

Part II 21 a. R1-10 PRD Justification to Modify Standard

Sherwood Heights contains 117 home sites. 5925 E Wilshire Drive was purchased on June 12, 2020 and the application to split the lot submitted to the City of Scottsdale Planning department on June 28, 2020. Suddenly, our neighborhood had 118 home sites.

In all, there appears to be upward of 33 lots in Sherwood Heights that meet the Planning department criteria to be split based on R1-10 minimum lot size of 10,000 sf.

In order to stop all further lot splits, Sherwood Heights decided to amend our R1-10 PRD to increase the minimum lot size in Sherwood Heights to 15,675 sf. This change would require a lot to be at least 31,350 sf to be eligible for a lot split. This modification would eliminate most lots from being split and preserve the unique character of our neighborhood.