In keeping with the original CC&F We do sympathize with the purchaser of this property and would kindly urge him to re-consider his plans for said property for a single story luxury property, where the investor could still make a fair profit on his investment without taking away

Warm regards,

Doug and Jennifer Dresbach

Looks good to me. I think it's perfect! Received, thank you.



cf
Start



5925 E. Wilshire / proposed lot split Inbox x

Debbie Stevens <debbiestevens13@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 12:04 PM

Hello,

I strongly oppose the proposed lot split for 5925 E. Wilshire. Sherwood Heights is a neighborhood known for large lot natural landscapes, riverwashes, wildlife and ranch house character. Splitting a single lot into 2 lots is unacceptable. practice would ruin character of the neighborhood. The water flow areas must be maintained. The views must be maintained. Wildlife habitat must be maintained. The open space must be maintained. This request is totally out of li and not what the original builder intended for the neighborhood.

Please save our precious neighborhood, do not allow this or any other lot split request to go forward.

I purchased my home in 2008. I moved home to Scottsdale wanting a home in this neighborhood only, for the reasor stated above. This is the 3rd house in this neighborhood that my family has owned going back to the early 1980's. D allow this developer to create high densly housing in Sherwood Heights or Sherwood Estates, please.

Sincerely,

Debra Ann Stevens
5926 E. Windsor Ave
Scottsdale, AZ 85251



cf

Start



No Lot Split <noLotSplit@gmail.com>

Lot Split

1 message

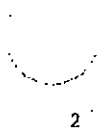
Donald Webster <dwebster@mac.com>
To: NoLotSplit@gmail.com
Cc: ICE Destiney <adwebster@mac.com>

Fri, Jul 17, 2020 at 7:05 PM

Good evening,
I am sending this email on behalf of myself and my wife.
Donald Webster
Destiney Webster
5631 E Edgemont Ave
Scottsdale, AZ 85257
602-751-2398 (Don) - dwebster@mac.com
602-568-7973 (Destiney) - adwebster@mac.com

We'll oppose the lot split of the property located at 5925 E Wilshire Drive. This lot split is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Sincerely,
Donald and Destiney Webster



Keep Sherwood Heights special. Inbox x

Darren D'Arcangelo <darren.pac@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 9:35 PM

Greetings, COS review committee

Please just ask yourselves while you are making your review, if you would think this to be a good idea if it were some developer wanted to do on the lot next to yours, or somewhere else in your neighborhood, and how you could possibly think it would improve the quality and esthetics of your own neighborhood.



Respectfully,

Darren D'Arcangelo
5926 East Oak Street
Scottsdale, AZ 85257
480.231.2220



of
Start

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single



No Lot Split <nolotsplit@gmail.com>

I oppose the proposed lot split on Wilshire Dr.

1 message

Bob Dauber <bob.dauber@asu.edu>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>

Tue, Jul 14, 2020 at 1:16 PM

I live at 5853 E. Wilshire Dr., Scottsdale, AZ. I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. Our neighborhood is a gem specifically because the homes are spread out on large lots, with natural desert throughout. Increasing the density is incompatible with the restrictions and the original design of the neighborhood. Please do not allow it.

-Mark Robert Dauber

602-692-6082

Lot split Inbox x



Clare Davey <mcd714@gmail.com>
to NoLotSplit

Fri, Jul 10, 2020, 3:32 PM

To Whom It May Concern:

My name is Mary Clare Davey and my address is 5715 E Cambridge Ave. Scottsdale, AZ 85257. My phone number is 513-3060.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank You

Here you go.

Received, thank you.

Thank you!



Start

2

Lot Split Inbox x

Tammi Davis <davist1@cox.net>
to NoLotSplit

Mon, Jul 13, 2020, 1:41 PM

We oppose the lot split at 5925 E. Wilshire Drive, we don't want our neighborhood turned into one of many around the when builders come in and tear houses down to make a quick buck and have no interest in our past and certainly not future of our wonderful neighborhood. We moved here because of the single story homes with great views, and origin of the homes. Please help us keep it that way.

Thank You
Kevin Davis
Tammi Davis
5813 E. Cambridge Ave.
Scottsdale, Az 85257
602-692-5658

Thank you for letting us know.

Got it.

Will do.

Reply

Forward



cf
Start



2

House on Wilshire, illegal lot split Inbox x

J. Deal <jdeal@hotmail.com>

Mon, Jul 13, 2020, 5:35 PM

to NoLotSplit@gmail.com, tcurtIs@ScottsdaleAZ.gov, rkeagy@ScottsdaleAZ.gov, us@paulandlauren.us

I want to express my dismay upon hearing that there is a proposal to split the property located at 59 Wilshire Drive, on 60th street near Oak, into two lots. This is one block from my house and I drive by property every day.

As far as I know, this action would violate the deed restrictions on homes in the area. I hope the City of Scottsdale Planning division does not attempt to put the commercial interests of real estate developers above community standards and title stipulations.

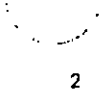
I have done quite a bit of research on deed restrictions and they are always enforceable except 1. v. contrary to Civil Rights legislation or 2. if there is a long history of those restrictions being ignored. Neither of these is the case in this case, so please save us all the trouble of going to court and reject the proposal.

Thank you. May good sense prevail.

John Deal



cf
Start



No lot split! Inbox x



Alex DeLander <a.delander@gmail.com>
to me

Tue, Jul 14, 2020, 10:41 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Dr. The split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The declaration of restrictions dated August 23, 1988, states "all lots in Sherwood Heights shall be known and described as single-family residential building lots." That was the intent and continues to be the intent of the neighborhood.

Alexander DeLander

5751 E Thomas Rd
Scottsdale, AZ 85251
480-399-3775

Sent from my iPhone

Thank you! Ok, thanks. Got it.

⋮
Start



do not support the splitting of the lot at 5925 E. Wilshire Drive Scottsdale, Az. 85257 Inbox x

David Delnoce <aldodelnoce@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 6:18 PM

To Whom it may Concern:

We respectfully oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. At its origins dating back to August 25, 1955, Sherwood given its location, topography, and beauty, was wisely restrict "single family residential building lots", and feel that it is only fair to those of us who live here, invested our lives and d here, willingly pay our fair share of taxes to this city we love, want to keep it as originally planned.

We understand your job is not easy, but this is an easy decision in light of the desire of a long lasting, cohesive, contr neighborhood to continue to keep its quality of life.

Sincerely,

David and Susan Delnoce
5901 E. Edgemont Avenue Scottsdale, Az. 85257 602-622-2727



of
Start



No Lot Split <nototsplit@gmail.com>

RE: Letter of Support for transmission to City of Scottsdale

1 message

Billie Young <cellarizona@mindspring.com>
To: No Lot Split <nototsplit@gmail.com>, George Schade <aljschade@aol.com>

Thu, Dec 17, 2020 at 11:29 AM

Thank you very much for your letter!! We appreciate your support!

Billie Young

From: No Lot Split [mailto:nototsplit@gmail.com]
Sent: Thursday, December 10, 2020 10:18 AM
To: George Schade; Billie Young
Subject: Fwd: Letter of Support for transmission to City of Scottsdale

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

From: denempont@yahoo.com <denempont@yahoo.com>
Date: Mon, Nov 23, 2020 at 9:04 PM
Subject: Letter of Support for transmission to City of Scottsdale
To: NoLotSplit@gmail.com <NoLotSplit@gmail.com>

As a homeowner in Heritage East, I am writing in total support of the Sherwood Heights Neighborhood proposed increase to the minimum lot size as well as their appeal of the Scottsdale Zoning Administration's decision to allow substantially decreased setback requirements.

The Sherwood Heights Area, as described in the Sherwood Heights Area Plan, encompasses several distinct and long-established residential developments. For more than 50 years, homeowners in this area have distinguished themselves through their unmatched pride of ownership. Over that time, no area of Scottsdale exceeds the incredibly high standards for care and appearance maintained by these homeowners at considerable expense. Equally high standards must be applied by the Scottsdale Planning and Zoning Department when considering any request that would disrupt these first-class neighborhoods. In this case, nothing in the record justifies the actions of P & Z administrators in approving the unprecedented lot split and complimentary setback reductions. These actions penalize existing homeowners by imposing unwanted changes to the unique character of their neighborhoods and reward a carpetbagging developer seeking to exploit the value created over 50 years by these responsible homeowners. Lot splitting will not end with this developer. P & Z is letting the camel into the tent with this decision. Not only must this unjustified decision be overturned, the proposed minimum lot size must be adopted to prevent any further exploitation of the proud homeowners of the Sherwood Heights Area.

Yours sincerely,

Geoffrey Denempont

6131 E. Lewis Avenue



5925 E. Wilshire Drive Inbox x

lderry1@cox.net
to NoLotSplit

Fri, Jul 10, 2020, 5:21 PM

We absolutely OPPOSE the proposed lot split of the property at 5925 E. Wilshire Drive. This lot split request is comp against the original characteristics, and design of Sherwood Heights. It is the reason we wanted to live here. The Declarations of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and describer single family residential building lots" That was and continues to be the intent of our neighborhood. NO LOT SPLIT



Lynne Derry
5802 E. Windsor Ave
Scottsdale, AZ 85257
lderry1@cox.net
602-315-2777



Received, thank you.

Thank you!

Got it.

Start



Opposing Lot Split Inbox x



Karolina Donis <kmdonis7@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 5:57 PM

To whom this may concern -

We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. Not only is this lot split request completely incompatible with the original characteristics, density and design of Sherwood Heights, this lot is 2 lots down from our home and will create substantial loss of value to our property. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

It is our understanding that most of our neighbors are against this proposal. Please deny the proposed lot split.

Respectfully,
Paul & Karolina Donis
5839 E Wilshire Dr, Scottsdale, AZ 85257
480.888.4887



Start

5925 E. Wilshire Drive - Case Number 5925 E. Wilshire Drive

Inbox x

nd93dives <nd93dives@yahoo.com>

Thu, Jul 9, 2020, 9:09 PM

to me

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split reque completely incompatible with the original characteristics, density and design of Sherwood Heights. Being on the corner of 60th street and Wilshire, it will obstruct views, increase traffic, and increase risk of accidents at the corner. The Declaration of Restrictions dated August 23, 1955 states "All lot Sherwood Heights shall be known and described as single family residential building lots." That wa continues to be the intent of the neighborhood.

Diana Dow
6101 East Wilshire Drive
Scottsdale, Arizona 85257

Received, thank you.

Thank you for the Information.

Thank you for the update.



of
Start



No Lot Split <nototsplit@gmail.com>

no lot split

1 message

David Doyel <ddoyel@cox.net>
To: nototsplit@gmail.com

Tue, Nov 17, 2020 at 11:35 PM

I planned to attend tomorrow but just realized that I have a medical apt so I cannot be there. Sharon is traveling so she cannot attend. We are emphatically not in favor of splitting lots in Sherwood Heights!

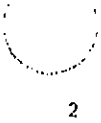
Thank you for your efforts on behalf of the neighborhood.

Dave Doyel and Sharon Debowski

5813 E Windsor Ave

S'dale 85257

602-318-7494



No Lot Split in Sherwood Heights Inbox x

dr rhodes <drrachelrhodes@gmail.com>
to me

Mon, Jul 13, 2020, 8:31 AM

Rachel Rhodes
(480)939-9596
5839 E Lewis AVE

I oppose the proposed splitting of the lot located at 5925 E. Wilshire Drive. This lot Split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 1955 states, " All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. This is a special community, please don't let it be destroyed by developers.

Received, thank you.

Got it.

Got it, thanks!



Start

Reply

Forward



no lot split request Inbox x

p dunlock <frost_fences@icloud.com>
to NoLotSplit

Tue, Jul 14, 2020, 10:40 AM

Hello,

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood residents.



Thank you,

Pamela and Brent Dunlock
5927 E. Cambridge Ave
Scottsdale, AZ 85257
480-892-0944



ct
Start

Reply

Forward



No Lot Split <nolotsplit@gmail.com>

Re: Sherwood Heights Character

1 message

Nancy Dunwell <ndunwe2@gmail.com>

Tue, Jul 14, 2020 at 7:23 PM

To: "jameson.westmore@asu.edu" <jameson.westmore@asu.edu>, "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Jameson,

I can go further if you need more depth. Also, my email is ndunwe2@gmail.com

On Tue, Jul 14, 2020 at 6:35 PM Nancy Dunwell <ndunwe2@gmail.com> wrote:

I and my family have enjoyed living in our Castleberry Home for over 40 years. The design and quality of construction, with inclusion of environmental elements have made every day a pleasure.

Neighbors who also value mature plants and desert animals are a vital part of living here.

We oppose the split of lots which would destroy all of this.

Sincerely,

Jeannine Dahl

Nancy Dunwell (daughter)

5829 E Windsor Ave

4804143637

Property located at 5925 E Wilshire Drive Inbox x

Emajane <jebenware@cox.net>
to NoLotSpllt

Sun, Jul 12, 2020, 1:52 PM

I strongly oppose the proposed lot split at subject property as the request for same is so clearly Incompatible with the original characteristics, design and density of our Sherwood Heights neighborhood. The Declaration of Restrictions c 8/23/55 states "All lots in Sherwood Heights shall be known and described as single family residential building lots". continues to be the intent of the neighborhood. I have resided at 5816 E Edgemont since 1970 and raised 2 sons he name is Emajane Benware and tel no. is 480-946-8919.

Sent from my iPad

Received, thank you. I agree with you. Looks good to me.

Reply

Forward



of
Start



2

Deny Property Split Proposal for 5925 E Wilshire Dr, Scottsdale, AZ Inbox x

Mary Embry <maryembry@icloud.com>
to NoLotSplit

Mon, Jul 13, 2020, 6:26 PM

We oppose the split of property located at 5925 E Wilshire Drive, Scottsdale, AZ. This lot split request is incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 2, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots". This and continues to be the intent of the neighborhood.



Richard T. Embry
6150 E Wilshire Drive
Scottsdale, AZ. 85257
406-570-5531

Mary Embry
6150 E Wilshire Drive
Scottsdale, AZ 85257
406-570-5532



Start

Sent from my iPad



No Lot Split 5925 E Wilshire Drive Inbox x

Don Evans <don@thestonecollection.com>
to NoLotSplit

To Whom It May Concern,

We oppose the proposed lot split of the property located at 5925 E, Wilshire Drive.
This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights and continues to be the intent of the neighborhood.



Sincerely,

Don Evans and Clarke Fine

Home Owners Sherwood Heights
2417 N 57th Street
Scottsdale, AZ. 85257
(303) 886.4068
(480) 600-2056



Start



No Lot Split <no lotsplit@gmail.com>

sellerizona@mindspring.com; us@paulandlauren.us

1 message

Lauren Fajkowski <laurenf07@gmail.com>
To: no lotsplit@gmail.com

Thu, Jul 16, 2020 at 12:26 PM

Hello!

Thank you for posting on the Next Door app, I didn't receive the flyer.

I own a house on Wilshire, as does my mother, and we both oppose the lot split at 5925 E. Wilshire. My mom is undergoing treatments for cancer so I'm sending this email for both of us.

We oppose the proposed lot split because this split is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The large lots in the middle of the city are one of the best features of the neighborhood, and a significant factor in why we people live in Sherwood Heights. This neighborhood would be cheapened with new, higher density housing products and the aesthetic of the mid century ranch style homes would be undermined.

My house: 5634 E. Wilshire Drive, Scottsdale, AZ 85257

My mom's house: 5626 E. Wilshire Drive, Scottsdale, 85257

My cell phone number is below, please contact me with any questions or concerns. (I'm an attorney and am happy to help on this should you run into issues).

Lauren

—

Lauren Fajkowski
laurenf07@gmail.com
(602) 501.0101



No Lot Split <noLotSplit@gmail.com>

Not in Favor of Sherwood Heights Lot Splits - Danielle Farmer - 5826 E Vernon Ave

1 message

Danielle Farmer <azdfarmer@gmail.com>
To: noLotSplit@gmail.com

Tue, Nov 17, 2020 at 6:06 PM

I Danielle Farmer,

Am NOT IN FAVOR OF LOT SPLITS in the neighborhood of Sherwood Heights, Scottsdale AZ.

I am a 30 years resident of Sherwood Heights, living at 5826 E Vernon Ave, Scottsdale, AZ 85257.

Splitting lots in no way constitutes an improvement to either the quality of life in the Sherwood Heights Neighborhood, or to the quality of the Sherwood Heights Neighborhood (SWN) itself.

Lot splitting benefits a developer One time , and increases population density in our neighborhood Forever changing the unique character of our truly special neighborhood.

I do not see any lasting benefit to lot splitting in SWN. I do rather see a degradation to the fabric of our neighborhood with lot splitting . Hence I am adamantly not in favor of lot splitting.

Thank you for considering my position in this matter.

Danielle Farmer
5826 East Vernon Ave Scottsdale AZ 85257
480.948.8255

2

5925 E Wilshire DR Inbox x

mfaulkner330 <mfaulkner330@cox.net>
to NoLotSplit, James

Sat, Jul 11, 2020, 1:10 PM

I oppose the idea of splitting the lot at 5925 E Wilshire Drive. Sherwood Heights is a lovely neighborhood that has been here for 60 years, the space between houses and the ample lots are part of its character and charm. We don't need it turned into another densely populated area like Arcadia just so a few speculators can pick up some quick cash.

I've live at 5837 E Vernon AVE for 3 years with my partner. My name is Mark Faulkner and my phone number is 619-0410

Thanks you,

Mark Faulkner

Sent from my iPad



of
Start

Got it, thanks!

Got it.

Received, thank you.



No Lot Split <nolotsplit@gmail.com>

5925 E Wilshire Drive

1 message

Donna Fedor <donna.fedor@gmail.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Tue, Jul 14, 2020 at 4:16 PM

Donna Fedor and Dan Brann

2643 N 58th Street

Scottsdale

408-666-2125

I oppose the proposed lot split of the property located at 5925 E Wilshire Drive.

This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights and surrounding neighborhoods. The Declaration of Restrictions dated August 23, 1955 states, "All lots in Sherwood Heights shall be known and described as single family residential lots." That was and continues to be the intent of the neighborhood.



Sherwood Heights Inbox x

Jeff Flancer <jeff@flancers.com>
to NoLotSplit@gmail.com

Thu, Jul 9, 2020, 4:50 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Jeff Flancer
5901 E Lewis Ave
Scottsdale AZ 85257
480-326-9077

Received, thank you.

Looks good to me.

Thank you!



of
Start



2

NO to LOT SPLIT PLANNED FOR SHERWOOD HEIGHTS Inbox x

Christine Fortman <cwf1210@gmail.com>
to NoLotSplit

Fri, Jul 10, 2020, 8:45 AM

Christine & Stefan Fortman
5721 E. Windsor Ave.
Scottsdale, AZ 85257
Christine cell: 602-690-5951



We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive.

My husband and I moved to the Sherwood Heights area three years ago because the neighborhood represents modestly sized, traditional Arizona ranch style homes on lot sizes that are proportional to the size of the home; something we, and our neighbors, highly value.



Start

Additionally, this lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955, states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Please do not split the Sherwood Heights lots Inbox x

Susan <mrskeller@cox.net>
to NoLotSplit

Thu, Jul 9, 2020, 9:02 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

The neighborhood is in jeopardy if lot splitting becomes allowed; the mountain views, open space between buildings, maintaining privacy, storm water management, natural desert vegetation, wildlife and the traffic safety.

Please do not allow this to happen to this historic neighborhood in South Scottsdale.

Sincerely,

Susan Foster

5902 E Cambridge Ave

Scottsdale, AZ 85257



Start

No Lot Split 5925 E Wilshire Dr Inbox x

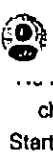
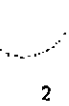
Ginny Coltman <gcoltman@speedpro.com>
to me, Joe

Mon, Jul 13, 2020, 4:34 PM

RE: No Lot Split at 5925 E Wishre Drive
From: Ginny Coltman
2321 N 57th Place
Scottsdale, AZ 85257

As a longtime homeowner in Sherwood Heights, I strongly oppose the proposed lot split of the property located at 5925 Wilshire Drive. When I purchased a home in Sherwood Heights in 1981, it was because I was drawn to the unique character of the area—the openness of the neighborhood, its spectacular views of the surrounding buttes and mountains, its natural topography and native vegetation. The reasons I moved into this neighborhood then are as important to me today. It has often been described by many as "a hidden gem" and appreciated for these reasons by the majority of those who live here.

Our neighborhood has been very vocal and persistent in preserving what is unique to our neighborhood—in 2002 a Sherwood Heights Area Neighborhood Plan was developed by the City of Scottsdale through collaboration with residents. During this process, residents were asked to define the six most important improvements that should be made to the neighborhood. The top two? To preserve views of nearby mountains and to preserve the character of the neighborhood. In 2003 the neighborhood was successful in preserving the views of nearby mountains and helping to preserve its character by restricting heights of remodels through development of a PRD. Restricting heights of redevelopment has definitely helped to preserve both the character of the area and the views of Panano Park, Camelback Mountain, and even Pinnacle Peak.





Re: I'm against lot splits. Inbox x

George <gwgibson85@hotmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 5:26 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

George
- It was me. I let the dogs out.

On Jul 9, 2020, at 5:24 PM, George Gibson <gwgibson@cox.net> wrote:

I bought in this neighborhood in 1990 *specifically because* of the large lots. If splits are allowed, I might as well have bought a house on a fifth acre in Gilbert.



cf
Start



Gmail

Search mail



256 of 264



2

I'm against lot splits. Inbox x

George Gibson <gwgibson@cox.net>
to NoLotSpilt

Thu, Jul 9, 2020, 5:24 PM

I bought in this neighborhood in 1990 *specifically because* of the large lots. If splits are allowed, I might as well have bought a house on a fifth acre in Gilbert.

I own in whole or part of two homes:



5913 E Lewis
2515 N 57th st

My cell phone number is (602) 499-5323.

I'm against any kind of split in the neighborhood. I really dislike outsiders making changes for profit only.

George W Gibson
gwgibson85@hotmail.com



cf

Start

COMMENT OF GEORGE A. AND LILLIAN M. SCHADE
CONCERNING CASE 4-MD-2020

We oppose the application submitted by Nathan and Rachel Anderson to split the existing parcel located at 5925 East Wilshire Drive into two single-family residential parcels. We have lived on Wilshire Drive since 1986.

I. The Sherwood Heights Area Neighborhood Plan

On November 12, 2002, after one year of surveys, public meetings, working groups, and workshops with residents, the City of Scottsdale issued The Sherwood Heights Area Neighborhood Plan. The plan states that, "The Scottsdale City Council's number one stated policy priority is to 'promote livability by enhancing and protecting neighborhoods', and to maintain a 'diverse family oriented community where neighborhoods are safe and protected from adverse impacts.'"

