

Hoon Koo

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Date: 11/17/2021

Doris McClay, Senior Planner
7447 E. Indian School Road
Scottsdale, AZ 85251
(480) 312-4214

RE: 10-ZN-2021: Rezoning @ 13647 N. 87th Street (Key Code 928V1)

Ms. McClay,
Please refer to my responses to your 1st review comments as stated below.

- The community's current and ratified General Plan is General Plan 2001*
 - **Response:** please refer Mr. Richert's letter
- Please format the narrative to respond to the General Plan 2001 goals and approaches.*
 - **Response:** please refer Mr. Richert's letter
- Please format the narrative to respond to the 1993 Shea Character Area Plan goals and policies.*
 - **Response:** please refer Mr. Richert's letter
- The narrative states that the proposal is within the density prescribed for this area. Please provide graphic and narrative response that notates surrounding densities within the context area south of Thunderbird Road, east of 84th Street, north of Sweetwater, and east of Loop 101.*
 - **Response:** The proposed home is well positioned within the density prescribed in the neighborhood. The lot size is 15,700 sf adjoining the subdivision zone: R1-18. Please refer to the data and areal map as following:

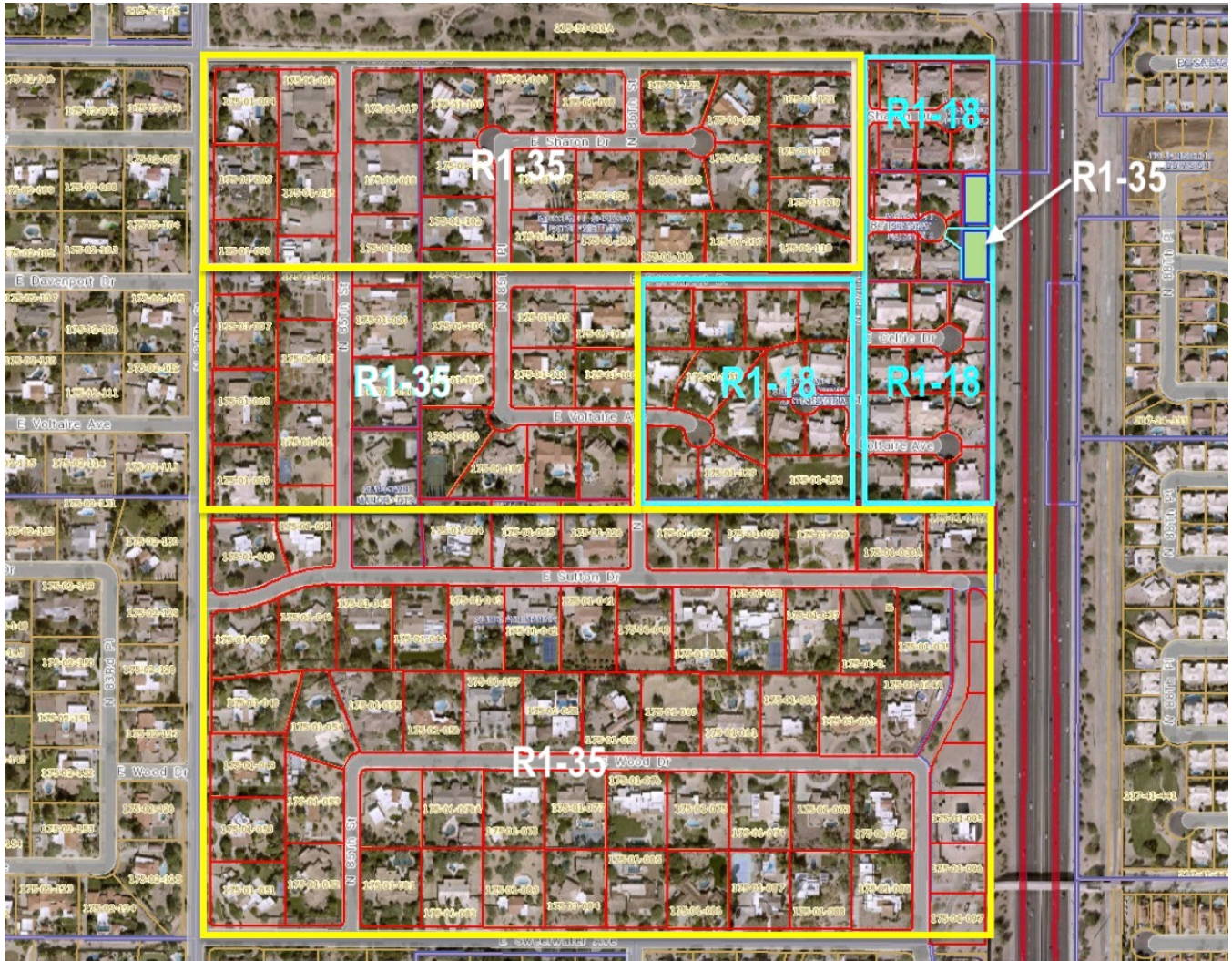
McDowell Shadow 03

001	8757 E SHARON DR SCOTTSDALE 85260	17,219 sf
002	8739 E SHARON DR SCOTTSDALE 85260	14,913 sf
003	8721 E SHARON DR SCOTTSDALE 85260	15,660 sf
004	8714 E SHARON DR SCOTTSDALE 85260	15,676 sf
005	8732 E SHARON DR SCOTTSDALE 85260	14,928 sf
006	8750 E SHARON DR SCOTTSDALE 85260	17,216 sf

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McDowell Shadow 04

001	13667 N 87TH ST SCOTTSDALE 85260	16,834 sf
002	13697 N 87TH ST SCOTTSDALE 85260	19,065 sf
003	13607 N 87TH ST SCOTTSDALE 85260	21,559 sf
004	13637 N 87TH ST SCOTTSDALE 85260	16,281 sf



