

**Richert & Associates 7525 E. Gainey Ranch Rd. #147,
Scottsdale AZ 85258**

6/22/2021

Randy Grant, Planning and Development Director
7474 E. Indian School Rd.
Scottsdale, AZ 85251

RE: Project Narrative, Revised 8/23/2021

Dear Mr. Grant and Interested Parties:

The purpose of this letter is to inform you of our Project Narrative and proposal to rezone 13647 N. 87th Street from R-35 zoning to R-10 zoning. This property is a remnant created by the State of Arizona during the construction of the North 101. These parcels were sold off to property owners following their use as marshaling yards for construction materials and vehicle storage during the construction process. Since that time the property remains vacant with an over sized wall along the freeway frontage. Due to the irregular size and shape of the site, the City advised prior owners to resolve setbacks, lot dimensions and lot size non-conformities through the Zoning Adjustment process. Previous attempts have failed. According to staff, this is the owner's option to preserve his development rights.

With the understanding of the above facts, we believe there are excellent reasons for supporting this application in the General Plan and are as follows:

LAND USE

Goal 3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure the neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: This rezoning application is providing the necessary development options between a very intense land use (a freeway, 101) and a single family neighborhood. One home was allowed by the existing zoning < RE-35 and we are proposing one home with the approval of the R-10 zoning.

Goal 7: Sensitive integrate land uses into surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 2: Incorporate appropriate land use transition to integrate into surrounding neighborhoods.

Response: This rezoning application is an appropriate transition of land use next to the Pima Freeway and the existing neighborhood. The approval of the application reduces the development standard but only one home is proposed and the property owner is willing to design the home with the neighborhood representatives to establish appropriate height, lot coverage and setbacks reflected in the adjoining neighborhood.

COMMUNITY INVOLVEMENT

Goal 1: Seek early and ongoing involvement in project/policy-making discussion

Bullet 5: Ensure project developer/owner is able to demonstrate citizen involvement and how comments were

incorporated into proposal/issue recommendations.

Response: The property owner has engaged his neighbors with proposals to work together in resolving all the irregularities in the immediate neighborhood. He has attempted on three or four occasions to organize just the remnant parcels and no one responds. Recently, we held a Zoom/Virtual meeting and an on-site meeting and 40-50 people attended including a couple City Council members and a previous City Council member. They voiced concerns with the height of the structure, access and starting a trend of lot splitting properties to create tear down properties and building two homes where one exists today. The property owner actually is combining property to increase lot size and only building one home. He will commit to the existing CC&Rs and encourage neighborhood comments to design the future home.

HOUSING

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale's quality-driven development review standards for new housing development.

Response: The property owner is an architect and is committed to all the advanced housing building techniques to attempt create an efficient energy driven home.

Bullet: 2 Encourage physical design, building structure and lot layout relationships between existing and new construction to help the new developments-complement the surrounding neighborhoods.

Response: The owner is committed to proper transitioning to the existing homes.

PUBLIC SERVICES AND FACILITIES, PUBLIC SAFETY

Goal 7: Provide a safe environment for all Scottsdale citizens, visitors and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

Bullet: 1 Encourage, supplement and support the care that the general public must exercise continually while at home, work or play.

Response: This property is a public safety liability where portions of the lot are not visible from 87th Street and without the construction of a home on the lot anything mischief to crime activities could potentially happen. Also, because the drainage areas along the frontage of the lots are not appropriately maintain there is often a mosquito problem and a public safety issues which the neighbors directly to the west have complained without response or resolution of the problem.

Bullet 8: Encourage the use of crime prevention strategies in design and redevelopment of all areas of the city.

Response: Approving the rezoning application and allow building of a home would solve the public liability issues and encourage others to do the same on the other remnants along the Pima Freeway, 101.

1993 SHEA CHARACTER AREA PLAN

GOAL-ENHANCE AND PROTECT EXISTING NEIGHBORHOODS.

POLICY 1, GUIDELINES 1 and 2 encourage new development to blend and provide transition to existing neighborhoods.

Response: The existing and adjacent development, McDowell Shadow Estates 1V has approved and amended development standards that include limitations to building height (21'). This property owner is intending to follow the approved amende standards where logically implemented and provide not windows on the west upper story of the new home. Preservation is prime objective of this Character Area. Unsecured vacant residential properties (there are others in this similar situation in this immediate area) can lead to lowering of property values, inappropriate actions by intruders in the in the neighborhood including criminal activities.

In addition to the above General Plan compliance the following is offered to create a quality residence and resolve the drainage and public safety issues:

The Architectural Character

- A. The architectural elements tend towards a modern structure utilizing Green Building Design but would consider southwestern elements to represent the character of many of the structures in the general vicinity.
- B. The building will use a combination of Board Formed Concrete
- C. Shading canopies will be use to lessen western exposure
- D. Privacy will be afforded adjoining neighbors with setbacks and limiting two story elements

Environmental Response

- A. Substantial north light where possible
- B. Use of construction materials to enable thermal loading winter and summer

Design Principles

- A. Natural light in all directions
- B. Creations od outdoor spaces reflecting structure and covered
- C. Xeric and low consumption foliage
- D. Considerable and ample open space

Site Development Character

- A. Repurposing treatment of over sized wall along East property line
- B. Resolution of drainage conditions through the front portion of the lot
- C. Limit direct visual access to the neighbors to the west and southwest direction

We are aware that the City Council adopted a new General Plan for Scottsdale on June 8, 2021 (General Plan 2035) and the voters in November of 2021 will vote on this document to ratify the City Council June 8, 2021 action. We have reviewed it and many of the General Plan 2001 Goals and Policies mirror the 2035 plan and we believe firmly supports this rezoning application.

See the following:

LAND USE

GOAL LU 2 Sensitively transition and integrate land uses with the surrounding natural and built environments.

Response: The construction of the Pima Freeway, 101 caused an unresolved lot pattern which staff believes the configuration is a legal non-conforming lot(s). The applicant is recombining as much of the property to what was sold by to the public by Arizona Transportation Department. Also, the freeway is a difficult edge to transition to from the RE-35 Zoning District. This application provides a viable alternative.

GOAL LU 3 Engage the community in all land use discussions.

Response: The property owner has been engaging the adjoining neighborhood the last 3-4 years and this the last option to allow the home to be built and he has encourage them numerous times to be apart of the solution.

HOUSING

GOAL H.1 Support diverse, safe, resource-efficient, and high-quality housing options.

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

Response: Same as 2001 General Plan Housing Goal 2 Bullet 1

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context-appropriate development designs.

Response: Discussions have been on going since 2012 and for the past 6 months with existing owner who is an architect and can and proposes to design and build ONE home appropriate as a transition be the existing neighborhood and the Pima Freeway.

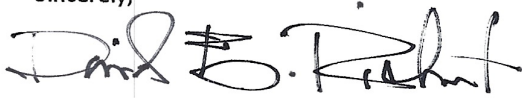
SAFETY

Goal S Maintain Scottsdale as a safe community through crime prevention.

Response: Same as Goal 7 of General Plan 2001 listed above in Bullet 1 and 8. This lot is not visible from the public street and the crime element can easily operate within these conditions and the standing water is a health hazard.

We believe there is more than sufficient support through the two General Plan documents to approve the requested R1-10 zoning and preserve the property owners right to build a home on the subject property.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. Richert". The signature is fluid and cursive, with a large initial "D" and "R".

David Richert
CEO and President of Richert and Associates

Cc:

Attachments