The initial survey found that the principal issue of respondents was "character preservation." The two most important improvements that should be made in the neighborhood were "preserve views of nearby mountains" and "preserve the character of the neighborhood."

The plan highlighted that Sherwood Heights is one of the oldest residential neighborhoods of its size in Scottsdale, platted between 1954 and 1957, and built between 1955 and 1972. This "neighborhood is atypical in Southern Scottsdale because of its very low density and that despite urban growth around it, through the years it has maintained its original desert environment, vegetation and character."

The authors of the plan found that "development is low-density" with Sherwood Heights homes "built in large lots, with service alleys." The "typical parcel size [in Sherwood Heights] is larger than half an acre."

The two proposed split lots are 0.2948 and 0.2955 of an acre. They are a significant downgrade to the lots in Sherwood Heights.

The plan states that, "the presence of natural desert vegetation, the open space between buildings, the street cross section and the mountain views [are] considered the most important features defining" this neighborhood," and "there is a strong interest in preserving these characteristics for the future."

Splitting one lot to build two houses will ruin the topography of the area. The original developer kept the natural desert topography of rolling hillsides, washes, and vegetation. Homes in Sherwood Heights were situated so that they did not interfere with the views of neighboring lots. The rigid placement of the two proposed homes would end the openness and adversely affect the views of adjoining lots, especially if the new

These restrictions "shall be valid and binding" regardless of being referenced in a deed of conveyance and can be enforced by a court of law. If a court of law invalidates any restriction, all the others "shall remain in full force and effect." It appears that these covenants are in full force and effect until July 1, 2025.

To our knowledge, the covenants have not been amended or terminated by the action of property owners.

III. The Application's Project Narrative

The current zoning for both split lots is R1-10. Applicants Anderson have designated the lot closest to the intersection of Wilshire Drive and 60th Street "Lot 106B," and the lot to the west "Lot 106A."

Section 5.404(B.1) of the zoning ordinance of the City of Scottsdale for R1-10 states as follows:

"B. Lot Dimension.

1. *Width.* All lots shall have a minimum width of eighty (80) feet."

The width of Lot 106B does not "meet the minimum development standards of the existing R1-10 zoning designation" as the preliminary plat states. The Project Narrative contains a preliminary plat, prepared by a registered professional engineer, showing that the width of Lot 106B is 63.97 feet – Calculated not measured. The width of Lot 106A is 85.86 feet Calculated not measured.

Second, all boundary measurements on the preliminary plat are calculated and not field measured distances. Calculated distances can include errors and inaccuracies.

Third, the width of the yard of Lot 106B that abuts 60th Street is 15 feet (Calculated). Section 5.404(E.1.b) of the zoning ordinance of the City of Scottsdale for R1-10 states as follows:

"E. Yards.

1b. Where lots have a double frontage on two (2) streets, the required front yard of thirty (30) feet shall be provided on both streets."

The preliminary plat appears to rely on Section 5.404(E.1.c) which describes a minimum 15 foot setback. However, the other homes on Wilshire Drive and neighboring streets that abut intersections have a 30 foot side yard setback. A 15 foot setback along 60th Street will make the neighborhood look enclosed. A 30 foot setback on 60th Street for this main entrance into Sherwood Heights would be more appropriate and in conformance with the setbacks of the other homes along 60th Street.

Bay and Refuge Area at the southwest corner of the intersection of Wilshire Drive and 60th Street, in front of the proposed split lot! The bay and refuge area were not built.

We wish to preserve the unique character of our neighborhood. We ask that the pending application to split Lot 106 at 5925 East Wilshire Drive be denied.

George A. and Lillian M. Schade
5701 East Wilshire Drive
Scottsdale, AZ 85257
Tel. (480) 949-8946

(no subject) Inbox x

Genevieve McCue <gmccue7@gmail.com>
to NoLotSplit

Fri, Jul 10, 2020, 1:47 PM

Genevieve J. McCue
5910 E. Edgemont Ave.
Scottsdale, Az 85257

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots". That was and continues to be the intent of the neighborhood.

Received, thank you.

Got it, thanks!

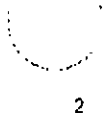
Looks good to me.



Reply

Forward

Start



NO LOT SPLIT Inbox x

Williams <office@wmwco.com>
to me, Gai, Gai, Williams

Sun, Jul 12, 2020, 2:18 PM

To whom it may concern:

I oppose the proposed lot split of the property located at 5925 E Wilshire Drive. This lot split re is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood He shall be known and described as single family residential building lots." That was and continue be the intent of the neighborhood.

Thank you,
Gai Williams
Sherwood Heights Homeowner
2409 N 57th Street
Scottsdale 85257
Cell #602-809-7040





2

No Lots Split of 5925 E. Wilshire Dr. Inbox x

Debbie Gardner <debbie.gardner49@gmail.com>
to NoLotSplit

Tue, Jul 14, 2020, 6:52 AM

We live directly behind the proposed lot split. We oppose very strongly to this request of the lot split of 5925 East Wilshire Drive. It is not compatible with our neighborhood and it will obstruct our beautiful view of Camelback Mountain. It took many years to get our dream home in Sherwood Heights. We are both natives of south Scottsdale and are one step from our retirement. So please help our neighborhood keep its original characteristics of charming ranch style homes desert landscaping, Large lots and views of both Camelback Mountain and the Papago Butts.
Thank you for taking the time to consider our OBJECTIONS to this lot split of 5925 E. Wilshire Dr.

Debra and David Gardner
5926 E. Lewis Ave., Scottsdale 85257.
460-720-7481
Sent from my iPhone

[Reply](#) [Forward](#)



cf
Start



No Lot Split <nolotsplit@gmail.com>

I oppose the lot split at 5925 E. Wiltshire in Sherwood Estates

1 message

Todd Garretson <toddgarretson@hotmail.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Tue, Jul 14, 2020 at 12:20 PM

Please do not grant the lot split in our beautiful and unique neighborhood of Sherwood Heights and Estates. This neighborhood preserves the views of Camelback and the Papago Buttes in each home by the nature of our big lots. If you subdivide this lot; this opens up the door to more lot splits and the devaluing of our home values and quality of life. Don't let us suffer the neighborhood conflicts that our neighbors to the north in Arcadia are battling..... Keep our neighborhood in its original state that makes it so special to all of its residents (original existing owners, new owners and future owners).

Thank you,

Todd Garretson resident for 13 1/2 years
5819 E. Edgemont Avenue
Scottsdale AZ 85257
480-695-1449

Sent from my iPad



No Lot Split <nolotsplit@gmail.com>

Public Meeting on 11.18

1 message

Anne Gazzaniga <anne_gazzaniga@hotmail.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>
Cc: Winston Carter <>wkcarter@asu.edu>

Mon, Nov 23, 2020 at 10:10 AM

The public meeting on 11.18 proved once again how much this neighborhood is against this lot split. Neighbors from all areas (Sherwood Heights and Estates, Heritage East and Fairway Park) all convened to show support to the process in the middle of a workday. We learned about the next steps the neighborhood association will be doing and the ways we can all stay involved through funding and communication efforts. The city planning office needs to recognize and listen when neighborhoods work together to advocate for issues that are important. We do not want this or other lot splits to occur. We want to keep this area the way it was originally designed - One lot, One home.

Anne Gazzaniga
Winston Carter
5840 East Cambridge Avenue
Scottsdale AZ 85257



No lot Split - Sherwood Heights Inbox x

Suzette <gibson77@cox.net>
to NoLotSplit

Sat, Jul 11, 2020, 9:01 PM

Suzette Gibson
2515 N. 57th St.
Scottsdale, AZ 85257
(602) 859-7370



I have been a resident of Sherwood Heights for over 20 years, this area is very important to us. As a neighborhood we have strived to keep the original look, working together to place a height restriction so that we all are able to maintain our views of Camelback Mountain and Papago Buttes.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



ct
Start

Sherwood Heights, as the Council knows, is one of the few unique neighborhoods in Scottsdale, keeping with our traditional desert landscaping, our flowing washes, no sidewalks and not very many street lights. Sherwood Heights is an Oasis within a large city. And that is why the people that live in this area moved here, because of these reasons and we continue to work together when need be to make sure that our neighborhood keeps its uniqueness. And we're proud of it!

Splitting 5925 East Wilshire into two lots.

1 message

hinchman@aol.com <hinchman@aol.com>

Tue, Jul 14, 2020 at 3:29 PM

Reply-To: hinchman@aol.com

To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>, "us@PaulandLauren.us" <us@paulandlauren.us>, "sellerizona@mindspring.com" <sellerizona@mindspring.com>

Dear City of Scottsdale Zoning Department,

We object to the proposed Plan to split 5925 East Wilshire into two smaller lots. Splitting 5925 East Wilshire into two small lots is not in compliance with the unique and highly desirable character of Sherwood Heights subdivision Units One, Two and Three. Sherwood Heights is one of the oldest Scottsdale subdivisions. It has very large open spaces, natural desert hillside and mountain views of Camelback Mountain and the Papago Buttes. I wish to preserve our neighborhood.

We object to the proposed Plan to split 5925 East Wilshire for the following 11 reasons:

1. Sherwood Heights has half an acre lots or larger which affords a feeling of open spaces. These proposed lots of .2948 acre and .2955 acre are considerably less than a half acre. These proposed new homes are in the category of Sherwood Estates and Heritage Heights subdivisions which have lots from .25 to .30 acres. This change to significantly smaller lots in Sherwood Heights is a major downgrade.
2. Putting these two new proposed homes on one lot will ruin the topography of our area. The original developer kept the natural desert topography of rolling hillside, washes and vegetation. These new homes will level the area and its natural beauty.
3. Wilshire is a cut-through street with a traffic problem that the City of Scottsdale has acknowledged. Adding two more homes on Wilshire with the attendant regular traffic of house cleaners, yard personnel and other services just augments the traffic problem. Since I live on Wilshire, I have to deal with speeding vehicles on a daily basis.
4. Homes in our Sherwood Heights subdivision are located so that they did not interfere with the views of neighboring lots. These two proposed homes would end the openness and probably the views of adjoining lots, especially if the new owners fence in their backyards and landscape with large trees. Low density is a priority of our neighborhood.
5. The 15 foot setback along 60th Street for these proposed homes will make our neighborhood look enclosed. A 30 foot setback on 60th Street for this entrance into our Sherwood Heights subdivision would be more appropriate and in conformance with the setbacks of the other homes along 60th Street to Oak. I and another neighbor have corner lots on Wilshire. Some time ago, on two separate occasions, we both were told by the City of Scottsdale that we had to have 30 foot setbacks on both Wilshire, our frontage street, AND on our side streets of 57th and 59th Streets, respectively. Were we misinformed by the City? If not, when did this rule change?
6. The new proposed house bordering on 60th Street does not appear to have the 80 foot width frontage on Wilshire Drive as required by zoning. It is only 63.97 feet.
7. The distance between these two proposed new homes is only 14 feet. That distance prevents the open, rural desert look of our Sherwood Heights subdivision. Moreover, the Declaration of Restrictions recorded on June 30, 1956 require an 8 foot distance to side lines, not 7 foot. Low density of the area is one of the advantages of large lots and single family residences.
8. There has been no change or termination of the original Declaration of Restrictions recorded on June 30, 1956 by a majority of the individual property owners of any Unit of the Sherwood Heights subdivision since July 1, 1985. The next automatic extension of these restrictions will be July 1, 2025 as specially provided in the original Declaration of Restrictions. Misleading guidance from the City can be addressed later. Lots size is a major factor in the unique character of our neighborhood and its preservation. We are not an infill area, but an established vital neighborhood.
9. What will happen to prevent the old septic system from becoming an environmental hazard?
10. Our Sherwood Heights subdivision is a well established, well maintained and vital neighborhood. We have an active Neighborhood Association that works well with the City of Scottsdale. There is no need to "revitalize" our neighborhood.
11. All of these reasons are supported by the Sherwood Heights Area Neighborhood Plan. The "first priority" of this Plan is to preserve the unique character of our Sherwood Heights subdivision. Its "second priority" is to mitigate the traffic on Wilshire. Splitting 5925 East Wilshire into two smaller lots will not further either of these goals.

My husband and I wish to preserve the unique character of our neighborhood. We vote against splitting 5925 East Wilshire into two smaller lots. I file this objection as further clarification of our joint objection.

2

Opposition of the proposed lot split of the property located at 5925 E. Wilshire DR Inbox x

T E GODFREY <gte03@msn.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 4:03 PM

We oppose the proposed lot split of the property located at 5925 E. Wilshire Dr. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states " All lots in Sherwood Heights shall be known a described as single family residential building lots." That was and continues to be the intent of the neighborhood.

We live in an adjoining community called Papago Buttes and are aligned with the Sherwood Heights standards. Tom and Cathleen Godfrey, 6243 E Wilshire DR, Scottsdale, AZ 85257. Phone: 480 206 5312



Tom Godfrey
480 206 5312



1 of
Start



5925 E. Wilshire Drive - Sherwood Heights Inbox x

Josh Gorman <josh@gorman-co.com>
to me

Mon, Jul 13, 2020, 3:05 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictor dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Josh Gorman
6036 E. Windsor Ave
Scottsdale, AZ 85257
480-415-4534

Received, thank you. Thank you! Looks good to me.



Start

Reply Forward

2

Lot Split for Sherwood Heights Inbox x

MaryAnn Gray <grayma6118@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 3:34 PM

We oppose the proposed lot split of the property located at 5925 East Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declarations of Restrictions dated August 23, 1955, states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Please take our statements into consideration when you make your decision.

Edward and MaryAnn Gray
5840 East Edgemont Avenue
Scottsdale AZ 85257
480-994-5579
grayma6118@gmail.com



Start

Reply

Forward



No Lot Split <nolotsplit@gmail.com>

Opposed to lot split in Sherwood Heights

1 message

Katie Green <katiegreen5908@gmail.com>
To: NoLotSplit@gmail.com

Thu, Jul 16, 2020 at 4:42 PM

To Whom It May Concern,

My name is Katie Green and I live at 5908 E. Vernon Ave. in Scottsdale. My phone number is 480-203-6631.

I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you,

Katie Green
Sent from my iPhone



Sherwood Heights - 5925 East Wilshire Drive Inbox x

Shawna Greiner <shawna.greiner@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 6:56 PM

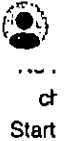
To Whom It May Concern,

I adamantly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

I bought in Sherwood Heights specifically because of the large lots with natural desert landscaping. The unique character of the area is very special. The views, the wildlife, the caring neighbors...it is by far my favorite neighborhood in the \

Please, please do not allow this change.

Shawna Greiner
5810 E Lewis Ave, Scottsdale, AZ 85257
480-447-7122
shawna.greiner@gmail.com



Received, thank you Thank you! Got it, thanks!

2

Lot Split Inbox x

Don Miller <don323phx@yahoo.com>
to me

Fri, Jul 10, 2020, 6:11 PM

Don Grossmiller Jr.
480-332-9246
5813 E Wilshire Dr
Scottsdale, AZ 85257

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



ct
Start

Got it, thanks!

Got it.

Thank you!



Lot Split Inbox x

Lynn Gustafson <lynngustafson1@gmail.com>
to NoLotSplit

Sat, Jul 11, 2020, 1:49 PM

Good afternoon,

My Name is Lynn Gustafson I live at 5702 E. Wilshire Dr., Scottsdale AZ 85257 my phone number 480-215-5975.



I would like to join my neighbors in voicing my displeasure over the possibility of allowing someone to have two homes on lot 106 of the Sherwood Heights neighborhood.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Start

Thank you,

Lynn Gustafson



2

(no subject) Inbox x

Tom & Dona Hair <tom_dona_hair@hotmail.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 10:49 AM

TO WHOM IT MAY CONCERN:

We strongly oppose the request to split lots in our neighborhood

This is one of the few neighborhoods in the valley that was designed for homes with larger than average lots. That is draw for people wanting homes in this neighborhood. People want larger sized lots. That is one of the reasons the v of our homes has increased over the years.

Adding more homes and more people to this community is not a good idea. It will only lead to overcrowding and will on the value of existing homes in the neighborhood.

Thank you for the opportunity to voice our opinion. Again, we strongly oppose splitting the lots.

Tom and Dona Hair
5927 East Edgemont Av
Scottsdale AZ 85257

480-946-1086



Start



No Lot Split <nolotsplit@gmail.com>

Sherwood Heights-"NO LOT SPLIT PROJECT" !!

1 message

Carol Harmon <cdharmon@cox.net>

Tue, Nov 17, 2020 at 12:25 PM

To: nolotsplit@gmail.com

Cc: sellarizona@mindspring.com

I am shocked and appalled that the city would approve to split lots in our beautiful neighborhood of Sherwood Heights in Scottsdale. I understand that the only constant is change, but there is no reason to split a lot in our neighborhood other than greed and selfish motivations! As an original resident of Sherwood Heights (moved there in 1963) and growing up there, I am adamantly opposed to splitting lots in Sherwood Heights which would adversely change the entire architecture of our beautiful neighborhood and the reason why it is such a desirable place to live. Please do not let this happen!!!!

Best Regards,

Carol Harmon

cdharmon@cox.net

602-510-3353

Splitting 5925 East Wilshire into two lots.

1 message

hlnchman@aol.com <hlnchman@aol.com>

Tue, Jul 14, 2020 at 3:29 PM

Reply-To: hlnchman@aol.com

To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>, "us@PaulandLauren.us" <us@paulandlauren.us>, "sellarizona@mindspring.com" <sellarizona@mindspring.com>

Dear City of Scottsdale Zoning Department,

We object to the proposed Plan to split 5925 East Wilshire into two smaller lots. Splitting 5925 East Wilshire into two small lots is not in compliance with the unique and highly desirable character of Sherwood Heights subdivision Units One, Two and Three. Sherwood Heights is one of the oldest Scottsdale subdivisions. It has very large open spaces, natural desert hillside and mountain views of Camelback Mountain and the Papago Buttes. I wish to preserve our neighborhood.

We object to the proposed Plan to split 5925 East Wilshire for the following 11 reasons:

1. Sherwood Heights has half an acre lots or larger which affords a feeling of open spaces. These proposed lots of .2948 acre and .2955 acre are considerably less than a half acre. These proposed new homes are in the category of Sherwood Estates and Heritage Heights subdivisions which have lots from .25 to .30 acres. This change to significantly smaller lots in Sherwood Heights is a major downgrade.
2. Putting these two new proposed homes on one lot will ruin the topography of our area. The original developer kept the natural desert topography of rolling hillside, washes and vegetation. These new homes will level the area and its natural beauty.
3. Wilshire is a cut-through street with a traffic problem that the City of Scottsdale has acknowledged. Adding two more homes on Wilshire with the attendant regular traffic of house cleaners, yard personnel and other services just augments the traffic problem. Since I live on Wilshire, I have to deal with speeding vehicles on a daily basis.
4. Homes in our Sherwood Heights subdivision are located so that they did not interfere with the views of neighboring lots. These two proposed homes would end the openness and probably the views of adjoining lots, especially if the new owners fence in their backyards and landscape with large trees. Low density is a priority of our neighborhood.
5. The 15 foot setback along 60th Street for these proposed homes will make our neighborhood look enclosed. A 30 foot setback on 60th Street for this entrance into our Sherwood Heights subdivision would be more appropriate and in conformance with the setbacks of the other homes along 60th Street to Oak. I and another neighbor have corner lots on Wilshire. Some time ago, on two separate occasions, we both were told by the City of Scottsdale that we had to have 30 foot setbacks on both Wilshire, our frontage street, AND on our side streets of 57th and 59th Streets, respectively. Were we misinformed by the City? If not, when did this rule change?
6. The new proposed house bordering on 60th Street does not appear to have the 80 foot width frontage on Wilshire Drive as required by zoning. It is only 83.97 feet.
7. The distance between these two proposed new homes is only 14 feet. That distance prevents the open, rural desert look of our Sherwood Heights subdivision. Moreover, the Declaration of Restrictions recorded on June 30, 1956 require an 8 foot distance to side lines, not 7 foot. Low density of the area is one of the advantages of large lots and single family residences.
8. There has been no change or termination of the original Declaration of Restrictions recorded on June 30, 1956 by a majority of the individual property owners of any Unit of the Sherwood Heights subdivision since July 1, 1985. The next automatic extension of these restrictions will be July 1, 2025 as specially provided in the original Declaration of Restrictions. Misleading guidance from the City can be addressed later. Lots size is a major factor in the unique character of our neighborhood and its preservation. We are not an infill area, but an established vital neighborhood.
9. What will happen to prevent the old septic system from becoming an environmental hazard?
10. Our Sherwood Heights subdivision is a well established, well maintained and vital neighborhood. We have an active Neighborhood Association that works well with the City of Scottsdale. There is no need to "revitalize" our neighborhood.
11. All of these reasons are supported by the Sherwood Heights Area Neighborhood Plan. The "first priority" of this Plan is to preserve the unique character of our Sherwood Heights subdivision. Its "second priority" is to mitigate the traffic on Wilshire. Splitting 5925 East Wilshire into two smaller lots will not further either of these goals.

My husband and I wish to preserve the unique character of our neighborhood. We vote against splitting 5925 East Wilshire into two smaller lots. I file this objection as further clarification of our joint objection.



Sherwood Heights Inbox x



Rita Hudgens <ritahudgens@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 3:31 PM

To Whom It may concern,

My name is Rita Hudgens and I live at 6002 East Edgemont Ave. Scottsdale, AZ 85257. My phone number is 480 603 5804

I oppose the proposed lot split of the property located at 5925 E. Wilshire Dr. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states " All Sherwood Heights shall be known and described as single-family residential building lots." That was and continues to be the intent of the neighborhood.

Please consider the history and the unique character of this beautiful and historic neighborhood.
Thank you.

Kind Regards,

Rita Hudgens
(480) 603-5804

<https://www.transformuniversity.net/>
<https://twitter.com/TransformUniv>
<https://www.linkedin.com/pub/rita-hudgens/39/586/b50>



Start

2

Strongly DISAGREE with splitting of Property 5925 E Wilshire Drive from Neighbor, Amanda Hufford Inbox x

Amanda Hufford <imasealrr@me.com>
to NoLotSplit

Sun, Jul 12, 2020, 4:04 PM

I strongly oppose the lot split of the property at 5925 E Wilshire Dr. This lot split request is completely incompatible with original characteristic density and design of Sherwood Heights. The declaration of Restrictions dated August 23 1955 states " All lots in Sherwood Heights shall be know as described as single family residential bulking lots". That was a continues to the intent of our neighborhood. Furthermore, I feel that this will create a precedence in the neighborhood future lots splits, and will ultimately change the character of this unique beautifully developed neighborhood forever. I do not allow this lot to be split. Please preserve our neighborhood's charecter and keep our neighborhood ambience & our thriving desert wildlife!

Amanda Hufford
2167 N 58th St
Scottsdale AZ 85257
602-329-7874



ct
Start

I agree with you.

Yes, I agree.

I don't agree.

2

No to lot split planned for Sherwood Heights Inbox x

jeannette.hunt85 <jeannette.hunt85@gmail.com>
to me

Tue, Jul 14, 2020, 8:40 AM

Kevin & Jeannette Hunt
5614 E Lewis Ave
Scottsdale, AZ 85257

We strongly oppose the proposed lot split of the property located at 5925 E Wilshire Dr. This lot split request is compl incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictio dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Sent from my Verizon, Samsung Galaxy smartphone

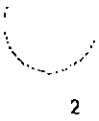


Received, thank you.

Got It, thanks!

Got it.

Start



No Lot Split - 5925 E. Wilshire Drive Inbox x

Ian Green <greenic@hotmail.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 9:46 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive.
 This lot split request is completely incompatible with the original characteristics, density and design
 Sherwood Heights.

The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be
 known and described as single family residential building lots."
 That was and continues to be the intent of the neighborhood.

Respectfully yours,

Name:
Ian Green

Address:
5927E Windsor Ave
Scottsdale AZ 85257



Start



Application for lot split at 5925 E. Wilshire Dr Inbox x

Joe Cusack <jacusack@aol.com>
to NoLotSplit, Jacusack

Mon, Jul 13, 2020, 1:02 PM

We are Joe and Diane Cusack, and we reside at 5744 E. Oak Street, Scottsdale, 85257. We have lived in our Sherwood Heights house for over 40 years. We moved here from another part of Scottsdale to a large part because of the very unique character provided by Sherwood Heights: its original design, its density and general warm environment. To us, it is not "just" a place to hang our hats; it is the place to live among similar families with similar tastes. No, we don't have street lights because that is part of what makes Sherwood Heights so unique. We strongly believe that split allowing 2 houses on the same lot is NOT at all compatible with what makes Sherwood Heights so unique.

PLEASE deny ALL lot split applications, including the lot at 5925 E. Wilshire – and the changes it would make – to anyone in Sherwood Heights.

Diane and Joe Cusack
480-945-7754

Reply	Reply all	Forward
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of
Start



2

5925 E Wilshire Dr Inbox x

Jody Meyers <jodala12@aol.com>
to NOLOTSPLIT

Sun, Jul 12, 2020, 8:20 AM

I oppose the proposed lot split of the property located at 5925 E Wilshire Dr. This lot split is completely incompatible v the original characteristics, density and design of Sherwood Heights. The declaration of restrictions dated August 23, states " All lots in Sherwood Heights shall be known and described as single family residential building lots. " That wa continues to be the intent of the neighborhood. NO TO THE LOT SPLIT !!



Jody Meyers
5615 E Cambridge Ave
Scottsdale, Az 85257
602-405-2599

Sent from my iPad

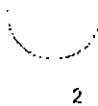


Reply

Forward

cf

Start



NO LOT SPLIT FOR SHERWOOD HEIGHTS Inbox x



Joe Ray <joe@joeray.com>
to NoLotSplit

Sat, Jul 11, 2020, 2:12 PM

To Whom It May Concern:

I stand in opposition to the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights.



Sherwood Heights is a well-known and admired neighborhood in Scottsdale, especially in South Scottsdale. One of the unique characteristics of area neighborhoods are the amount of Mid-Century Modern Ranch Homes. Sherwood Heights has numerous of these Mid-Century homes. Demolishing one of these homes which is set on one of the smaller lots in Sherwood Heights in order to cram two homes into the lot completely goes against the character of this neighborhood and sets a less than favorable precedent leading to more lot splitting in the future. This also leads to killing the unique feature of the lots, passive open spaces, and views in our neighborhood.



The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Start

This proposal and plan blatantly disregard the above Declaration of Restrictions for Sherwood Heights, I



2

Proposed Lot Split for 5925 E Wilshire Drive Inbox x



Jane Reiff <janereiff55@gmail.com>
to me, Jane

Thu, Jul 9, 2020, 5:55 PM

My name - Jane & Bill Reiff
my address - 5809 E Lewis Avenue
my contact number (Jane) 480-650-8193; (Bill) 480-332-2766



We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split req is completely incompatible with the original characteristics, density and design of Sherwood Heights Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be kno and described as single family residential building lots." That was and continues to be the intent of t neighborhood.

We've lived here 24 years, we've tried to keep everything we do in concert with the neighborhood. proposed lot split is a direct conflict of interest.

Every house in Sherwood Heights is unique, that is what keeps the beauty of the neighborhood.



ct
Start

Respectfully



OPPOSE Lot Split - 5925 E. Wilshire Drive, Scottsdale Inbox x

Janis Van Wyck <jvwdesigner@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 11:40 AM

My name is : Janis Van Wyck
Address: 5840 E. Windsor Avenue
Scottsdale, AZ 85257
Phone no.: 520-205-0772

To Whom it may Concern:

I, **Janis Van Wyck**, oppose the lot split of the property located at 5925 E. Wilshire Drive, Scottsdale, AZ. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions, dated August 23, 1955, states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Investors and speculation builders of homes do not care what negative, long reaching impact their mercenary action have on this rare and precious older neighborhood.

If you allow this one time, you must be well aware it will set a precedent for more and more of this type of lot splitting over developing which was NOT the intent set forth in the CCR's in 1955.

Scottsdale is being exploited by so many investors, experiencing so much more density in housing being pushed through so much over crowding of these once quiet neighborhoods.



Start



objection to lot splitting Inbox x

Jameson Wetmore <Jameson.Wetmore@asu.edu>
to me

Tue, Jul 14, 2020, 6:32 AM

This e-mail is to submit my objection to any proposals to split lots in the Sherwood Heights area and to oppose the split of the property located at 5925 E. Wilshire Drive specifically.



I purchased our house in Sherwood Heights because of the brilliant job that Castleberry Homes did with creating the area's first desert landscaped community. After decades of scraping the desert clean and planting grass and trees from other regions of the world, Castleberry built a community designed to mesh with the desert. It is a celebration of the Arizona landscape. The homes were not cookie cutter buildings, they were arranged at different angles and placed in the contours of the terrain. Houses were deliberately kept separate from each other so that the desert has room to breathe.



of
Start

The benefits of this approach have been incredible. The area has a sense of community that is almost unheard of in the Phoenix metro area. The residents participate in multiple joint events a year and reach out a hand when others need it. The fact that the community is nestled in the desert also means that it supports a wealth of desert wildlife. Screech owls, quail, at least four species of woodpeckers, rattlesnakes, coyote, and bobcats call Sherwood Heights home. Desert iguanas rarely venture into metropolitan areas, but have chosen to live in our area in the neighborhood.



2

objection to lot splitting Inbox x

Jameson Wetmore <Jameson.Wetmore@asu.edu>
to NoLotSplit@gmail.com

Sun, Jul 12, 2020, 10:06 PM

This e-mail is to submit my objection to any proposals to split lots in the Sherwood Heights area and to oppose the split of the property located at 5925 E. Wilshire Drive specifically.

I purchased our house in Sherwood Heights because of the brilliant job that Castleberry Homes did with creating the first desert landscaped community. After decades of scraping the desert clean and planting grass and trees from other regions of the world, Castleberry built a community designed to mesh with the desert. It is a celebration of the Arizona landscape. The homes were not cookie cutter buildings, they were arranged at different angles and placed in the contour of the terrain. Houses were deliberately kept separate from each other so that the desert has room to breathe.

The benefits of this approach have been incredible. The area has a sense of community that is almost unheard of in Phoenix metro area. The residents participate in multiple joint events a year and reach out a hand when others need it. The fact that the community is nestled in the desert also means that it supports a wealth of desert wildlife. Screech owl, quail, at least four species of woodpeckers, rattlesnakes, coyote, and bobcats call Sherwood Heights home. Desert iguanas rarely venture into metropolitan areas, but have chosen to live in numerous places in the neighborhood.

If lots are allowed to be subdivided, not only will the character of the community be compromised, but the desert natural beauty will be eliminated and the animals that live there may be driven out. Sherwood Heights was designed to allow people and desert to coexist. Lot splitting will fundamentally change the historic and desirable character of the community. It will destroy the reason why many residents can't imagine living anywhere else and have chosen to remain for decades.



cf
Start



No Lot Split <noLotSplit@gmail.com>

comment no lot split

1 message

Shelby Jasmer <shelbyjasmer@gmail.com>
To: NoLotSplit@gmail.com

Fri, Dec 11, 2020 at 3:06 PM

My husband and I have been living in the neighborhood for six years. We have been admiring the neighborhood's open space and desert landscape for over 20 year. We worked hard, advanced in our careers and finally arrived at a place where we could afford our dream home. Splitting lots will destroy our dream. Greed should not be allowed to infringe on our quality of life.

Sincerely,
Gary and Shelby Jasmer



5925 E Wilshire Drive Inbox x

swissmz007@aol.com

Mon, Jul 13, 2020, 2:50 PM

to NoLotSpllt

To whom it may concern:

I adamantly oppose the proposed lot split of the property located at 5925 East Wilshire Dr. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. It will also increase traffic flow on Wilshire Dr which borders my entire property lengthwise. The declaration of restrictions dated August 2 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots. That and continues to be the intent of the neighborhood. If this lot split gets approved, it will set a precedence for more developers to do more of the same. This could ultimately ruin the integrity of our lovely neighborhood which currently large lots that provide beautiful mountain views, privacy, natural desert vegetation, wildlife, and serenity.

Thank you for your attention concerning this matter.

Linda Jenni
2536 N 57th Street
Scottsdale, AZ 85257
(cell) 541-272-0886



Start

2

5925 E Wilshire Inbox x

KAREN CHRISTEN <karench@cox.net>
to NoLotSpllt

Fri, Jul 10, 2020, 5:39 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive, which is incompatit with the original characteristics, density and design of Sherwood Heights. The Declaration of Restri- dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That is the intent of our neighborhood.

Karen Christen
2650 N 58 Place
Scottsdale, AZ 85257
480-440-6716

Start

Here you go. Please confirm receipt. Here you go!



5925 E Wilshire Dr. Inbox x

jeffkanak <jeffkanak@cox.net>
to NoLotSpllt

Sat, Jul 11, 2020, 5:16 PM

Please do not allow this lot to be split. Our neighborhood has single family homes on single family lots. Splitting this to any other lot violates the declaration of restrictions, dated Aug, 23, 1955.
The idea of splitting this lot is for profit for one individual's benefit and not the communities.
Respectfully Jeff Kanak, 2802 n 56th place, 2812 n 56th place, Scottsdale az, 85257
480 685 0272.

Sent from my Verizon, Samsung Galaxy smartphone

Received, thank you. Got it. Will do.



of
Start

Reply Forward

July 13, 2020

RE: 5925 E Wilshire
Scottsdale, AZ. 8557
Lot Split

To Whom It May Concern:

Fortunately for me, I had the privilege of knowing Dr. Edgar Pease, the developer of the Sherwood Height residential community in Scottsdale. While fishing at his watering hole on the property back in the mid 50's, I recall asking why he had so much land out in the middle of nowhere. Dr Pease answer was simple. " You have elbow room ".

How-ever it seems that in today's climate, most city planners have the idea, bigger is better, more is best, and tradition is a thing of the past.

With regards to the proposed lot split request at the above mentioned address, both my wife and myself strongly **disapprove** of such a plan. Needless to repeat so much of what has already been said about the self-seeker who wishes to change one of Scottsdale Jewels of the desert area for their own personal gain.

Hopefully, the City of Scottsdale will see the quality of this wonder living area and not **approve** such a lot split. The Sherwood Height area is special, and those who live with such a wonder lot size know they are the lucky ones.

The City of Scottsdale has already turned a blind eye to an over height build in the 5700 block of East Cambridge, when in fact there is a height restriction in place. Little by little buildings get expanded, and code not applied.

Let's all perverse this special place, Sherwood Heights, as it was intended to be with its original density and design characteristics.

Regards

Rory J. Kelley
Cynthia C. Kelley
2625 N. 58th Street
Scottsdale, AZ. 85257
480-990-1126

PS: The name Sherwood comes from Dr. Pease's son, Craig Sherwood Pease, middle name.



No Lot Split <no lotsplit@gmail.com>

5925 E Wilshire Drive

1 message

Mary Kelly <mary.kelly@stratatech.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>

Tue, Jul 14, 2020 at 5:02 PM

Hello,

My name is Mary Kelly and my address is 5715 e Cambridge ave, scottsdale AZ 85257. My phone number is 602-350-6525.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood

Thank you for your time and consideration.

Mary

Sent from my iPhone

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Opposition to Proposed Lot Split in Sherwood Heights Inbox x



Timothy Keneipp <twkeneipp@gmail.com>
to NoLotSplit

Tue, Jul 14, 2020, 8:18 AM

Please register our opposition to the proposed lot split at 5925 E Wilshire Drive, Scottsdale AZ for the following reasons:

- The proposed smaller lots are not in keeping with the neighborhood of large lots with desert landscaping single-story homes;
- The smaller lots would necessitate the construction of smaller residential footprints with the potential for needing a second story to generate the square footage needed to accommodate the market for this neighborhood;
- Therefore, since there is a development overlay limiting the height of construction in the neighborhood, conceivable that a smaller single-story residence could not be financially viable.

As long time (34 years) residents of this unique neighborhood we object to the lot split redevelopment.

—
 Timothy Keneipp & Rita King
 Board Member & Treasurer, Sherwood Heights Neighborhood Association
 5801 E Edgemont Ave
 Scottsdale, AZ 85257
twkeneipp@gmail.com
 480 947-3693



of
Start

2

Opposing lot split in Sherwood Hts. neighborhood Inbox x

AT&T Online Services <skkeys@bellsouth.net>
to me

Thu, Jul 9, 2020, 4:54 PM

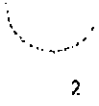
I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Sharon Keys
5802 E. Cambridge Ave.
Scottsdale, AZ 85257
480-404-6965
skkeys@bellsouth.net

Here you go. Here you go! Here It is.



Start



OPPOSED TO LOT SPLIT - 5925 E. WILSHIRE DRIVE Inbox x

Julia King <julakingart@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 6:54 PM

Date: 7/9/2020

To: City of Scottsdale,
Attn: City Planner



From: Julia King and Thomas Coffin
5676 East Wilshire Drive
Scottsdale, Arizona 85257
(480) 970-1670

Re: LOT SPLIT PLANNED FOR SHERWOOD HEIGHTS
PROPERTY LOCATED AT — 5925 East Wilshire Drive
Scottsdale, Arizona 85257



Start

WE OPPOSE THE PROPOSED LOT SPLIT OF THE PROPERTY LOCATED AT 5925 EAST WILSHIRE DRIVE.
THIS LOT SPLIT REQUEST IS COMPLETELY INCOMPATIBLE WITH THE ORIGINAL CHARACTERISTICS.



No Lot Split <nolotsplit@gmail.com>

Splitting lots In the Sherwood Heights area

1 message

Marcy Kostewa <marcy@swabs-az.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>

Wed, Nov 18, 2020 at 8:14 AM

I am strongly opposed to the idea of splitting lots in my neighborhood, especially since the developer put a restriction that all lots in this area be single family dwellings.

Scottsdale, wake up! Keep our Sherwood Heights developer's land design from being ruined.

Regards,

Marcy Kostewa

SWABS-Az, Inc 5902 East Lewis Avenue Scottsdale, Az 85257 Cel 602-448-1622 Fax 602-522-2501
Office 602-522-2010

Small, woman owned company

It came to me that every time I lose a dog, they take a piece of my heart with them. And every new dog who comes into my life gifts me with a piece of their heart. If I live long enough, all the components of my heart will be dog, and I will become as generous and loving as they are.

~ Unknown

Information disclosed in this email is strictly confidential. Pricing and customer information is not to be shared with third or more parties unless prior written approval is granted by writer and included as part of all subsequent emails.

Proposed lot split at 5925 E. Wilshire Drive Inbox x

2



Kim Kunasek <kim@oel-design.com>
to NoLotSplit

Sun, Jul 12, 2020, 11:43 PM

To Whom it may Concern:

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you,
Sincerely,
Kim Kunasek
5800 E. Lewis Ave.
Scottsdale, AZ. 85257
480-577-4036



Start

No Lot Split Sherwood Heights Inbox x

Lisa Campbell <cski9@cox.net>
to me

Sat, Jul 11, 2020, 10:21 PM

To Whom It May Concern:

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of our neighborhood.

We are 100% against this lot split and we are committed to preserving the integrity of the Sherwood Heights neighbor

Sincerely,

Lisa & Chris Campbell
5615 E Vernon Ave.
Scottsdale, AZ 85257

602-621-1153

Received, thank you Thank you! Got it



Start

5925 E Wilshire Drive Inbox x

Elizabeth Lundquist <ealundquist@hotmail.com>
to NoLotSplit@gmail.com

Fri, Jul 10, 2020, 4:50 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Elizabeth Lundquist
5653 E. Wilshire Dr
Scottsdale, AZ 85257
Tele: 602-770-6981

Received, thank you. Thank you! Got it.

👤
of
Start

Reply

Forward



Opposition to proposed lot split Inbox x



Laura McCarty <lmccartyap@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 4:29 PM

Dear Planning Department:

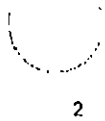
My family moved into the neighborhood last year specifically for its character of large lots, views, privacy, open space desert-scapes, beauty, low traffic and safety. Our home search took over 6 months and we are thrilled with the neighborhood. We frequently walk the neighborhood and enjoy the birds (such as families of quail running across the streets) and wildlife (iguana, rabbits, javalina, coyotes) which thrive with the large lots and space between buildings. We have observed that the natural topography supports storm water run-off which will be adversely affected higher density resulting from lot splitting.

The Neighborhood Plan issued by the City of Scottsdale in 2002 supports the premise that our neighborhoods are to be protected. (https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/PLAN_SherwoodHghts_12-13-02.pdf). The plan examined issues and priorities of a mature neighborhood (p2). Throughout the plan the priority of maintaining the original integrity of the neighborhood is emphasized. The report concludes with the top finding as follows (p11):

ALTERNATIVES AND ACTION PLAN The Neighborhood Survey mailed to every resident at the onset of the planning process, was a valuable tool in collecting opinions and perceptions regarding the present and future of the neighborhood. Results of the survey defined concerns and opportunities that were later discussed and carefully considered throughout the outreach phase of the plan development. After three workshops, the neighborhood prioritized their concerns as follows: a. *Character Preservation. The presence of natural desert vegetation, the*



...
ct
Start



5925 Wilshire Lot Split Inbox x

luke langswelrdt <luke.langswelrdt@gmail.com>
to me

Mon, Jul 13, 2020, 10:38 AM

Hello,

I oppose the proposed lot split of the property located at 5925 E Wilshire Drive. We love the quiet neighborhood for w
with our children. We do not want the increase in traffic that split lots can bring. Lot splits could drastically change the
characteristics of what makes this neighborhood desirable.



Luke and Kortni Langswelrdt
5902 E. Oak St
Scottsdale AZ 85257

253-777-2784

-Luke and Kortni



ct
Start

Looks good to me. Received, thank you. Thank you!



No Lot Split <nolotsplit@gmail.com>

Lot Splitting

1 message

stevelehmann@cox.net <stevelehmann@cox.net>
To: nolotsplit@gmail.com

Wed, Nov 18, 2020 at 11:55 AM

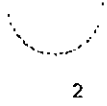
I am not in favor of splitting lots in the Sherwood Heights neighborhood.

Steven Lehmann

2808 N 58th St

Scottsdale, Arizona 85257

Fairway Park neighborhood.



FW: CITY OF SCOTTSDALE COMMENTS - LOT SPLIT AT SHERWOOD HEIGHTS. Inbox x

Nick Lemire <NLemire@180degreesinc.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 8:29 AM

To whom it may concern:

I am a current owner within Heritage East (6015 East Harvard Street, Scottsdale, AZ 85257) and was informed that the home on the corner of 60th Street and Wilshire Drive (south side of the street, 5925 East Wilshire Drive) recently sold. To my knowledge, the new owner is a developer who has submitted a request to split the lot in lots to build two homes on the lot.

Please find my submittal for comment to the City of Scottsdale which I believe is needed by Tuesday July 14th 2020.

The new developer should not be allowed to split the lot as requested. If approved, the lot split would change street scale of Sherwood Heights and likely develop a precedent for other developers to follow suit. We are seeing more and more outside developers completely destroying the vernacular of communities for profit and not all with the existing context that makes our area great.

I highly discourage such approval request as one decision to approve can lead to an avalanche of other trying to do the same.

If you need to further contact me direct – please find my information below as necessary.

Nick Lemire



Start



5925 E Wilshire Drive Inbox x



Gregory Lim <greg@persosa.com>
to me

Thu, Jul 9, 2020, 5:07 PM

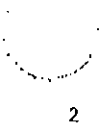
Dear City Planner,

It has come to my attention that an application had been filed to split a lot at 5925 E Wilshire Drive in Sherwood Heights. As homeowners in the neighborhood, we are vehemently opposed to the request is completely misaligned with the entire character of the neighborhood from both a density and design perspective. It is our understanding that the Declaration of Restrictions dated August 23, 1955 states lots in Sherwood Heights shall be known and described as single family residential building lots." - when the application may be for single family homes, the intent of the request goes against the spirit, design character of the neighborhood that attracted all of the current homeowners in the first place.

Please note that we are not opposed to development in general, as we appreciate the growth of our wonderful city from both a residential and commercial perspective; however this application is in poor out of character for the neighborhood, and is clearly driven by a developer's bottom line and by someone who doesn't live in our community.

We formally request that you listen to the voices of our community and deny the application to maintain





Letter to N. Tonnemacher from Denise Lowell-Britt Inbox x

Denise Lowell-Britt <dlb@udallshumway.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 7:22 AM

Lauren,

I am going to send this directly to Mr. Tonnacher as well once I confirm his email address. His name and contact info NOT on the City's website for the Planning Department, so I need to call.



Denise Lowell-Britt

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Start



No Lot Split <nolotsplit@gmail.com>

11/18/2020 Meeting

1 message

Elizabeth Lundquist <ealundquist@hotmail.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>

Mon, Nov 23, 2020 at 7:51 AM

Dear No Lot Split,

I attended the 11/18/2020 meeting at the location of the pending lot split at Wilshire Drive and 60th Street. It was encouraging to see so many of my neighbors in agreement that we need to prevent any further such lots splits in our unique, historical Sherwood Heights community. This area is a hidden gem in Scottsdale's crown with our house lots large enough to support precious, mature desert vegetation and all the wildlife that needs it. If the size of our lots slowly eroded to the "status quo" of the normal Scottsdale neighborhood, the character of our area will be lost forever.

Whenever, we have a new guest to our house (before COVID), the comment always is "this is such a cool area!". I hope we can keep it this way.

Elizabeth Lundquist (Lisa)

5653 E. Wilshire Drive, Scottsdale

2

5926 E Wilshire Inbox x

Marilynn.A@cox.net
to NoLotSplit

Fri, Jul 10, 2020, 3:58 PM

I oppose the splitting of lots on Wilshire Ave in Sherwood Heights and or in Sherwood Estates,

Marilynn Atkinson
5916 E. Edgemont Ave
Scottsdale, Az 85257

480-327-8068

Received, thank you.

Got it.

How much?

Reply

Forward



cf
Start

Marilyn Cabay
5935 E. Cambridge Ave.
Scottsdale, AZ 85257
(602) 717-5904
marilyn.cabay@gmail.com

Regarding: Opposition to split the 5925 E. Wilshire lot

To Whom It May Concern:

I am a resident of the Sherwood Heights neighborhood and owner of a professional business nearby in Scottsdale. I have marveled at the exemplary semi-custom ranch style homes built by D.D. Castleberry 50-60 years ago. Not only does the neighborhood showcase the modern architecture of that period, Castleberry carefully positioned all the homes on large lots in a way that preserved the desert nature of the Valley and access to the views of the surrounding Camelback mountains and Papago Buttes for all who venture here to enjoy.

I strongly oppose attempts to destroy this neighborhood by splitting lots or building incompatible housing. For the past 25 years, I have joined the community to preserve the low density, southwest characteristic of the area including height restrictions and preventing the destruction of the surrounding parks. These qualities are what make this area an asset to the city, and a draw for many new owners.

I implore the City of Scottsdale planners to refuse this application to split the 5925 E. Wilshire lot and build two residences. I live one street north of this lot, and the change would have a devastating impact on my quality of life and the value of my residence.

Sincerely,

Marilyn Cabay, PhD



5935 E. Cambridge Ave.
Scottsdale, AZ 85257
(602) 717-5904
marilyn.cabay@gmail.com

Regarding: Opposition to split the 5925 E. Wilshire lot

To Whom It May Concern:



I am a resident of the Sherwood Heights neighborhood and owner of a professional business nearby in Scottsdale. I have marveled at the exemplary semi-custom ranch style homes built by D.D. Castleberry 5 years ago. Not only does the neighborhood showcase the modern architecture of that period, Castleber carefully positioned all the homes on large lots in a way that preserved the desert nature of the Valley a access to the views of the surrounding Camelback mountains and Papago Buttes for all who venture her enjoy.



I strongly oppose attempts to destroy this neighborhood by splitting lots or building incompatible housli For the past 25 years, I have joined the community to preserve the low density, southwest characteristic the area including height restrictions and preventing the destruction of the surrounding parks. These qualities are what make this area an asset to the city, and a draw for many new owners.

Attention: City Planner RE: NoLotSplit Inbox x



Marcy Kostewa <marcy@markosinc.com>
to NoLotSplit

Fri, Jul 10, 2020, 7:35 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you.

Regards,

Marcy Kostewa

Markos - Manufacturer's Rep proudly serving the Electrical/Electronics Industry in Arizona
5902 East Lewis Scottsdale, Az 85257 602-448-1622 www.markosinc.com



Start



2

No Lot Split Inbox x

Madison Rhodes <madison.rhodes@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 8:20 AM

My name is Madison Rhodes.
My address is: 5839 E. Lewis Avenue, Scottsdale, AZ 85257.
My phone number is: (480) 208-4331.

I am adamantly opposed to the proposed lot split of the property located at 5925 E. Wilshire Drive, Scottsdale AZ. The proposed lot split is completely incompatible with the original characteristics, density, and design of my community, Sherwood Heights.

The declaration of restrictions dated August 23rd, 1955 states quote: "all lots in Sherwood Heights shall be known and described as single family residential building lots."

That was, and continues to be the intent of my neighborhood and it is my desire for it to remain this way, by opposing splitting in Sherwood Heights.

Thank you for your attention to this matter and for keeping my community as it was intended to be.
Madison Rhodes

Received, thank you.

Got it, thanks!

Got it.



cf
Start



No Lot Split <no lotsplit@gmail.com>

5925 East Wilshire / No Lot Split

1 message

marcyyoung marcyyoung <marcyyoung@cox.net>
Reply-To: marcyyoung marcyyoung <marcyyoung@cox.net>
To: no lotsplit@gmail.com

Tue, Jul 14, 2020 at 9:28 PM

Attn: Scottsdale Planning Department

Re: 5925 East Lewis / Sherwood Heights / Lot Split Request

From: Marcy Young

5925 East Lewis Avenue

Scottsdale, Az 85257

I am writing in regards to the recent lot split application at 5925 East Wilshire Drive in the Sherwood Heights neighborhood. I'll make it clear from the beginning of this letter that I am **100% opposed** to the request by the applicant.

I've been an 18 year resident in the neighborhood and value the very unique charm that only the Sherwood Heights neighborhood has in the south part of Scottsdale. With large lots, beautiful views of Camelback and Papago Buttes, roaming wildlife, native desert landscaping, ribbon curb lined streets and natural washes through most home sites it is indeed special. The original ranch style homes were built in the late 50's through the 60's and over the years there have been quite a number of remodels and a few new build projects – which for the most part respected the charm and character of the original development. Our neighborhood has been featured in Modern Phoenix as one of "Phoenix Metro's most beautiful residential neighborhoods" because of its ranch style architectural history, location and unique characteristics.

<http://modernphoenix.net/neighborhoods/sherwoodheights.htm>

Sherwood Heights was also the subject of a City initiated "Sherwood Heights Area Neighborhood Plan" in 2001. This study's purpose was "intended to serve as a tool to maintain and enhance the vitality and character of existing neighborhoods and provide a framework for harmonious development of new neighborhoods". I encourage you to read the document and understand the collaborative efforts that were made by both the neighbors and Scottsdale's Planning staff to prepare the study. As a result of the study, a height restriction was adopted by City Council to amend the development standards through a PRD Overlay which would serve to preserve the ranch style character and protect views of the surrounding area.

The new property owner of the subject property made the purchase in early June of this year and as most neighbors can attest, the neighborhood is always interested in what the intention is for redevelopment. When it came to light that the owner / developer's goal was to request a lot split and build two homes on the site, we certainly had our concerns. The owner / developer most likely purchased the property for all the same reasons the rest of the residents did, but with goals for financial gain in redeveloping the site into two homes and moving on to the next investment opportunity. Splitting the lot, however, will be totally out of character with the rest of the neighborhood and will create a catastrophic precedent that would open the doors for future negative redevelopment plans in the area. Our goal as residents of the Sherwood Heights community is to **preserve our special neighborhood**.

My request to Staff and the Planning Commission is to consider context and evaluate the merits of maintaining the unique area as it was intended by the original builder. I respectfully request that you **deny the applicants request** and reaffirm what the Sherwood Heights Neighborhood Plan's intent was.

Kind Regards,

Marcy Young



Sherwood heights lot split Inbox x

Billy Malkovich <billymalkovich@outlook.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 1:11 PM

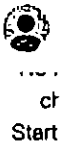
Hello,

My name is Billy Malkovich and I live at 5701 east Windsor Ave Scottsdale 85257. I am writing because I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. The great fear that if you allow this lot split, it will set a precedent allowing future lot splits and accommodations that will negatively impact the neighborhood.

Billy Malkovich

...

{Message clipped} [View entire message](#)



Opposition to lot split at 5925 E. Wilshire Inbox x

frieda406@aol.com
to NoLotSplit@gmail.com

Fri, Jul 10, 2020, 8:35 AM

I'm Janet Margrave. 602-264-1007. 6109 E. Wilshire Drive. We've lived in the area since 2002, although I grew up ju north of here and have been familiar with this neighborhood for 57 years. There are not a lot of neighborhoods left w character. Sherwood Heights is one of them. Builders/flippers have canvassed the area and built homes completely inappropriate to the neighborhoods where they sit. Just drive through Arcadia. Drive north on 56th Street from Thome into the areas north and south of Thomas, running from 44th Street down to 36th or so. It's everywhere. I'm writing to oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split reque completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be kno and described as single family residential building lots." That was and continues to be the intent of t neighborhood. Having litigated this issue in the past, Deed Restrictions are valid unless they're aga the public interest in some way. Even then, the offending language is removed and the rest of the restrictions remain intact. Do the right thing here.

Reply

Forward



Start

Change of subdivision Inbox x

Whitney Marsh <whitneychapa@gmail.com>
to me

Tue, Jul 14, 2020, 11:18 AM

To Whom It May Concern:

I am writing in concern of a proposal made to the city to change the nature of the Sherwood Heights area. It was relayed to residents, the owners of a recently bought property at 5925 E Wilshire Drive have filed a request to split the lot into two parcels and build a home on each. What they have done in reality is filed a request that breaks down the neighborhoods and history that make up the area, challenge the characteristics that are important to residents, and degrade the value of not just the Sherwood Heights neighborhood but also of the Sherwood Estates, Fairway Park and Heritage East neighborhoods.

From the 2002 City of Scottsdale Neighborhood Plan the Sherwood Heights area is characterized to be several subdivisions but recognized as a collection of four neighborhoods: Sherwood Heights, Sherwood Estates, Fairway Park and Heritage East. There are characteristics of the area that join the neighborhoods; include the rural feel, consistent use of desert landscaping, and mountain views, and those that make each unique. Sherwood Heights and Fairway Park have always maintained lots around a half acre while Sherwood Estates and Heritage East have lots half that size. As a resident of Sherwood Estates, this allows four distinct



2





5925 E Wilshire Inbox x

Martinez, Victoria <martinev@union.edu>
to NoLotSplitt@gmail.com

Mon, Jul 13, 2020, 3:49 PM

My name is Victoria Martinez. 6030 E Windsor Ave. 528-577-5606

I oppose the division of the property on Wilshire. This is an established neighborhood with certain construction restric
We didn't move here with the expectation that lots would be made smaller and homes jammed together.



Reply

Forward



ct
Start

5925 E Wilshire Drive - split lot - NO (I'm a resident - 5618 E. Windsor Ave. - Judith Hanson Mathis) Inbox x

Judith Mathis <cleodog@cox.net>
to NoLotSplit@gmail.com

Fri, Jul 10, 2020, 11:30 AM

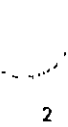
I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots."

I live in the next development section (Fairway) and I would be extremely upset if one of our houses split into two houses!

Thank you and my house is owned by me (Judith Hanson Mathis - 5618 E. Windsor Ave Scottsdale - phone number 480-874-2923.)

Sent from Mail for Windows 10

What do you think? Thoughts? Did you get this?





No Lot Split <nolotsplit@gmail.com>

5925 E Wilshire Dr

1 message

cmatz1015 <cmatz1015@gmail.com>
To: NoLotSplit@gmail.com

Tue, Jul 14, 2020 at 2:29 PM

I oppose the proposed lot split located at 5925 E Wilshire Dr. This lot split request is completely incompatible with the original characteristics, density and design of the Sherwood Heights neighborhood. The Declaration of Restrictions dated Aug 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood with lots being maintained as original established size.

Janet Matzdorff (Property owner since 1965)
5801 E Lewis Ave
480-946-8888

Neighborhood single lot for single family Issue. Inbox x

2

w7ixa@cox.net
to NoLotSplit

Mon, Jul 13, 2020, 9:38 AM

Hello, Thank you for alerting us of this issue and agreeing to head up the collection data from the neighborhood.

I think the notion of multiple family residential units on a single lot is not in keep with the Sherwood Heights area and likely to be in conflict with the original deed restriction. I think this is a poor idea for our area and sets a bad & dangerous prec to the preservation of our neighborhood.

Doug & Lucy May
6002 E. Wishire Dr.
85257

602-568-8694



I agree with you. Yes, I agree. I don't agree.



2

Re: Opposition to proposed lot split Inbox x



Laura McCarty <lmccartyap@gmail.com>
to NoLotSplit

Fri, Jul 10, 2020, 12:46 PM

Here is our version with phone number:

Dear Planning Department:

My family moved into the neighborhood last year specifically for its character of large lots, views, privacy, open space desert-scape, beauty, low traffic and safety. Our home search took over 6 months and we are thrilled with the neighborhood. We frequently walk the neighborhood and enjoy the birds (such as families of quail running in across the streets) and wildlife (iguana, rabbits, javalina, coyotes) which thrive with the large lots and space between buildings. We have observed that the natural topography supports storm water run-off which will be adversely affect higher density resulting from lot splitting.

The Neighborhood Plan issued by the City of Scottsdale in 2002 supports the premise that our neighborhoods are to be protected. (https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Design/PLAN_SherwoodHghts_12-13-02.pdf). The plan examined issues and priorities of a mature neighborhood (p2). Throughout the plan the priority of maintaining the original integrity of the neighborhood is emphasized. The report concludes with the top finding as follows (p11):

ALTERNATIVES AND ACTION PLAN The Neighborhood Survey mailed to every resident at the onset of the planning process, was a valuable tool in collecting opinions and perceptions regarding the present and future



ct
Start



5925 E. Wilshire Drive--proposed lot split

1 message

Kimberlie McCue <kimberlie.mccue@gmail.com>
To: NoLotSplit@gmail.com

Tue, Jul 14, 2020 at 5:45 PM

To the City Planner-Scottsdale,

We write regarding the proposed lot split at 5925 E. Wilshire Drive in Sherwood Heights.

We strongly oppose the proposed lot split.

Sherwood Heights is a highly desirable neighborhood and this is surely a motivating factor in the proposal by the current new owner of the lot to split the lot and construct two houses in a space meant for one.

However, the very factors that make Sherwood Heights desirable would be negatively impacted if the lot split is allowed to go forward:

The character of the neighborhood was established by the original developer, who maintained the topography of the land and placed the houses on each lot in a manner that fit with the lot. The flow of water through the neighborhood is managed via long established washes that flow from one lot to another and across streets with culverts used only sparingly.

Lots are relatively large and are integral to the character and function of the neighborhood.

An indication of the value residents place on the neighborhood is the consist and steady improvements made to homes and lots that are in keeping with the character of the neighborhood. If the proposed lot split is approved it will open the door to additional speculators looking to profit through increasing density in the neighborhood—which ultimately will only destroy the very attributes that make the neighborhood desirable.

If the tangible/intangible valued attributes of the neighborhood are not found to be compelling enough reason to deny the proposed lot split, then the Declaration of Restrictions dated August 23, 1955 should be. This states that "All lots in Sherwood Heights shall be known and described as single family residential building lots."

Thank you for taking our—and our neighbors comments in this matter under consideration.

Michael Olson
Kimberlie McCue
2318 N. 57th Place
Scottsdale, AZ 85257

314.332.6778 Michael
314.402.0648 Kimberlie



Sherwood Heights: No Lot Split Inbox x

Melissa Medvin <mmedvin@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 3:01 PM

I strongly oppose the proposed lot split at 5925 E. Wilshire Drive! This proposal flies in the face of our community. We are here because of the unique character of this neighborhood, including its beautiful and spacious lots. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." There are plenty of places in Maricopa County that do not have this protection. The development should go elsewhere.



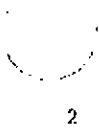
Sincerely,
Melissa Medvin (Jeff Flanzer)
5901 E Lewis Ave, Scottsdale, AZ 85257
602-663-0047

Reply

Forward



of
Start



letter regarding lot split Inbox x

Karyn Mercado <karynmercado@yahoo.com>
to me

Tue, Jul 14, 2020, 10:30 AM

This e-mail is to submit my objection to any proposals to split lots in the Sherwood Heights area and to oppose the split of the property located at 5925 E. Wilshire Drive specifically.

We purchased our home in Sherwood Heights because of the unique character of the desert landscape community. This neighborhood was designed to blend in with and complement the desert. It is a celebration of the Arizona landscape. The design, placement, and spacing of the houses are all key to this unique neighborhood character.

In addition, the neighborhood has a sense of community that is almost unheard of in the Phoenix metro area. The residents participate in multiple joint events a year and reach out a hand when others need it. The desert landscaping throughout the neighborhood also supports a wealth of desert wildlife. Screech owls, quail, at least four species of woodpeckers, rattlesnakes, coyote, and bobcats call Sherwood Heights home. Desert iguanas rarely venture into metropolitan areas, but have chosen to live in numerous places in the neighborhood.

If lots are allowed to be subdivided, not only will the character of the community be compromised, but the desert nature will be eliminated and the animals that live there may be driven out. Sherwood Heights was designed to allow people and the desert to coexist. Lot splitting will fundamentally change the historic and desirable character of the community. It would destroy the reason why many residents can't imagine living anywhere else and have chosen to remain for decades.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request





No Lot Split <no lotsplit@gmail.com>

I Oppose lot split for Sherwood Heights

1 message

Elizabeth Meyers <meyers.beth@gmail.com>

Tue, Jul 14, 2020 at 11:07 PM

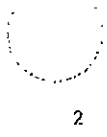
To: NoLotSplit@gmail.com

To Whom it May Concern,

I oppose the proposed lots split at the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots". That was and continues to be the intent of the neighborhood.

Thank you,

Elizabeth Meyers
5834 E. Windsor Ave.
Meyers.beth@gmail.com
949-939-6977



letter regarding lot split Inbox x

Karyn Mercado <karynmercado@yahoo.com>
to me

Tue, Jul 14, 2020, 10:30 AM

This e-mail is to submit my objection to any proposals to split lots in the Sherwood Heights area and to oppose the split of the property located at 5925 E. Wilshire Drive specifically.

We purchased our home in Sherwood Heights because of the unique character of the desert landscape community. This neighborhood was designed to blend in with and complement the desert. It is a celebration of the Arizona landscape. The design, placement, and spacing of the houses are all key to this unique neighborhood character.

In addition, the neighborhood has a sense of community that is almost unheard of in the Phoenix metro area. The residents participate in multiple joint events a year and reach out a hand when others need it. The desert landscaping throughout the neighborhood also supports a wealth of desert wildlife. Screech owl, quail, at least four species of woodpeckers, rattlesnakes, coyote, and bobcats call Sherwood Heights home. Desert iguanas rarely venture into metropolitan areas, but have chosen to live in numerous places in the neighborhood.

If lots are allowed to be subdivided, not only will the character of the community be compromised, but the desert nature will be eliminated and the animals that live there may be driven out. Sherwood Heights was designed to allow people and the desert to coexist. Lot splitting will fundamentally change the historic and desirable character of the community. It would destroy the reason why many residents can't imagine living anywhere else and have chosen to remain for decades.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split requires





No Lot Split <nolotsplit@gmail.com>

I Oppose lot split for Sherwood Heights

1 message

Elizabeth Meyers <meyers.beth@gmail.com>
To: NoLotSplit@gmail.com

Tue, Jul 14, 2020 at 11:07 PM

To Whom it May Concern,

I oppose the proposed lots split at the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots". That was and continues to be the intent of the neighborhood.

Thank you,

Elizabeth Meyers
5834 E. Windsor Ave.
Meyers.beth@gmail.com
949-939-6977



No Lot Split <nolotsplit@gmail.com>

Sherwood Heights

1 message

Email Alert <mindenagar@yahoo.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Wed, Nov 18, 2020 at 8:09 PM

We love our neighborhood. *Investors are putting Money before the Community!* After living in Camelback quarter for four years we could not stand the way it was building up; destroying views of the mountains, clogging up the streets with more traffic by adding more housing in less space and there were too many allowances for ugly architectural choices, - "money don't buy taste" - was regularly made clear. The visually abrasive architectural choices were more aggravating because they were not made by neighbors who lived in the neighborhood and cared, but investors doing what they thought would sell, which usually meant New BIG Houses, *and then flipping them. The same is happening on a stretch of McDowell. The beauty of neighbors caring what their neighbors think when they make decisions will be destroyed and another nameless community will take the place of this currently warm, friendly neighborhood. Please help us fight this attempt to put profit before community.



5925 E Wilshire inbox x

suemoore2@cox.net
to NoLotSplit

Mon, Jul 13, 2020, 11:25 AM

To Whom It May Concern:

I oppose the proposed lot split of the property located at 5925 E Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Sherwood Heights maintains its desirability as a unique desert neighborhood because the residents adhere to the Declaration of Restrictions. Approval of this lot split would negatively impact the community of residents, and likely set precedent for additional departures from the original plan for this historic neighborhood.

Sincerely,

Susanne Moore

5601 E Lewis Ave

Scottsdale AZ 85257

602-689-2792





Gmail

Search mail



161 of 264



2

I am against lot splits in Sherwood Heights Inbox x

Nadine Frey <deener.frey@gmail.com>
to me

Sun, Jul 12, 2020, 8:46 PM

> I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

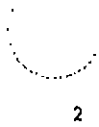
>
> Thank you,
> Nadine Frey
> 5733 E. Cambridge Ave.
> Scottsdale, AZ. 85257
> 623.203.3520
>



Start

Reply

Forward



Opposition to Proposed Lot Split of 5925 E. Wilshire Drive Inbox x



Nikki Lazarus Green <nikkilaz@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 9:01 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Regards,
Nikki Green
5927 E Windsor Ave.
Scottsdale, AZ 85257
415-819-7382

Reply

Forward



of
Start



No Lot Split <no lotsplit@gmail.com>

Sherwood Heights, Scottsdale, AZ

1 message

Nancy Kelley <nancykelley317@gmail.com>
To: NoLotSplit@gmail.com

Tue, Jul 14, 2020 at 3:41 PM

From: Nancy Kelley
5614 E. Wilshire Drive
Scottsdale, AZ 85257
602-769-2702

I OPPOSE the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "ALL LOTS in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. We bought 5614 E. Wilshire in 2010, and want the neighborhood to follow the above declaration. LOTS SHOULD NOT BE SPLIT.

Dan and Nancy Kelley



2

Proposed lot split Inbox x

Elizabeth N <lizardlady9@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 9:10 PM

Elizabeth and Russell Nelsen oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request completely goes against the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Elizabeth and Russell Nelsen
2329 N 57th Pl, Scottsdale, AZ 85257

480-499-0335



—
e

ct
Start

RE: Lot split proposal on Wilshire Drive Inbox x

Nichols, Jim <NichoJ@nrd.nissan-usa.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 7:07 PM

To Whom it may concern,

Please note that I, Jim Nichols a 20+ year resident of the Sherwood Heights neighborhood strongly oppose the proposed lot split of the property at 5925 E. Wilshire Drive in Scottsdale AZ.

Please refer to the Declaration of Restrictions dated August 23, 1955 specifically states that "All lots in Sherwood Heights shall be known and described as single family residential building lots". The proposed lot split is not, compatible with the original, and current intent of the characteristics, density and design of the Sherwood Heights neighborhood.

Allowing this lot split would be an incredible disservice and injustice to the neighborhood.

2



of
Start



5925 E Wilshire Drive No Lot Split Inbox x



Juliana Norvell <juliana.norvell@gmail.com>
to NoLotSplit, Eric

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split i characteristics, density and design of Sherwood Heights. The Declaration of Restrictions date shall be known and described as single family residential building lots.* That was and continu



Juliana Norvell
480-628-5854
5801 East Vernon Avenue
Scottsdale, AZ 85257



Start



Fwd: Building Permit Restrictions - Sherwood Heights Scottsale

Inbox x

Deborah Nye <debnye@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 6:52 AM

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

From: Deborah Nye <debnye@gmail.com>
Date: Mon, Jul 13, 2020 at 6:34 AM
Subject: Building Permit Restrictions - Sherwood Heights Scottsale
To: <NoSplitLot@gmail.com>
Cc: <lauren@paulandlauren.us>

To Nate Tonnemacher
City Planning Coordinator

This is in reference to 5925 E. Wilshire Drive and a request before the city to permit this lot to be subdivided into two residential lots.

The Sherwood Heights CC&R's include a docketed Declaration of Restrictions that were filed on August 2



of
Start

undisturbed by any double splitting maneuvers, and especially by newcomers un- or unwilling to appreciate what we have here in Sherwood Heights. I would also request that you would be vigilant especially against creating any situation where lot would essentially be "doubled up" in terms of needing waste disposal facilities. 5925 E Wilshire Drive is now serviced by septic tanks, that is certainly true. However even if 5925 E Wilshire Drive might be presently serviced by a sewer line connecting a precedent by injecting lot splitting at that particular address would be problematic then for the far vaster numbers of Sherwood Heights owners who do have sewer hookups. Lot splitting in Sherwood featuring doubled up septic tank usage would, in my view, be catastrophic.

The reported attempt at lot splitting particularly makes no sense given Scottsdale's previous record overlay in Sherwood Heights that purports to provide height restrictions to Sherwood residences. Basically, if you okay lot splitting on lots that had been confined to a no split situation (as true now), you then, for practical purposes, provide an inducement for the "splitter" lots to build higher. I'd think inducements to build higher would create a density component I and others here would find very offensive, entirely incompatible--and dead against your previously crafted height overlay.

Any questions. I'd prefer you either text me at the number given above. or e-mail

Message sent.



No Lot Split <nolotsplit@gmail.com>

Opposition to splitting in Sherwood Heights

1 message

mark obermayer <markobermayer@hotmail.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>
Cc: "us@PaulandLauren.us" <us@paulandlauren.us>

Sun, Jul 19, 2020 at 2:51 PM

To Whom It Concerns:

I am Mark Obermayer and have Resided in Sherwood Heights since 1997. I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Respectfully,
Mark Obermayer
2642 N. 58th Pl.
Scottsdale, AZ 85257-1010

Sent from my iPhone

Lot Split at 5925 E. Wilshire Drive of Sherwood Heights, Scottsdale Inbox x



Rizal Oei <rizal@oei-design.com>
to NoLotSplit

Mon, Jul 13, 2020, 10:39 PM

Dear Madam/or Sir,

I recently found out of the proposed lot split for the above noted property.

As a long time resident in this neighborhood since 1991, I am adamantly opposed to this request for a lot split. This request is not compatible with the original characteristics of the neighborhood such as the density, open space, lands area, sight line views to Papago Bultes & Camelback Mountains from each property.

As a reminder, the Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Rizal Oei
602.578.6808



Start



No Lot Split <nototapllt@gmail.com>

Please don't spit the lot in SHERWOOD HEIGHTS

1 message

Paul Trapp <us@paulandlauren.us>
To: No Lot Split <nototapllt@gmail.com>

Wed, Jul 15, 2020 at 1:50 PM

To City of Scottsdale Planning Department:

Please do not split the lot at 5925 E Wilshire in Sherwood Heights. This neighborhood is a special PRD neighborhood that was built in the mid sixties as semi-custom block homes.

The intent of the new owner is to skirt all the past histories of the neighborhood and replace an original house (purchased from the original owner's estate) with two stick (wood) home that are totally out of context and style with what is here. The chief motivator is money I might think.

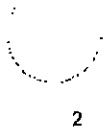
The irony of this is that Mr. Anderson will NOT live here as he all ready lives in an historic community in Phoenix. Ironic that he seeks to destroy a historic community in Scottsdale purely for profit. His "fix the neighborhood" mantra is a bit disingenuous and appalling, as our neighborhood does not need fixing.

You also have to understand that there are many original owners or relatives of an original owner in our neighborhood. We all love the ambience and feel of the neighborhood and wish to retain that. A lot split will destroy the look and feel of the area and is totally driven by financial gain.

BTW, a single large luxury house on the lot would work fine in the neighborhood.

Thank you

Paul Trapp
5641 E Wilshire Dr
480-245-8371



Fwd: 5925 E Wilshire Lot Split Inbox x

John Pace <jpace@signetix.com>
to noLotSplit

Sat, Jul 11, 2020, 5:13 PM

Begin forwarded message:

From: John Pace <jpace@signetix.com>
Subject: 5925 E Wilshire Lot Split
Date: July 11, 2020 at 5:12:03 PM MST
To: NoLotSplit@gmail.com
Cc: us@PaulandLauren.us

I am concerned about the proposed lot split and the path that it will set for our beautiful and spacious neighborhood. There was thought put into the design of the neighborhood during development back in the 1950's. We have dark skies (no street lights), large lots, roof height restrictions to prevent two story houses (view blocking) and terrain following roads. This is probably the last of "Old Scottsdale" neighborhoods to be unmolested by oversize houses on small lots. Until now!

Because of the age of the houses in the neighborhood many houses will be razed in the future. I was the first to do this 12 years ago when we built an entirely new house on our 1/2 acre lot. I knew of the restrictions before we did this as we had lived across the street for 10 years prior. Yes, we loved this



cf

Start

No Lot Split in Sherwood Neighborhood Inbox x

Shannon Painter <smpainter@hotmail.com>
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 8:19 PM

Dear City Planner,

This letter is to implore you to not grant a request by a recent home buyer to split/subdivide a single-family home lot in our beautiful neighborhood. I grew up in this neighborhood, my parents and grandparents live in this unique neighborhood and when I had the chance to purchase a home here, I chose to put down roots and raise my family in this neighborhood. This is the best place in town to live, it is quiet, it is dark, has amazing views it has the best neighbors, less traffic and beautiful one-story homes on big lots, I could go on and on. We love our neighbors, but our homes are at arm's length, we are not cookie cutter if we were that we would have chosen a bigger house for less money in a different neighborhood. I have seen other neighborhoods that have allowed subdividing and lessened height restrictions, they now look horrible, everyone has lost the views they paid for, the uniqueness of their neighborhood and had to install speed bumps.

EVERYONE that purchases a home in the Sherwood neighborhood must sign and agree to The Declaration of Restrictions, "All lots in Sherwood Heights shall be known and described as single-family residential building lots." If this new "homeowner" didn't want to abide by the Declaration of Restrictions he/she should





2

Sherwood Heights 5925 E. Wilshire Drive Inbox x

Christa Pauly <christapauly@cox.net>
to NoLotSplit

Jul 10, 2020, 10:37 AM

To whom it may concern:

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.


Christa Pauly
2312 N. 58th Street
Scottsdale, AZ 85257

480-994-4758



Start


Received, thank you | Thank you | Get it

 2
Proposed lot split at 5925 E Wilshire Dr Inbox x

Linda Peterson <lindapeteandrews@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 12:21 PM

We strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Just last month, outcry from neighbors was a major factor in the cancellation of K. Hovhannian Home proposed Luna on Oak development, which they planned to build on the site of Vitalant/Blood Servi at 64th St & Oak. Another precedent is the 2013 zoning overlay preserving some aspects of the neighborhood's historic character, which was shepherded through the process by City of Scottsdale officials.

Thank you for mobilizing the neighborhood on this very important topic.

Sincerely,

Linda Peterson Andrews
Gilbert Andrews
(Fairway Park)



...
of
Start



No Lot Split <noLotSplit@gmail.com>

Oppose Lot Split Planned for 5925 E. Wilshire Drive, Sherwood Heights, Scottsdale

1 message

Pierce-McManamon <piercemcm@gmail.com>
To: NoLotSplit@gmail.com

Sun, Jul 19, 2020 at 10:50 PM

To Whom It May Concern:

We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single-family residential building lots." That was and continues to be the intent of the neighborhood.

We have owned our home in Sherwood Heights since 2013. We especially appreciate the mountain views, open space between buildings, maintaining our privacy, storm water management, natural desert vegetation, wildlife, and the traffic safety. Everything we love about the neighborhood is in jeopardy if lot splitting becomes allowed. The proposed lot split is not in keeping with the landscape design, historical layout, and the vital character of Sherwood Heights and we object to it being allowed.

Please take these comments into account.

Regards,

Francis P. Pierce-McManamon
Carol A. Pierce McManamon
5702 East Oak Street
Scottsdale, AZ 8525
480-248-8299
piercemcm@gmail.com



2

No Lot Split Inbox x



Jami Pomponi Alire <jami@fervorcreative.com>
to me

Mon, Jul 13, 2020, 10:27 PM

To Whom It May Concern:

I strongly oppose the idea of a lot split at the 5925 E Wilshire Drive location.

This is in direct contrast with the integrity of the community per our 1955 restrictions.

This is a large lot community, it is why we all moved into this community. It is why we paid a premium on our homes. It is what separates Sherwood Heights from the neighborhoods directly to the east, north and west. If we want to build two homes, then they need to purchase two lots, not purchase one lot and call it two. The idea of this being considered is horrific. If passed it would be the demise of a small neighborhood that is known for being a spacious gem in the middle of our diverse city. A breathe of fresh air. There are areas all around our city that are approved for more densely populated communities with smaller lots. That is where they need to focus their two for one model.

Jami Pomponi Alire



Start

2

A few would benefit but it would forever alter the character our neighborhood to the detriment of the rest of us and more importantly, to the detriment of one of the most unique areas in South Scottsdale.

Thank you,
Rich Heinrich
2518 N. 57th St.
Scottsdale, AZ 85257



Reply

Forward



Start



2

No Lot Split at 5925 E Wilshire Dr Inbox x

NA NA <robroy74@cox.net>
to NoLotSplit

Sat, Jul 11, 2020, 12:59 PM

I am a neighbor three houses west of 5925 E Wilshire Dr. My Name and Address are as follows:

Robert Ray

5825 E Wilshire Drive

Scottsdale, AZ 85257

As a neighbor to the lot split at the subject residence I am 100% opposed to the lot split at 5925 E Wilshire Drive. The proposed lot split is not compatible with the intent, design, original characteristics and density of the Sherwood Heights neighborhood. The Declaration of Covenants dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots". This was and continues to be the intent of the neighborhood. I expect formal notice to be provided regarding any variance proposed from the parcel's legally allowed zoning restrictions. I consider changes to be detrimental to the value of my family's residence.



cf
Start



Lot Split Inbox x

Art Reade <areade@hotmail.com>
to NoLotSplit@gmail.com

Sun, Jul 12, 2020, 1:32 PM

To Whom it may concern: I am Arthur Reade ,, 5617 E. Edgemont ave. Scottsdale, Az. 85257

I oppose the proposed lot split at 5925 E. Wilshire Drive.



All homes in Sherwood Heights. are single family residential building lots.

Thank you

Arthur Reade



1 of
Start

Reply

Forward

do not split 5925 e wilshire dr lot Inbox x



Elizabeth Remaklus <lizremaklus@gmail.com>
to me

Sat, Jul 11, 2020, 3:44 PM

Name: Elizabeth Remaklus
Address: 2634 N 58th Pl, Scottsdale, AZ 85257
Phone Number: 602-214-5498

I live right down the street fro this property and pass it all the time when I go on walks with my husband. One of my fa things about our beautiful Sherwood Heights neighborhood is the spacious residential feel. There are not many neighborhoods like this left in Phoenix. The proposal to split this lot in order to build two homes will look completely or place, and is not fair to the residents of this community. The Declaration of Restrictions dated August 23, 1955 states lots in Sherwood Heights shall be known and described as single family residential building lots." - clearly, building tv homes on this property would go against this intention. Do not let us lose the character or our neighborhood.

Sincerely,
~Elizabeth Remaklus



Received, thank you.

Got it.

Got it, thanks!



2

Splitting of 5925 E Wilshire Inbox x

Peter Rez <peterrez@cox.net>
to NoLotSpilt

Fri, Jul 10, 2020, 10:02 AM

Peter Rez
5935 E Cambridge Ave
Scottsdale
AZ 85257

602 717 5904



I am writing to oppose the splitting of the lot at 5925 E Wilshire. The Sherwood Heights neighborhood was planned as a development with low profile single story ranch houses that blended in with the desert environment. The original developer intentionally staggered the lots on each side of the street that all houses could benefit from the spectacular views of Camelback to the North and the Papago Buttes to the South. A few years ago, when there was a proposal to allow for the addition of a second story the residents of the neighborhood came together and had the City implement an overlay that restricted the height of buildings to 16ft.

The low density, single family homes on large lots is part of the essential character of this neighborhood. Allowing lots to be divided and increasing the density of housing will not only ruin our neighborhood, it will also significantly lower our property values.

I therefore strongly urge you to reject the application for splitting the lot on 5925 E Wilshire

Sincerely
Peter Rez, Professor ASU



Start

Sherwood Heights Inbox x

2

Kathleen Richards <drkjrichards@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 2:16 PM

Hello,

My name is Kathleen Richards, I live at 2336 N. 57th Place, Scottsdale, AZ 85257. My phone number is 602-793-667

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you for your time

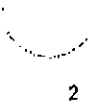
—
Kathleen Richards

Reply

Forward



1 of
Start



5925 E Wilshire Drive No Lot Split Inbox x



Eric Richardson <richardson2309@gmail.com>
to NoLotSplit, Juliana

Thu, Jul 9, 2020, 6:02 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Eric Richardson
602-821-0367
5818 E. Oak St Scottsdale AZ 85257

[Reply](#) [Reply all](#) [Forward](#)



of
Start


2
NO LOT SPLIT IN SHERWOOD HEIGHTS Inbox x

Popsterbob <popsterbob@yahoo.com>
to NoLotSplit

Mon, Jul 13, 2020, 3:57 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split and its subsequent standalone buildings would contribute to the neighborhood heat island (more walls, roofs, driveways) and impede view and air flow that an edifice (as opposed to vegetation) would impart. Even if these specific concerns were adequately addressed in this particular lot split, the lot split would set a precedent that subsequent lot-split requests may be unat unwilling to assuage.

I feel lot-splitting is an attack on neighboring property values and a "taking" of the amenities of living in a neighborhood premium lot sizes. We live in this neighborhood not only for our desire for personal space but also to escape the visu obtrusiveness and environmental degradation of high-density housing.

I've watched height-creep in Old Town and along McDowell Road. I smell density-creep in our beloved Sherwood He NO, NO, NO to lot-splitting!

Respectfully,

Elaine Riley
5802 E. Wilshire Drive
Scottsdale, AZ 85257
480-947-4887



Start



Sherwood Heights Inbox x

Jim & Bonita Roberts <jimbonitar@aol.com>
to NoLotSplit@gmail.com

Sat, Jul 11, 2020, 10:24 AM

We are hopeful that this will NOT set a new precedent, changing our neighborhood forever!
Jim & Bonita Roberts
5910 E. Windsor Avenue
Scottsdale, AZ 85257
480-994-9104



Reply

Forward



of
Start



No Lot Split <nolotsplit@gmail.com>

5925 E Wilshire Drive | Scottsdale, AZ LOT

1 message

rachel rosso <rosso.e.rachel@gmail.com>
To: nolotsplit@gmail.com

Sun, Jul 19, 2020 at 12:10 PM

Good Monday morning. This is Rachel and Michael Rosso who reside at 5714 East Windsor Ave. My cell is 480.272.4185. We bought our property in the Fall of 2016. What attracted us to this area of Sherwood Heights/Fairway Park was the large lots/space between our neighbors, and the indigenous architecture and yards that respected the desert. The area was not being flipped by developers looking for a quick buck. These developers/realtors do not care about maintaining the adjacent neighbors privacy, stormwater management, natural desert vegetation, wildlife when they request these property splits. It is only for the almighty dollar and then they leave. It is truly frustrating for those of us who choose to respect our surroundings and the environment. Please respect our neighborhood/neighbors and do not allow this realtor/developer to split 5925 E. Wilshire Drive lot. This lot split is completely incompatible with the original characteristics, density and design of our neighborhood. The Declaration of Restrictions dated August 23, 1955 states " All lots in Sherwood Heights shall be known and described as single family residential building lots." Yes, that restriction is 65 years old, but it is still our desire today. If this lot split is allowed, more will come and quickly our neighborhood charm will be lost to expansive, white box homes that sit as close to the easement line as possible. Big money should not always win.

Thank you for your time and consideration.

Rachel + Michael + Liam Rosso

RACHEL . ROSSO
IIDA, NCIDQ, LEED AP ID+C
480.272.4185



2

Lot split 5925 E Wilshire Inbox x

diane rowley <dlr5932@gmail.com>
to NoLotSplit

Sat, Jul 11, 2020, 5:33 PM

Diane Rowley
5932 E Windsor Ave
Scottsdale, AZ 85257
480-221-2454



I oppose the proposed lot split of the property located at 5925 E Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "all lots in Sherwood Heights shall be known and described as single family residential building lots". That was and continues to be the intent of the neighborhood.

Diane Rowley

Sent from my iPhone



cf
Start

Reply Forward

2

objection to lot split Inbox x

Sally Borg <sallyborg@cox.net>
to NoLotSpllt

Fri, Jul 10, 2020, 12:00 PM

To Whom it may concern,

I am a homeowner in Sherwood Estates.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. I love the character of our neighborhood and believe that the lot split is incompatible the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described single family residential building lots." That was and continues to be the Intent of the neighborhood. Please don't let a developer ruin this for us.

Sally Borg

5909 E Edgemont Ave

Scottsdale, AZ 85257

Received, thank you.

Looks good to me.

Thank you!



cf
Start



5925 E Wilshire Inbox x

Scott Hufford <boxmie34@cox.net>
to me

Sun, Jul 12, 2020, 3:27 PM

I strongly appose the lot split of the property at 5925 E Wilshire Dr. This lot split request is completely incompatible wi original characteristics density and design of Sherwood Heights. The declaration of Restrictions dated August 23 195 states " All lots in Sherwood Heights shall be know as described as single family residential building lots". That was a continues to the intent of our neighborhood. Furthermore, I feel that this will create a precedence in the neighborhood future lots splits, and will ultimately change the character of this unluqe neighborhood forever.

Scott Hufford
2167 N 58th St
Scottsdale AZ 85257
602-329-7874

I agree with you. Yes, I agree. I don't agree.



of
Start

Reply

Forward



2

FW: URGENT: LOT SPLIT PLANNED FOR SHERWOOD HEIGHTS

Inbox x

Shannon Van Zutphen <vanzdesign@cox.net>
to NoLotSplit

Thu, Jul 9, 2020, 5:35 PM

To Whom It May Concern,

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you so much for your consideration.

Shannon Van Zutphen
Van Zutphen Design
480-990-3921

5704 E. Windsor Ave.
Scottsdale Az 85257



Start



No Lot Split <noLotSplit@gmail.com>

I don't approve!

1 message

Theresa Sanders <terrynana.sanders@gmail.com>
To: NoLotSplit@gmail.com

Thu, Aug 6, 2020 at 5:22 PM

My name is Theresa Sanders. I have lived at 5840 E. Lewis Ave for 41 years. I completely object to the splitting of the lot at 5925 E. Wilshire in Sherwood Heights. It is not in keeping with the way that Sherwood Heights was designed in the 50s.

Thank you,
Theresa Sanders
602-295-8285



Please do not allow the lot to be split! Inbox x



Lara Savage <larajsavage2@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 6:47 AM

My name is Lara Savage. Our address is 5902 E. Wilshire Drive, Scottsdale 85257. My phone number is 480-323-5

This email is to assert that I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 23rd, 1955 states, "All lots in Sherwood Heights shall be known and described as single family residential building lots". That was and continues to be the intent of the neighborhood.

Please help maintain the integrity and character of our wonderful neighborhood. It would be such a shame and loss to allow for this.

Thank you,

Lara Savage



Start

Reply

Forward

Opposed to lot splitting in Sherwood Heights Inbox x



Judie Scalise <jascalise@esicorp.net>
to NoLotSpllt

Tue, Jul 14, 2020, 10:15 AM

Oppose the proposed lot split of the property located at 5925 E. Wilshire Drive, Scottsdale, AZ

The Sherwood Heights Neighborhood Plan was completed in 2002 as a tool to guide future development. This plan is driven by citizen participation. Community goals and priorities were identified, one of which is "preserving neighborhood character and mountain views." Allowing lot splitting and increased height goes against this very principle.

As a resident and business owner in the City of Scottsdale, I am increasingly appalled at the decisions coming from our staff and politicians. Lot splitting within a well-established south Scottsdale residential neighborhood is just the tip of the iceberg towards increasing density and height overall. I implore you to follow the Sherwood Heights neighborhood plan and abide by the adopted goals.

Judie Scalise
6222 E. Wilshire Drive
Scottsdale, AZ 85257
480-941-4572

Best Regards,



Start



George and Lillian Schade Comment Inbox x

George Schade <aljschade@aol.com>
to NoLotSplit@gmail.com

Tue, Jul 14, 2020, 10:58 AM

Hi Lauren:

Again, we thank you for all the work and time you are devoting to this project. It is impressive.

Attached is our objection to the approval of the application to split the parcel at 5925 East Wilshire Drive. We assume that the objection will be submitted "as is" to the City.

We read that the Board will prepare a petition to adopt a restriction prohibiting the splitting of a parcel that is larger than 20,000 square feet. The parcel on the southwestern corner of 57th Pl and Wilshire Drive, a couple of doors to your right, is less than 20,000 square feet. We suggest considering a petition to prohibit the splitting or subdividing of any platted lot in the four subdivisions or at least, Sherwood Heights and Fairway Park.

Let us know if there is anything we can do to assist.

George and Lillian



Start

5925 E. Wilshire Drive Inbox x

Diane Schaff <dianeschaff@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 6:52 PM

To Whom This May Concern:

My husband and I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split requires completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the Neighborhood.

Thank you for your consideration of the neighborhood.

Allen and Diane Schaff
5814 E. Lewis Ave.
Scottsdale, AZ. 85257
Phone: 406-220-5440 or 406-220-5442

Received, thank you | Thank you! | Looks good to me |



Start



Sherwood Heights 5925 E. Wilshire Inbox x

David Schwarz <vocalguy@aol.com>
to me

Sun, Jul 12, 2020, 11:09 AM

To whom it may concern,

We are opposed to the proposed lot split of the property located at 5925 Wilshire Drive.

This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known described as single family residential building lots."

That was and continues to be the intent of the neighborhood.

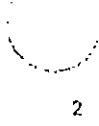
David F. Schwarz
Kathryn J. Schwarz
David W. Schwarz

David W. Schwarz
vocalguy@aol.com

Cell: 612-801-5384



cf
Start



Lot Split Opposition Inbox x

Jennifer Scott <jenniferdenyse@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 1:54 PM

To: City of Scottsdale Planning & Development Department
Regarding: Case #4-MD-2020

It is my understanding that an application for a lot split and final plat have been submitted for 5925 East Wilshire within the Sherwood Heights Neighborhood. I am a current resident of the neighborhood, living at 5714 East Oal Street. I am strongly opposed to the lot split application and request that the City continue its efforts working wlt neighborhood to preserve the character of this South Scottsdale neighborhood and deny this request.

In 2002, the City of Scottsdale worked with members of the Sherwood Heights community to prepare and succes: implement *The Sherwood Heights Area Neighborhood Plan*. The goals of this plan were to 'provide a framework for harmonious development' and to 'provide tools to examine how new growth and infill development can be accommodated in ways that allow for preservation and strengthening of established neighborhoods'. The focus of Neighborhood Plan is the preservation of the character of this westernmost neighborhood in Scottsdale, which is atypical in Southern Scottsdale due to its very low density and preservation of its original desert environment, vegetation and character. All lot sizes In Sherwood Heights greatly exceed the minimum R1-10 requirement, the : section is narrower than a standard local street width with ribbon curb and no sidewalks, topography has been



Fwd:

1 message

jwsell <jwsell8@gmail.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>

Tue, Jul 14, 2020 at 1:37 PM

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

Subject:**From:** Bill K VFD <billk.vfd@gmail.com>**Sent:** Tuesday, July 14, 2020, 9:31 AM**To:** Janet Sell <jwsell8@gmail.com>**CC:**

We are opposed to the proposed lot split. It represents an assault on the character and integrity of the neighborhood. It is a violation of the deed restrictions that are tied to each lot in the subdivision. These restrictions, which are in addition to the local zoning, make it clear that each lot is designed for a single family home. Building more than one home on a lot is prohibited. Splitting the lot is a transparent end run around this restriction. The deed restrictions require that the "design and location of the home conform and [be] in general harmony with existing structures in the subdivision." It should also be noted that this neighborhood has unique and varied topography. The subdivision was platted to take that topography and the associated drainage needs into consideration. Splitting lots could disrupt this critical drainage adversely affecting neighbors. Finally, the owners of this lot should not be permitted to enhance the value of their lot to the detriment of their neighbors.

Bill Kutschke and Janet Sell



NO to splitting lots in Sherwood Heights! Inbox x

Allison Shock <aashock@cox.net>
to NoLotSplit

Thu, Jul 9, 2020, 8:32 PM

I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive.

What a terrible precedent to set for a Scottsdale neighborhood with a distinct Mid-Century character

Splitting lots is completely incompatible with the original characteristics, density and design of Sherwood Heights: the Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

My other objection is even stronger: the precedent of splitting lots and increasing residence density the dire potential to alter for the worse storm water management in our shallow hillside neighborhood. Any poorly thought-out change to the natural washes and arroyos endangers existing properties and new residences alike by increasing their likelihood of flooding. This is a very bad idea.

NO to splitting lots in Sherwood Heights!



Lot split proposed 5932 E Wilshire Dr in Scottsdale Inbox x



Molly Simpson <molly@graphics2llc.net>
to me, sellarizona, us

Mon, Jul 13, 2020, 4:23 PM

To whom it may concern,

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive, Scottsdale, AZ 85257. This lot split is completely incompatible with the original and current characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955, states "All lots in Sherwood Heights shall be known and described single family residential building lots." This description was in place when my husband and I purchased our home in this neighborhood approximately 20 years ago, and it is our hope and understanding that this is the binding restriction which all homes and properties in this neighborhood continue to abide. This was and continues to be the intent of the neighborhood.

Thank you,

Molly Simpson
5932 E. Edgemont Avenue
Scottsdale, AZ 85257
cell: 602 284 1869



cf
Start

I oppose proposed lot split at 5925 E. Wilshire Drive. Inbox x

Hugo H. Soll <hsoll@hotmail.com>
to NoLotSplit@gmail.com

Thu, Jul 9, 2020, 8:22 PM

My name is Hugo H. Soll. I reside at 2501 N. 57th Place in the Sherwood Heights neighborhood. My phone number is 480-945-3002. This proposed lot split must be rejected.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. This is an attempt by a real estate speculator to profit by degrading our neighborhood.

-- Hugo H. Soll

...

[Message clipped] [View entire message](#)

Received, thank you.

Got it.

Looks good to me.



Start



2

5925 E. Wilshire Dr., Scottsdale Inbox x

JackalopeAZ <jeffreyspamer@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 7:00 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split requ completely incompatible with the original characteristics, density and design of Sherwood Heights Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be kr and described as single family residential building lots." That was and continues to be the intent o neighborhood.

Best Regards,
Jay Spamer
6140 E Edgemont Ave, Scottsdale, AZ 85257
602-604-7517

Reply

Forward



ct
Start

From: Maren Stevens, 5902 East Edgemont, Scottsdale AZ 85257
(owner)480 200 3988 Inbox x

Maren Stevens <marenwstevens@gmail.com>
to NoLotSpltt

Mon, Jul 13, 2020, 3:56 PM

Sherwood Heights has odd size, environmentally and visually appealing single family lots designed to fit the rolling terrain coming off Papago Buttes. The original restrictions that were crafted for the aesthetics of this community must be maintained. Mainly, water runoff down 60th street and through the original lots is protected and cannot be modified. I visualize a lovely large home built on the lot in question and would be horrified to see it divided with 2 cookie cutter size homes of a possible value not benefitting the value of other homes in our area. I have lived here for 25 years and have shown blueprints to the city, only to have them rejected as "non compliant with codes for the subdivision" It was some as simple as a front porch. I am VERY much against the prospect of one of our larger beautiful lots being divided for personal gain. Please consider our concerns as the "restrictions" for the Sherwood area are grandfathered in and we SHALL respect this policy.

Thank you, Maren Stevens

Reply

Forward



of
Start

proposed lot split at 5925 E Wilshire Drive Inbox x

Al Stimac <stimac@cox.net>
to NoLotSplit, sellarizona, us

Thu, Jul 9, 2020, 5:03 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Al Stimac
5835 E. Edgemont
Scottsdale AZ 85257

Looks good to me.

Received, thank you.

Looks good, thank you.

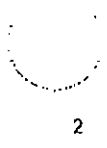


1 of 1
Start

Reply

Reply all

Forward



No Lot Split at 5925 E. Wilshire Drive Inbox x

deanjandeanna@aol.com
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 9:42 AM

To Whom It May Concern:

We oppose any lot split in the historic neighborhood of Sherwood Heights.

The houses in this community were one of the first to be designed in a natural desert landscape, fitting into the natural contours of the hills and washes from Papago Buttes. The thoughtfully designed allowed views of the desert and mountains, and allowed biodiversity in the area to stay intact. We have screech owls, coyote, bobcats, quail, woodpecker, desert iguana and lizards, and rattlesnakes. Subdividing lots goes against the design of the neighborhood, which was meant to have open spaces in a desert environment because we live in the desert! This vision created one of the special places in Scottsdale.

You must reject any lot splits in this area.

Sincerely

Dean Stover and Janice Kelly

6034 E. Wilshire Dr.

Scottsdale, AZ 85257

480-423-0690



cf
Start



I oppose the lot split at 5925 Wilshire Dr. Inbox x

deanjandeanna@aol.com
to NoLotSplit@gmail.com

Fri, Jul 10, 2020, 10:29 AM

To Whom It May Concern,

We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split req is completely incompatible with the original characteristics, density and design of Sherwood Heights Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be kno and described as single family residential building lots." That was and continues to be the intent of t neighborhood. Sherwood Heights also has an historic designation, which regulates heights in the community. This area is a special place in Scottsdale designed with views in mind and needs to be protected from developers who want to split properties.

Sincerely,

Dean Stover and Janice Kelly
6034 E. Wilshire Dr.
Scottsdale, AZ 85257
480-423-0690



Start

Reolv Forward



5925 E Wilshire Dr Inbox x

John Stuckey <jpstuckey@cox.net>
to NoLotSpilt@gmail.com

Sun, Jul 12, 2020, 5:17 PM

Sent from Mail for Windows 10

From:
John Stuckey and Kimberly Gresco
5602 E Lewis Ave
Scottsdale, AZ 85257
602-571-0337

July 12, 2020

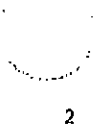
To:
City of Scottsdale Planning Commission and City Council
Regarding:
Development proposal for 5925 E Wilshire Drive in Sherwood Heights

Dear Sirs,

We have recently learned of plans to demolish an existing home in our neighborhood and subdivide the lot to construct two homes for speculative resale. We are vehemently opposed to any such development within our community of Sherwood Heights and feel that the approval of this project would set a dangerous precedent and open the floodgates.



Start



5925 E. Wilshire Drive Inbox x

James Sudal <jasudal@att.net>
to me, sellarizona

Sun, Jul 12, 2020, 1:16 PM

I oppose the idea of splitting the lot at 5925 E Wilshire Drive. Sherwood Heights is a lovely neighborhood that has been here for 60 years, the space between houses and the ample lots are part of its character and charm. We don't need it turned into another densely populated area like Arcadia just so a few speculators can pick up some quick cash.

I have owned the property at 5837 E Vernon AVE for over 16 years. My name is Jim Sudal and my phone number is 263-3381

Thank you,
Jim Sudal

Sent from my iPhone

Received, thank you.

Got It, thanks!

Got it.

Reply

Reply all

Forward



of
Start

2

5925 E. Wilshire Inbox x

Daniel Sumberg <daniel54@cox.net>
to me

Mon, Jul 13, 2020, 10:57 AM

We are against the proposed lot split at 5925 W. Wilshire. We believe the increase in density violates the character and intention of the neighborhood.

Sincerely,

Daniel and Philinda Sumberg
5632 E. Windsor Ave.
Scottsdale, AZ 85257

480 252-6112

Reply

Forward



ct
Start



Keep Sherwood Special Inbox x

Tracy D'Arcangelo <tracecadet2000@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 8:58 PM

Tracy D'Arcangelo
5926 e Oak St
Scottsdale AZ 85257
480 231 2221

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Keep Sherwood Special!
Tracy D'Arcangelo
Oak st block watching captain
Sent from my iPhone



of
Start

Got it, thanks! Thank you! Will do.



No Lot Split <nolotsplit@gmail.com>

I oppose the lot split at 5925 E. Wiltshire in Sherwood Estates

1 message

Todd Garretson <toddgarretson@hotmail.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Tue, Jul 14, 2020 at 12:20 PM

Please do not grant the lot split in our beautiful and unique neighborhood of Sherwood Heights and Estates. This neighborhood preserves the views of Camelback and the Papago Buttes in each home by the nature of our big lots. If you subdivide this lot; this opens up the door to more lot splits and the devaluing of our home values and quality of life. Don't let us suffer the neighborhood conflicts that our neighbors to the north in Arcadie are battling..... Keep our neighborhood in its original state that makes it so special to all of its residents (original existing owners, new owners and future owners).

Thank you,

Todd Garretson resident for 13 1/2 years
5819 E. Edgemont Avenue
Scottsdale AZ 85257
480-695-1449

Sent from my iPad

opposed to lot split at 5925 E Wilshire Drive Inbox x

Thomas Moore <speedmoore@hotmail.com>
to NoLotSplit@gmail.com, Thomas

Thu, Jul 9, 2020, 8:29 PM

I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights be known and described as **single family** residential building lots." That was and continues to be the intent of the neighborhood.

Sincerely,
Thomas A Moore
5721 E Edgemont Ave
Scottsdale, AZ 85257
speedmoore@hotmail.com
cell 602 769 2433

...

[Message clipped] [View entire message](#)



cf
Start

Opposition to Lot Splitting in Sherwood Heights Inbox x

2

Thomas O'Leary <tno1@aol.com>
to NoLotSplit@gmail.com, sellarizona@mindspring.com, czarbee@aol.com

Sat, Jul 11, 2020, 4:58 PM

To whom it may concern:

I reside at 5825 E Vernon Avenue, Scottsdale, AZ 85257, and have since 1985/86, raised two children there, and now my wife and I live together at same address. Phone number is (480) 235-0273.



I oppose ANY and ALL "lot splitting" in Sherwood Heights, including the lot at 592 Wilshire Drive. Of various schemes I've seen, this reported plan to lot split that Wilshire Drive residence makes no sense and I'd hope that Scottsdale has the good sense to reject it out of hand, and especially since it is entirely incompatible to the Declaration of Restrictions dated August 23, 1955, and its "single family residential building lots" language.



cf
Start

The City of Scottsdale has previously recognized our neighborhood here as worthy protection and without placing undue burdens upon our neighborhood remaining undisturbed by any double splitting maneuvers, and especially by newcomers unaware or unwilling to appreciate what we have here in Sherwood Heights. I would also

5925 E. Wilshire Dr., Scottsdale ,Az Inbox x

Tom Young <tom@tcyaz.com>
to me

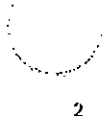
Sun, Jul 12, 2020, 12:34 PM

Planning Commission Members: My name is Tom Young and I live in Sherwood Heights @ 2401 N. 57th Street, Scottsdale, 85257 (602-291-3958 cell). I understand that the above referenced property was recently bought and the new owner has requested a lot split dividing the parcel into two lots in order to build two homes on the new lots. I have been a resident in this area since January, 1980. Many times, I thought about moving to North Scottsdale and buying a larger home for my family, but because of the lot size and location, I decided instead to stay and expand my house or remodel. The average lot size in Sherwood Heights is about 1/4 acre (21,000-22,000 sq. ft.) and because of the size, we have much wildlife from the Buttes area to the south. Coyotes, Fox, Javalina, Roadrunners, Rabbits, Quail etc. We all enjoy beautiful views from our home of Camelback Mountain to the north and Papago Buttes to the south. By making properties more dense with buildings, this will block view corridors and also be a deterrent to our beautiful wildlife. Never in my 40 years of living in Sherwood Heights has anyone requested carving up our large lots for profit. I feel that if this individual is granted permission to split his lot, then this will just start a trend to change the character of our neighborhood. For example, the immediate lot to the west of the requested lot split is one of the largest in the neighborhood with some 32,000 sq. ft. They will probably sell or split the lot themselves into 3 new lots. Many of you are familiar with the neighborhood and if you are not, I recommend you drive through it and see our beautiful rolling hill roads and beautiful views.

For these reasons, I am strongly opposed to splitting the requested parcel into two lots. Sincerely, Tom Young

...

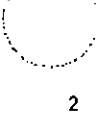
(Message clipped) [View entire message](#)



2



Start



Lot split in Sherwood Heights Inbox x

Dave Tittle <dgtittle@q.com>
to NoLotSplit, sellarizona, us

Thu, Jul 9, 2020, 6:31 PM

To whom it may concern,

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. My wife and I moved to this neighborhood specifically because of these qualities. This is a unique enclave and it is imperative that that it remain so. Any building or renovation must remain to the original mandate of our community. Granting this permit would surely lead to the destruction of an uncommon and idyllic area that must remain un-molested, unexploited and un-commercialized.

Dave and Gretchen Tittle
5642 E Lewis Ave
Scottsdale, AZ. 85257
602-793-0806
dgtittle321@gmail.com
dgtittle@q.com



of
Start

Fwd:

1 message

jwsell <jwsell8@gmail.com>
To: "NoLotSplit@gmail.com" <NoLotSplit@gmail.com>

Tue, Jul 14, 2020 at 1:37 PM

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

Subject:**From:** Bill K VFD <billk.vfd@gmail.com>**Sent:** Tuesday, July 14, 2020, 9:31 AM**To:** Janet Sell <jwsell8@gmail.com>**CC:**

We are opposed to the proposed lot split. It represents an assault on the character and integrity of the neighborhood. It is a violation of the deed restrictions that are tied to each lot in the subdivision. These restrictions, which are in addition to the local zoning, make it clear that each lot is designed for a single family home. Building more than one home on a lot is prohibited. Splitting the lot is a transparent end run around this restriction. The deed restrictions require that the "design and location of the home conform and [be] in general harmony with existing structures in the subdivision." It should also be noted that this neighborhood has unique and varied topography. The subdivision was platted to take that topography and the associated drainage needs into consideration. Splitting lots could disrupt this critical drainage adversely affecting neighbors. Finally, the owners of this lot should not be permitted to enhance the value of their lot to the detriment of their neighbors.

Bill Kutschke and Janet Sell



NO to splitting lots in Sherwood Heights! Inbox x

Allison Shock <aashock@cox.net>
to NoLotSplit

Thu, Jul 9, 2020, 8:32 PM

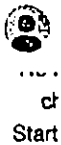
I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive.

What a terrible precedent to set for a Scottsdale neighborhood with a distinct Mid-Century character

Splitting lots is completely incompatible with the original characteristics, density and design of Sherwood Heights: the Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

My other objection is even stronger: the precedent of splitting lots and increasing residence density the dire potential to alter for the worse storm water management in our shallow hillside neighborhood. Any poorly thought-out change to the natural washes and arroyos endangers existing properties and new residences alike by increasing their likelihood of flooding. This is a very bad idea.

NO to splitting lots in Sherwood Heights!





2

Lot split proposed 5932 E Wilshire Dr in Scottsdale Inbox x



Molly Simpson <molly@graphics2llc.net>
to me, sellarizona, us

Mon, Jul 13, 2020, 4:23 PM

To whom it may concern,

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive, Scottsdale, AZ 85257. This lot split is completely incompatible with the original and current characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955, states "All lots in Sherwood Heights shall be known and described as single family residential building lots." This description was in place when my husband and I purchased our home in this neighborhood approximately 20 years ago, and it is our hope and understanding that this is the binding restriction which all homes and properties in this neighborhood continue to abide. This was and continues to be the intent of the neighborhood.

Thank you,

Molly Simpson
5932 E. Edgemont Avenue
Scottsdale, AZ 85257
cell: 602 284 1869



cf
Start



I oppose proposed lot split at 5925 E. Wilshire Drive. Inbox x

Hugo H. Soll <hsoll@hotmail.com>
to NoLotSplit@gmail.com

Thu, Jul 9, 2020, 8:22 PM

My name is Hugo H. Soll. I reside at 2501 N. 57th Place in the Sherwood Heights neighborhood. My phone number is 480-945-3002. This proposed lot split must be rejected.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. This is an attempt by a real estate speculator to profit by degrading our neighborhood.

-- Hugo H. Soll

...

[Message clipped] [View entire message](#)



ct
Start

Received, thank you.

Got it.

Looks good to me.

Reply Forward



5925 E. Wilshire Dr., Scottsdale Inbox x

JackalopeAZ <jeffreyspamer@gmail.com>
to NoLotSplit

Thu, Jul 9, 2020, 7:00 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split requ completely incompatible with the original characteristics, density and design of Sherwood Heights Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be kr and described as single family residential building lots." That was and continues to be the intent o neighborhood.

Best Regards,
Jay Spamer
6140 E Edgemont Ave, Scottsdale, AZ 85257
602-604-7517

Reply

Forward



Start



2

From: Maren Stevens, 5902 East Edgemont, Scottsdale AZ 85257
(owner)480 200 3988 Inbox x

Maren Stevens <marenwstevens@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 3:56 PM

Sherwood Heights has odd size, environmentally and visually appealing single family lots designed to fit the rolling topography coming off Papago Buttes. The original restrictions that were crafted for the aesthetics of this community must be maintained. Mainly, water runoff down 60th street and through the original lots is protected and cannot be modified. I visualize a lovely large home built on the lot in question and would be horrified to see it divided with 2 cookie cutter size homes of a possible value not benefitting the value of other homes in our area. I have lived here for 25 years and have shown blueprints to the city, only to have them rejected as "non compliant with codes for the subdivision" It was some as simple as a front porch. I am VERY much against the prospect of one of our larger beautiful lots being divided for personal gain. Please consider our concerns as the "restrictions" for the Sherwood area are grandfathered in and everyone SHALL respect this policy.
Thank you, Maren Stevens



Start

Reply

Forward

2

proposed lot split at 5925 E Wilshire Drive Inbox x

Al Stimac <stimac@cox.net>
to NoLotSplit, sellarizona, us

Thu, Jul 9, 2020, 5:03 PM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Al Stimac
5835 E. Edgemont
Scottsdale AZ 85257

Looks good to me.

Received, thank you.

Looks good, thank you.

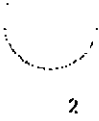


Start

Reply

Reply all

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No Lot Split at 5925 E. Wilshire Drive Inbox x

deanjandeanna@aol.com
to NoLotSplit@gmail.com

Mon, Jul 13, 2020, 9:42 AM

To Whom It May Concern:

We oppose any lot split in the historic neighborhood of Sherwood Heights.

The houses in this community were one of the first to be designed in a natural desert landscape, fitting into the nature contours of the hills and washes from Papago Buttes. The thoughtfully designed allowed views of the desert and mountains, and allowed biodiversity in the area to stay intact. We have screech owls, coyote, bobcats, quail, woodpe desert iguana and lizards, and rattlesnakes. Subdividing lots goes against the design of the neighborhood, which wa meant to have open spaces in a desert environment because we live in the desert! This vision created one of the spe places in Scottsdale.

You must reject any lot splits in this area.

Sincerely

Dean Stover and Janice Kelly

6034 E. Wilshire Dr.

Scottsdale, AZ 85257

480-423-0690



Start

I oppose the lot split at 5925 Wilshire Dr. Inbox x

deanjandeanna@aol.com
to NoLotSplit@gmail.com

Fri, Jul 10, 2020, 10:29 AM

To Whom It May Concern,

We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split reqr is completely incompatible with the original characteristics, density and design of Sherwood Heights Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be know and described as single family residential building lots." That was and continues to be the intent of t neighborhood. Sherwood Heights also has an historic designation, which regulates heights in the community. This area is a special place in Scottsdale designed with views in mind and needs to be protected from developers who want to split properties.

Sincerely,

Dean Stover and Janice Kelly
6034 E. Wilshire Dr.
Scottsdale, AZ 85257
480-423-0690

Reply Forward



Start



2

5925 E Wilshire Dr Inbox x

John Stuckey <jpstuckey@cox.net>
to NoLotSplit@gmail.com

Sun, Jul 12, 2020, 5:17 PM

Sent from Mail for Windows 10

From:
John Stuckey and Kimberly Gresco
5602 E Lewis Ave
Scottsdale, AZ 85257
602-571-0337

July 12, 2020

To:
City of Scottsdale Planning Commission and City Council
Regarding:
Development proposal for 5925 E Wilshire Drive in Sherwood Heights

Dear Sirs,

We have recently learned of plans to demolish an existing home in our neighborhood and subdivide the lot to construct two homes for speculative resale. We are vehemently opposed to any such development within our community of Sherwood Heights and feel that the approval of this project would set a dangerous precedent and open the floodgates



...
of
Start

2

5925 E. Wilshire Drive Inbox x

James Sudal <jasudal@att.net>
to me, sellarizona

Sun, Jul 12, 2020, 1:16 PM

I oppose the idea of splitting the lot at 5925 E Wilshire Drive. Sherwood Heights is a lovely neighborhood that has been here for 60 years, the space between houses and the ample lots are part of its character and charm. We don't need it turned into another densely populated area like Arcadia just so a few speculators can pick up some quick cash.

I have owned the property at 5837 E Vernon AVE for over 16 years. My name is Jim Sudal and my phone number is 263-3381

Thank you,
Jim Sudal

Sent from my iPhone

Received, thank you. Got it, thanks! Got it.



...
of
Start

Reply

Reply all

Forward

1
2

5925 E. Wilshire Inbox x

Daniel Sumberg <daniel54@cox.net>
to me

Mon, Jul 13, 2020, 10:57 AM

We are against the proposed lot split at 5925 W. Wilshire. We believe the increase in density violates the character a intention of the neighborhood.

Sincerely,

Daniel and Philinda Sumberg
5632 E. Windsor Ave.
Scottsdale, AZ 85257

480 252-6112

Reply

Forward



of
Start



2

Keep Sherwood Special Inbox x

Tracy D'Arcangelo <tracecadet2000@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 8:58 PM

Tracy D'Arcangelo
5926 e Oak St
Scottsdale AZ 85257
480 231 2221

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Keep Sherwood Special!
Tracy D'Arcangelo
Oak st block watching captain
Sent from my iPhone



or

Start

Got It, thanks!

Thank you!

Will do.



No Lot Split <nolotsplit@gmail.com>

I oppose the lot split at 5925 E. Wiltshire in Sherwood Estates

1 message

Todd Garretson <toddgarretson@hotmail.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Tue, Jul 14, 2020 at 12:20 PM

Please do not grant the lot split in our beautiful and unique neighborhood of Sherwood Heights and Estates. This neighborhood preserves the views of Camelback and the Papago Buttes in each home by the nature of our big lots. If you subdivide this lot; this opens up the door to more lot splits and the devaluing of our home values and quality of life. Don't let us suffer the neighborhood conflicts that our neighbors to the north in Arcadia are battling..... Keep our neighborhood in its original state that makes it so special to all of its residents (original existing owners, new owners and future owners).

Thank you,

Todd Garretson resident for 13 1/2 years
5819 E. Edgemont Avenue
Scottsdale AZ 85257
480-695-1449

Sent from my iPad

opposed to lot split at 5925 E Wilshire Drive Inbox x

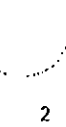
Thomas Moore <speedmoore@hotmail.com>
to NoLotSplit@gmail.com, Thomas

Thu, Jul 9, 2020, 8:29 PM

I strongly oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights be known and described as **single family** residential building lots." That was and continues to be the intent of the neighborhood.

Sincerely,
Thomas A Moore
5721 E Edgemont Ave
Scottsdale, AZ 85257
speedmoore@hotmail.com
cell 602 769 2433

...
[Message clipped] [View entire message](#)



Start

Opposition to Lot Splitting in Sherwood Heights Inbox x

2

Thomas O'Leary <tno1@aol.com>
to NoLotSplit@gmail.com, sellarizona@mindspring.com, czarbee@aol.com

Sat, Jul 11, 2020, 4:58 PM

To whom it may concern:

I reside at 5825 E Vernon Avenue, Scottsdale, AZ 85257, and have since 1985/86, raised two children there, and now my wife and I live together at same address. Phone number is (480) 235-0273.



I oppose ANY and ALL "lot splitting" in Sherwood Heights, including the lot at 592 Wilshire Drive. Of various schemes I've seen, this reported plan to lot split that Wilshire Drive residence makes no sense and I'd hope that Scottsdale has the good sense to reject it out of hand, and especially since it is entirely incompatible to the Declaration of Restrictions dated August 23, 1955, and its "single family residential building lots" language.



Start

The City of Scottsdale has previously recognized our neighborhood here as worthy protection and without placing undue burdens upon our neighborhood remaining undisturbed by any double splitting maneuvers, and especially by newcomers unwilling to appreciate what we have here in Sherwood Heights. I would also

5925 E. Wilshire Dr., Scottsdale ,Az Inbox x

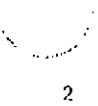
Tom Young <tom@tcyaz.com>
to me

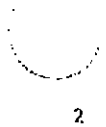
Sun, Jul 12, 2020, 12:34 PM

Planning Commission Members: My name is Tom Young and I live in Sherwood Heights @ 2401 N. 57th Street, Scottsdale, 85257 (602-291-3958 cell). I understand that the above referenced property was recently bought and the new owner has requested a lot split dividing the parcel into two lots in order to build two homes on the new lots. I have been a resident in this area since January, 1980. Many times, I thought about moving to North Scottsdale and buying a larger home for my family, but because of the lot size and location, I decided instead to stay and expand my house or remodel. The average lot size in Sherwood Heights is about 1/2 acre (21,000-22,000 sq.ft.) and because of the size, we have much wildlife from the Buttes area to the south. Coyotes, Fox, Javalina, Roadrunners, Rabbits, Quail etc. We all enjoy beautiful views from our home of Camelback Mountain to the north and Papago Buttes to the south. By making properties more dense with buildings, this will block view corridors and also be a deterrent to our beautiful wildlife. Never in my 40 years of living in Sherwood Heights has anyone requested carving up our large lots for profit. I feel that if this individual is granted permission to split his lot, then this will just start a trend to change the character of our neighborhood. For example, the immediate lot to the west of the requested lot split is one of the largest in the neighborhood with some 32,000 sq. ft. They will probably sell or split the lot themselves into 3 new lots. Many of you are familiar with this neighborhood and if you are not, I recommend you drive through it and see our beautiful rolling hill roads and beautiful views.

For these reasons, I am strongly opposed to splitting the requested parcel into two lots. Sincerely, Tom Young
...

(Message clipped) [View entire message](#)





Lot split in Sherwood Heights Inbox x

Dave Tittle <dgtittle@q.com>
to NoLotSplit, sellarizona, us

Thu, Jul 9, 2020, 6:31 PM

To whom it may concern,

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. My wife and I moved to this neighborhood specifically because of these qualities. This is a unique enclave and it is imperative that that it remain so. Any building or renovation must remain in accordance with the original mandate of our community. Granting this permit would surely lead to the destruction of an uncommon and idyllic area that must remain un-molested, unexploited and un-commercialized.

Dave and Gretchen Tittle
5642 E Lewis Ave
Scottsdale, AZ. 85257
602-793-0806
dgtittle321@gmail.com
dgtittle@q.com





2

No lot split 5925 E Wilshire Dr / Case 4-MD-2020 Wilshire Lot Split Inbox x

Cathy Tognoni <cmtognoni@gmail.com>
to me

Sun, Jul 12, 2020, 10:43 AM

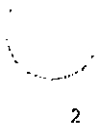
I oppose Case #4-MD-2020, lot split of 5925 E. Wilshire Drive due to the following issues:

1. The submitted Project Narrative contains the incorrect zoning designation. The zoning is R1-10 PRD not just R1- And, neglects to mention how the lot split will affect the neighborhood character in regards to the PRD. This shows th applicant is not taking everything into consideration,
2. Unlike every other lot on that block, one of the new proposed lots does not have access to the alley for waste and item waste pickup. That is a corner lot and this will be a dramatic change to the neighborhood character along Wilshi Ave. and N 60th St. Those streets are used heavily for pedestrians and bicycles to access Papago park.
3. The lot split could also lead to a cascade effect for other lots on that block of Sherwood Heights eventually changin complete character of the neighborhood.
4. The City of Scottsdale should designate Sherwood Heights as a historic neighborhood based on a rare neighborhc lot plan to avoid this issue now and to protect the unlique character from disappearing.

Cathy Tognoni
5919 E. Cambridge Ave.
Scottsdale, AZ 85257



ct
Start



5925 East Wilshire Drive Inbox x

rachael and joe torres <jr2torres@yahoo.com>
to NoLotSplit@gmail.com

Sun, Jul 12, 2020, 1:13 PM

I strongly oppose the proposed lot split of the property located at 5925 East Wilshire Drive, This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights and its neighborli homes. The Declaration of Restrictions dated August 23, 1955 states "all lots in Sherwood Heights shall be known i described as single family residential building lots." That was and continues to be the intent of the neighborhood an neighborhood adjacent to Sherwood Heights,



My name & address is as follows:

Joe & Rachael Torres
5711 East Windsor Avenue
Scottsdale, AZ 85257

[Reply](#) [Forward](#)



...
of
Start



No Lot Split <nolotsplit@gmail.com>

Opposed to Lot #160 Proposed Split

1 message

Lauren Trapp <lauren@paulandlauren.us>
To: Sherwood Heights Neighbors <nolotsplit@gmail.com>

Wed, Jul 15, 2020 at 3:18 PM

Dear City Planners-

I am afraid that the developers have found our jewel of a neighborhood!

We see developers impacting the character of neighborhoods by tearing down existing single story homes and building multiple story structures with complete disregard to the adjacent homes.

We are lucky to have had an opportunity to collaborate with the City of Scottsdale in 2003 and implement a height restriction to preserve our views.


Now we find ourselves in the same position again, to have to oppose the lot split proposed by a developer. A lot split that will forever change the character of our neighborhood.

We have a historic neighborhood. 79 acres dedicated to preserving and living in harmony with the natural landscape. Homes do not face each other. No crowding. Mid Century ranch design from post war era - unique in every way.

We live in harmony with all the desert creatures that wander our roads, our yards, our alleys.

PLEASE support our jewel of a neighborhood. Let the City of Scottsdale continue to be proud of Sherwood Heights. Scottsdale is special, Sherwood Heights is really, really special.

Thanks for your support,
Lauren

 **Lot split request at 5925 E Wilshire Drive** Inbox x

Gregg Trollo <greggtrollo@gmail.com>
to NoLotSplit

Fri, Jul 10, 2020, 1:27 PM

To Whom It May Concern

I have been a resident of Sherwood Heights for over 12 years. I have been a resident of Arizona since 1969. I have witnessed many changes over the years of which, in my opinion, have ruined the ambiance of Scottsdale. For some reason there is a push for high density housing in the south Scottsdale area. We have seen no less than 10 multi ten properties constructed in the past 3 years with many more slated in the upcoming months.

Sherwood Heights is a fragile ecosystem of desert and mountain views which reflects the values of Scottsdale, and its residents over many years. I believe the request being made to split the lot located at 5925 E. Wilshire Drive is a form for disaster. It seems to me that to allow a realtor/builder to purchase a property in Sherwood Heights with the intent to build two homes on the property is an obvious attempt to maximize revenue potential to this individual for personal gain. This plan has total disregard for the existing residents.

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states: "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was, and continues to be, the intent of the neighborhood.

Sincerely



2

opposed to lot split Inbox x

Lindsey Urbatchka <lindseyswim@yahoo.com>
to me

Fri, Jul 10, 2020, 1:46 PM

Hello,

Lindsey Urbatchka, resident at 6016 E Edgemont Ave, Scottsdale AZ 85257. 785-766-5998.



I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you for your time!

Lindsey Urbatchka



cf
Start

2

5925 Inbox x

Phillip Van Wyck <pvrvw4@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 3:42 PM

I oppose the lot split of the property at 5925 E. Wilshire Drive. It is incompatible with the original and renewed Declaration of Restrictions dating back to August 23rd 1955.

Sherwood Heights has worked to keep the character of the original development on similar sized lots within the neighborhood.

The developer probably has no intention of living there and probably doesn't care one way or the other how it affects adjacent homeowners.

Given other restrictions with overlay building heights, setbacks on a corner lot as well as others; the best they could build and make any money would be to erect substandard homes.

This does not benefit the City of Scottsdale.

Phillip Van Wyck
5840 E. Windsor Ave.
Scottsdale AZ 85257
520-891-6575

Reply

Forward



Start

2

URGENT: LOT SPLIT PLANNED FOR SHERWOOD HEIGHTS Inbox x

Neal Van Zutphen <neal@intrinslcwc.com>
to NoLotSplit@gmail.com

Fri, Jul 10, 2020, 7:56 AM

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Cornelius (Neal) Van Zutphen, Jr.
5704 E Windsor Avenue
Scottsdale, Arizona 85257

480-231-6945

Reply

Forward



Start



2

5825 E Wilshire Drive Inbox x

Mike VaughnMikeV <mike.alex.v@gmail.com>
to NoLotSplit

Sun, Jul 12, 2020, 9:00 AM

To Whom it may Concern.

My name is
Thelma Juanita Longenecker, and I own and live at
5813 E Vernon Ave, Scottsdale, AZ 85257.
480-949-5050

I strongly oppose the proposed Lot Split of the property located at 5925 E Wilshire Dr, Scottsdale, AZ 85257. This home is part of the Sherwood Heights neighborhood built by D.D. Castleberry, in the late 50' and 60's. This neighborhood is characterized by it's LARGE Lots, natural desert landscaping, and the beautiful Mid-Century Modern architecture. The lot request is completely incompatible with the original characteristics, density, and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955, states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood. Please do not allow this split to happen because it will forever change the character, historical integrity, and aesthetic of this beloved authentic Old Scottsdale neighborhood.

Respectfully,

Juanita Longenecker



cf
Start



No Lot Split <noLotSplit@gmail.com>

Opposition to split lot

1 message

Bellyfler <bellyfler@aol.com>

Tue, Jul 14, 2020 at 4:34 PM

To: NoLotSplit@gmail.com

I am in opposition to this lot split. It will negatively affect the neighborhood.

Paul Velarides
6315 E. Wilshire Drive
Scottsdale, AZ 85257

692-759-8462

Lot split request Inbox x

2

Justin wall <justinwallaz@gmail.com>
to NoLotSplit

Fri, Jul 10, 2020, 12:20 PM

Hello, I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is complete incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restriction dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Thank you,
Justin Wall
5614 e Wilshire Dr
Scottsdale, AZ 85257
480-217-5249

Yes, I approve.

Received, thank you.

I don't agree.

Reply

Forward



Start



Proposed lot split at 5925 E. Wilshire Drive Inbox x

Bruce Washburn <rbwashburn@gmail.com>
to NoLotSplit

Mon, Jul 13, 2020, 8:46 AM

I am writing to express my opposition to a lot split taking place at 5925 E. Wilshire Drive. I have lived on Wilshire Drive about a half block east of this lot for ten years so I am very familiar with the relevant circumstances. There are many desirable features for our community, but one of the most attractive is the consistency of development in the area. I assume the purpose of the lot split is for the construction of two smaller residences that will in all probability be incompatible with the relatively large lot construction that is a hallmark of this area. I hope the concerns of myself and neighbors will be taken into consideration in the making of the decision of whether to grant the requested lot split. Thank you.

Bruce Washburn

Reply

Forward




ct
Start

 2
Opposition to proposed lot split at 5925 E. Wilshire Inbox x


Jenny Weaver <jcweaver24@hotmail.com>
to NoLotSplit@gmail.com, jayconyers@mac.com

Sat, Jul 11, 2020, 8:32 AM


Members of City of Scottsdale Planning:



Thank you for the opportunity to weigh in on our opposition to the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated Aug 23, 1955 states "All lots in Sherwood Heights shall be known and described as single-family residen building lots." That was and continues to be the intent of the neighborhood. We purchased in this neighborhood because of the neighborhood character – big lots, mountain views, wide streets, hou set back off the street, single story homes. We are not Arcadia and we do not wish to be.



Thank you for your careful consideration of this matter in order to protect the Declaration of Restrict for Sherwood Heights and the integrity of our beautiful neighborhood.



Jennifer Weaver and Jay Conyers
5918 E. Windsor Ave.



Re: [sherwoodhts] OUTDOOR MEETING 11/18/20 10:00 A.M.

1 message

Bryan Webster <bp_webster@yahoo.com>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Mon, Nov 16, 2020 at 12:35 PM

It will be difficult for us to make a 10am meeting as we both work but we are in favor of increasing the lot size for Sherwood heights to 15k. Additionally I don't think the city should allow a variance on the current lot that allows it to be split. I'm also in favor of referencing the HOA articles that clearly state each lot is single use residential.

Thanks.

-Bryan an Vy
5826 E Windsor Ave.

Sent from Yahoo Mail for iPhone

On Monday, November 16, 2020, 12:24 PM, 'Billie Young' sellarizona@mindspring.com [sherwoodhts] <sherwoodhts@yahoogroups.com> wrote:

Dean Neighbors!!

Attached is a copy of the PINK card you received in the mail recently.

WE NEED YOUR HELP AND SUPPORT!!

LOCATION OF OUTDOOR MEETING: NORTH WEST CORNER OF 60TH ST. & WILSHIRE DR. SHERWOOD HEIGHTS

DATE: WEDNESDAY 11/18/20 TIME: 10:00 A.M.

WHY?? THIS IS PART OF OUR "OUTREACH" & NEIGHBORHOOD PARTICIPATION "REQUIRED" BY THE CITY OF SCOTTSDALE!!

THERE WILL BE SIGN UP SHEETS TO SHOW ATTENDANCE. WE HAVE TO SUBMIT THESE SIGN UP SHEETS TO THE CITY TO SHOW WE HAVE YOUR SUPPORT FOR OUR "NO LOT SPLIT PROJECT" !!

THOSE THAT LIVE IN SHERWOOD HEIGHTS, SHERWOOD ESTATES, FAIRWAY PARK, AND HERITAGE EAST, YOUR ATTENDANCE IS VITAL TO THIS PROJECT. WE NEED YOUR SUPPORT!!

PLEASE COME!!

We will answer any questions you might have. "Sign our attendance sheet!!" Bring your own pen! Wear your mask!

If you are unable to attend you can show your support by sending an email to nolotsplit@gmail.com as soon as possible stating you are not in favor of splitting lots in Sherwood Heights!!

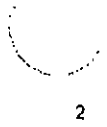
SHOW THE CITY OF SCOTTSDALE THAT WE ARE A NEIGHBORHOOD UNITED. NO ONE WANTS OUR BEAUTIFUL NEIGHBORHOOD DESTROYED BY BUILDERS SPLITTING LOTS AND RUINING THE SERENITY AND BEAUTY THAT WE NOW ENJOY!

SEE YOU AT THE MEETING!

SINCERELY,

BILLIE YOUNG- PRESIDENT SHERWOOD HEIGHTS NBR ASSOC.

LAUREN TRAPP- SECRETARY SHERWOOD HEIGHTS NBR ASSOC.



NO LOT SPLIT SHERWOOD HEIGHTS! Inbox x



James Weingard <jaw@bkwinc.net>
to NoLotSplit, sellarizona, us

Sat, Jul 11, 2020, 7:12 PM

To Whom It May Concern:

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights.



The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood and it is the reason why we purchased a home in this neighborhood.

Increased street, foot traffic and more light pollution detracts from this unique area and impacts our residential home value.



James A.
Weingard
Start

James A Weingard
5617 E Windsor Ave
Scottsdale, AZ 85257
[m] 602.538-1316



5925 E Wilshire Drive Proposed lot split Inbox x



deborah weir <deborahweir1@gmail.com>
to NoLotSpllt

Thu, Jul 9, 2020, 4:53 PM

My name is Deborah Weir, 480-21301035, address: 5940 E Edgemont Avenue, Scottsdale, AZ 85257

I oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split request is completely incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.



Received, thank you.

Got It, thanks!

Got It.



Reply

Forward

of
Start



No Lot Split <nolotsplit@gmail.com>

FW: [sherwoodhts] OUTDOOR MEETING 11/18/20 10:00 A.M.

1 message

Jameson Wetmore <Jameson.Wetmore@asu.edu>
To: "nolotsplit@gmail.com" <nolotsplit@gmail.com>

Wed, Nov 18, 2020 at 3:48 PM

Dear No Lot Split Sherwood Heights...

I do apologize I wasn't able to make the meeting this morning. I was teaching a class. But I do support your efforts and will continue to look for ways to help!

Sincerely,

Jamey Wetmore

57th St

From: sherwoodhts@yahoogroups.com <sherwoodhts@yahoogroups.com>
Sent: Monday, November 16, 2020 12:23 PM
To: sherwoodhts@yahoogroups.com
Cc: Billie Young <sellarizona@mindspring.com>
Subject: [sherwoodhts] OUTDOOR MEETING 11/18/20 10:00 A.M.

Dean Neighbors!!

Attached is a copy of the PINK card you received in the mail recently.

WE NEED YOUR HELP AND SUPPORT!!

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THERE WILL BE SIGN UP SHEETS TO SHOW ATTENDANCE. WE HAVE TO SUBMIT THESE SIGN UP SHEETS TO THE CITY TO SHOW WE HAVE YOUR SUPPORT FOR OUR "NO LOT SPLIT PROJECT" !!

THOSE THAT LIVE IN SHERWOOD HEIGHTS, SHERWOOD ESTATES, FAIRWAY PARK, AND HERITAGE EAST, YOUR ATTENDANCE IS VITAL TO THIS PROJECT. WE NEED YOUR SUPPORT!!

PLEASE COME!!

We will answer any questions you might have. "Sign our attendance sheet!!" Bring your own pen! Wear your mask!

If you are unable to attend you can show your support by sending an email to nolotsplit@gmail.com as soon as possible stating you are not in favor of splitting lots in Sherwood Heights!



No split of land Inbox x



Marty White <marty@irekgalore.com>
to NoLotSplit

Mon, Jul 13, 2020, 4:14 PM

I oppose the proposed lot split of property at 5925 E Wilshire Drive.

This is not in accordance with neighborhood restrictions August 23, 1955

Thank you



Martha White

5602 E Vernon ave

Scottsdale 85257

6023215536



...
of
Start

Received, thank you.

Got it.

Thank you!

5925 E Wiltshire Inbox x

kelly@nunezhome.com
to NoLotSplit

Thu, Jul 9, 2020, 4:55 PM

I oppose the proposed lot split of the property located at . This lot split request is complete incompatible with the original characteristics, density and design of Sherwood Heights. The Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be known and described as single family residential building lots." That was and continues to be the intent of the neighborhood.

Kelly Woods
5640 E Windsor Ave
Scottsdale Az. 85257

Received, thank you. Looks good to me. Thank you!

⋮
Reply Forward



ct
Start



2

no split lots in Sherwood Heights! Inbox x

Kelly York <kellyyork@cox.net>
to NoLotSplit

Thu, Jul 9, 2020, 8:18 PM

We oppose the proposed lot split of the property located at 5925 E. Wilshire Drive. This lot split req is completely incompatible with the original characteristics, density and design of Sherwood Heights Declaration of Restrictions dated August 23, 1955 states "All lots in Sherwood Heights shall be kno and described as single family residential building lots." That was and continues to be the intent of t neighborhood.

Thank you,
David & Kelly York
5716 E. Wilshire Dr.
Scottsdale, AZ 85257

Thank you! Thank you for the clarification. Received, thank you.



cf
Start

McClay, Doris

From: Kerry Wilcoxon <ktwilcoxon@gmail.com>
Sent: Thursday, February 11, 2021 5:11 PM
To: Planning Commission
Cc: McClay, Doris; sellarizona@mindspring.com
Subject: Re: Planning Commission Public Comment (response #243)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Planning Commission Chairman and Commission Members,
Please accept this note as my desire to change my objection to the council agenda item 16-ZN-2003#2 to one of strong support. I incorrectly read the agenda item but in rereading the agenda and listening to the February 10 meeting. I wish to correct the official record prior to the planned city council meeting.

I am in favor of the larger lot size as proposed in the agenda item.

Sincerely,

Kerry Wilcoxon
6034 E. Edgemont
480-390-9737
Ktwilcoxon@gmail.com

On Wed, Feb 10, 2021, 4:47 PM PlanningCommission@ScottsdaleAZ.gov <PlanningCommission@scottsdaleaz.gov> wrote:

Planning Commission Public Comment (response #243)

Survey Information

Site: ScottsdaleAZ.gov

Page Title: Planning Commission Public Comment

URL: <https://www.scottsdaleaz.gov/boards/planning-commission/public-comment>

Submission Time/Date: 2/10/2021 4:45:29 PM

Survey Response

Agenda Item

What agenda item
are you Case No.: 16-ZN-2003#2
commenting on?

Comment

Castro, Lorraine

From: Planning Commission
Sent: Wednesday, February 10, 2021 5:13 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #245)

Planning Commission Public Comment (response #245)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	2/10/2021 5:11:31 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	16-ZN-2003#2
COMMENT	
Comment:	I do not approve of the proposed zoning changes for Sherwood Heights neighborhood. I would like to see the current lot sizes remain as-is.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Danielle Luko
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	dluko@upscaleinc.com
Phone:	(602) 509-8242
Address:	6001 E Edgemont Ave, Scottsdale, AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Ruenger, Jeffrey

From: Planning Commission
Sent: Wednesday, February 10, 2021 5:06 PM
To: Planning Commission
Subject: Planning Commission Public Comment (response #244)

Planning Commission Public Comment (response #244)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	2/10/2021 5:06:04 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	zoning change in Sherwood Heights subdivision
COMMENT	
Comment:	I do not approved of being able to split lot sizes in Sherwood Heights subdivision. It should stay as-is.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Danielle Luko
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	dluko@azblue.com
Phone:	(602) 509-8242
Address:	6001 E Edgemont Ave, Scottsdale, AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Ruenger, Jeffrey

From: Planning Commission
Sent: Wednesday, February 10, 2021 4:46 PM
To: Planning Commission
Subject: Planning Commission Public Comment (response #243)

Planning Commission Public Comment (response #243)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	2/10/2021 4:45:28 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Case No.: 16-ZN-2003#2
COMMENT	
Comment:	I am opposed to the request to amend th R1-10 PRD minimum lot area for this property in the Sherwood Heights subdivision. As a resident of this neighborhood, I feel that the proposed amendment would decrease the neighborhood character by allowing smaller than usual houses and set backs. In addition, such a change would increase the carbon footprint of the lot from both vehicle emissions and electric utility usage. We have lived in this neighborhood for over 20 years and have grown to appreciate the larger lot size and single family nature of the area. Please do not approve this proposed amendment.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kerry Wilcoxon

City Notifications – Mailing List Selection Map Sherwood Heights PRD Amendment



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
December 2, 2020

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 422

16-ZN-2003#2



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

FEBRUARY 10, 2021

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Renee Higgs, Commissioner
William Scarbrough, Commissioner
Joe Young, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner

ABSENT:

STAFF: Tim Curtis
Joe Padilla
Bronte Ibsen
Greg Bloemberg
Bryan Cluff
Jesus Murillo
Doris McClay

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of January 27th, 2021 Regular Meeting Minutes including Study Session.

Vice Chair Smith moved to approve the January 27, 2021 regular meeting minutes. Seconded by Commissioner Higgs, the motion carried unanimously with a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONTINUANCE

2. 5-GP-2020 (Hawkins - CSOK)

Applicant requests continuance to a date to be determined.

Request by property owner for a non-major General Plan amendment from Office to Commercial land use designation on the northern +/- 1.97 acres of an approximately +/- 3.53 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

3. 8-ZN-2020 (Hawkins - CSOK)

Applicant requests continuance to a date to be determined.

Request approval of a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, all representing portions of an overall +/- 3.53 gross acre site, for a 2-lot residential subdivision a retail/office development with approximately 15,000 square feet of floor area. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

Items No. 2&3; Continued to a Planning Commission hearing date to be determined by a vote of 6-0; Motion by Commissioner Young, 2nd by Commissioner Ertel, with Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, Commissioner Graham, and Commissioner Higgs, with Vice Chair Smith recusing himself.

CONSENT AGENDA

4. 3-AB-2020 (St. Patrick's Catholic Church)

Request by owner to abandon the 50-foot wide E. Mercer Lane right-of-way, including the cul-de-sac, located west of N. 85th Place, surrounded by parcel 175-29-005E, located at 10815 N. 84th Street, with Single-Family Residential (R1-35) zoning. Staff contact person is Greg Bloomberg, 480-312-4306. **Applicant contact person is Michele Hammond, 480-385-2753.**

Item No. 4; Recommended City Council approve case 3-AB-2020 by a vote of 6-0 per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. Motion by Commissioner Ertel, 2nd by Commissioner Scarbrough, with Commissioner Graham recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Higgs, with Commissioner Graham recusing himself.

5. 10-AB-2020 (Prasanth Residence GLO Abandonment)

Request by owner to abandon the 33-foot General Land Office Patent (GLO) easement located along the western boundaries of parcel 217-32-001E, located at 9916 N. 124th Street, with Single

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Family Residential District (R1-43) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Raja Prasanth, 303-669-4141.**

6. 12-AB-2020 (Elrod Residence GLO Abandonment)

Request by owner to abandon the 33-foot General Land Office Patent (GLO) easement located along the northern and western boundaries of parcel 217-32-001B, located at 9950 N. 124th Street, with Single Family Residential District (R1-43) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Terry Elrod, (615) 969-1900.**

Items No. 5&6; Recommended City Council approve cases 10-AB-2020 and 12-AB-2020 by a vote of 7-0 per the staff recommended stipulations, based upon the finding that the Abandonments are consistent and conform with the adopted General Plan. Motion by Commissioner Graham, 2nd by Commissioner Young.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, Commissioner Graham, and Commissioner Higgs.

REGULAR AGENDA

7. 10-ZN-2020 (The Kimsey (Triangle))

Request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) district to Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) district on +/- 3.4 acres of a +/- 3.87 acre site, and Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district, on +/- 0.40 acres of a +/- 3.87 acre site, with a development plan for a mixed-use development including a 168 room hotel, 230 dwelling units, restaurant, and support commercial uses, and a historic preservation plan located at 7110 and 7120 E. Indian School Road and 7117 E. 3rd Avenue. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 7; Recommended City Council approve case 10-ZN-2020 by a vote of 5-1, per the staff recommended stipulations, after determining that the PBD findings have been met, and the proposed Zoning District Map Amendment, Development Plan, and Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Scarbrough, 2nd by Commissioner Ertel, with Commissioner Graham dissenting, and Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of five (5) to one (0); by Chair Alessio, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Higgs voting in favor. With Commissioner Graham dissenting and Vice Chair Smith recusing himself.

8. 16-ZN-2003#2 (Sherwood Heights PRD Amendment)

Request by multiple owners to amend the Single-family Residential, Planned Residential Development (R1- 10 PRD) minimum lot area requirement from 10,000 square feet to 15,325 square feet for the various properties in the Sherwood Heights subdivision located between N. 56th Street to N. 60th Street and E. Wilshire Drive south to E. Oak Street Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Billy Young, 480-201-7200.**

Item No. 8; Recommend City Council approve case 16-ZN-2003#2 by a vote of 6-0, per the staff recommended stipulations, after determining the PRD findings have been met, and that the proposed Zoning District Map Amendment, Development Plan, and Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Ertel, 2nd by Vice Chair Smith, with Commissioner Young recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Ertel, Commissioner Graham, and Commissioner Higgs, with Commissioner Young recusing himself.

NON-ACTION ITEM

9. 1-GP-2021 (Scottsdale General Plan 2035)

Request for the adoption of a new General Plan for the City of Scottsdale (General Plan 2035), in order to revisit and revise the community's long-term objectives and land development policies for future growth, development and redevelopment and to amend existing General Plan elements. General Plan 2035 is intended to comply with State law requiring cities to adopt new, or readopt a General Plan every ten (10) years. Staff contact person is Adam Yaron, 480-312-2761.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:49 p.m.

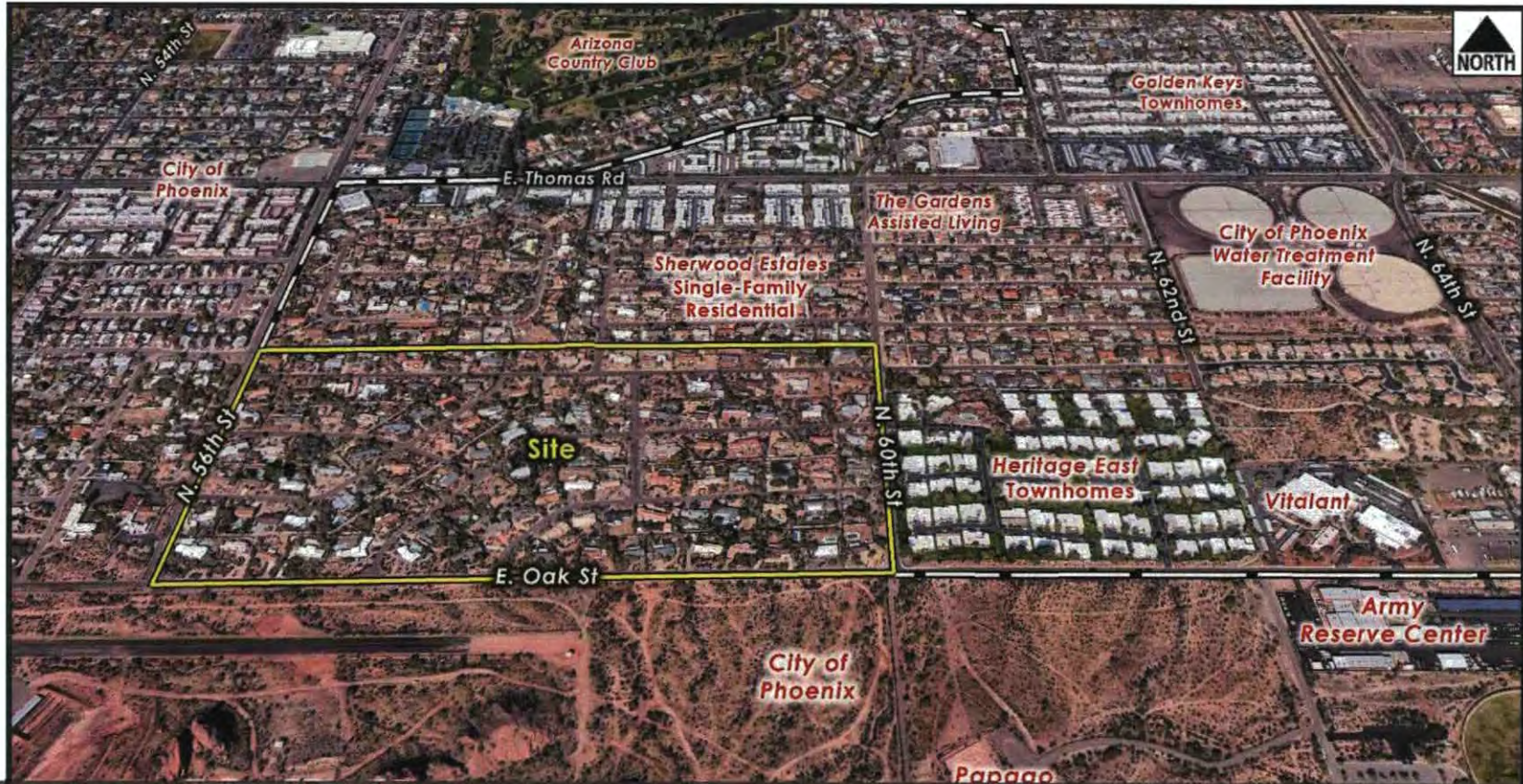
Sherwood Heights PRD Amendment

16-ZN-2003#2

City Council

March 16, 2021

Coordinator: Doris McClay



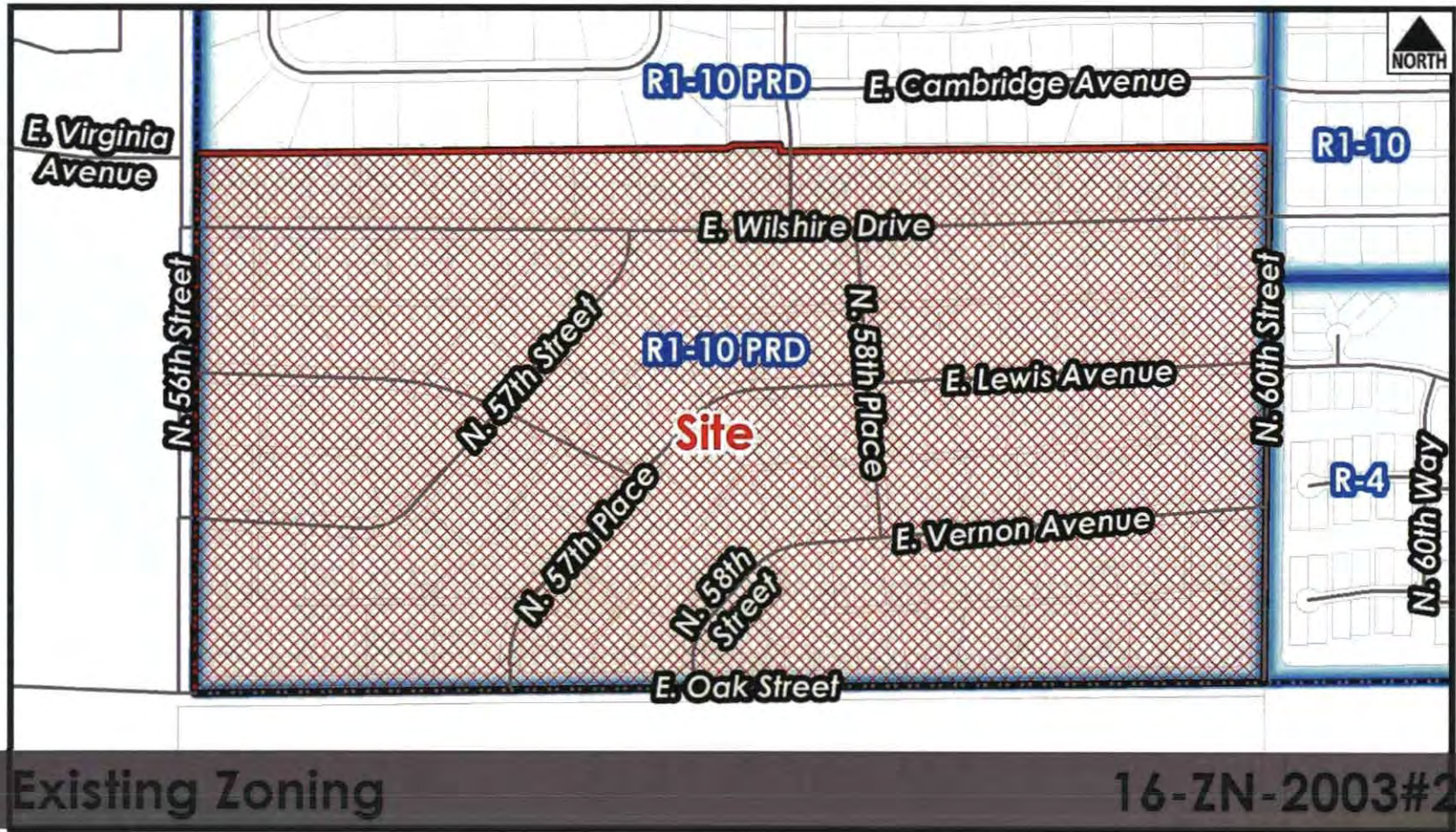
Context Aerial

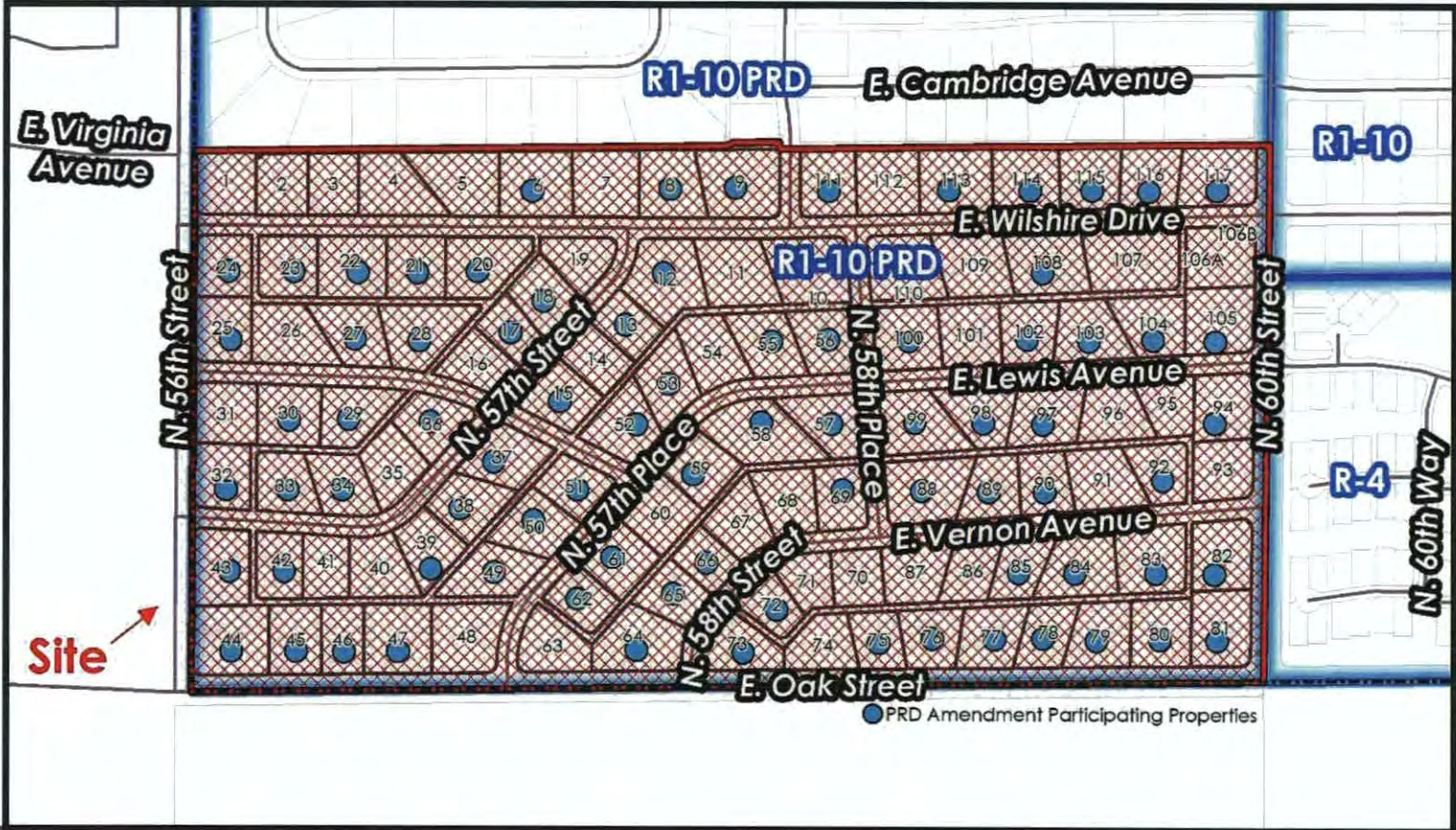
16-ZN-2003#2



Detail Aerial

16-ZN-2003#2





Participating properties

16-ZN-2003#2

Sherwood Heights Properties

In the future, properties within Sherwood Heights could request through the public hearing process to be added into this PRD Amendment or properties currently within the PRD Amendment could request to be removed and go back to the minimum 10,000 square feet lot area requirement.

Action Requested

Adopt Ordinance No. 4492 approving a request by multiple owners to amend the Single-family Residential, Planned Residential Development (R1- 10 PRD) district minimum lot area requirement from 10,000 square feet to 15,325 square feet which will be applied to 80 of the 118 properties in the Sherwood Heights subdivision.

Sherwood Heights PRD Amendment

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