DEVELOPMENT STANDARDS

SUBDIVISION NAME **McDowell Shadow Estate IV**

CASE # 44-ZN-93 Q.S. MAP 32-48

ZONING RI-18 PCD PRD ESL

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. <u>MIN. LOT AREA-</u>	<u>18,000 sf</u>	<u>15,470</u>	---
B. <u>MIN. LOT WIDTH</u>			
1. <u>Standard Lot-</u>	<u>20'</u>	<u>100'</u>	---
2. <u>Flag Lot-</u>	---	---	---
C. <u>MAXIMUM BUILDING HEIGHT-</u>	<u>30'</u>	<u>21'</u>	---
D. <u>MIN. YARD SETBACKS-</u>			
1. <u>FRONT YARD-</u>			
a. <u>FRONT (to face of building)-</u>	<u>35'</u>	<u>35'</u>	---
b. <u>FRONT (to face of garage)-</u>	<u>35'</u>	<u>25'</u>	---

building in the RI-18 district:

A. Lot area

- Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **FIFTEEN THOUSAND (15,000)** square feet.
- 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 this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions

- Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ **ONE HUNDRED (100)** feet. **← -- (95')**
- FLAG LOTS. FLAG LOTS ARE ALLOWED WITH A MINIMUM OF TWENTY (20) FEET MEASURED AT THE ADJACENT STREET R.O.W. OF THE SUBJECT LOT.

5. *The General Plan 2001 (Land Use Element Goal 7; Housing Element Goal 2, Bullet 2; and Neighborhood Preservation & Revitalization Goal 1)*
 - **Response:** please refer Mr. Richert's letter

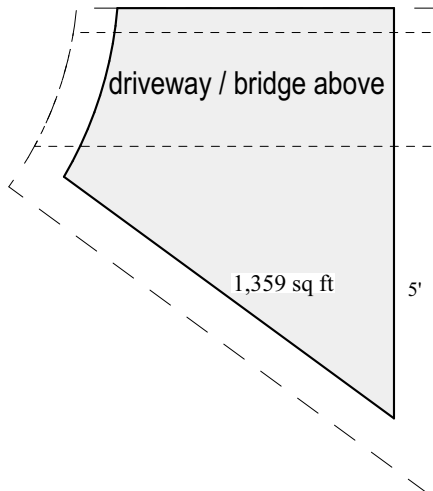
6. *The case support petition provided with the first submittal material is from approximately eight years ago (2-BA-2012). Please provide updated letters and clarify within an updated Citizen Involvement Report.*
 - **Response:** The record was provided for information only. The supportive neighbors appear to shift their position since then. They expressed their concerns in four (4) areas:
 - 1) "The lot is smaller than surrounding properties": (**Hoon:** There are smaller lots among the immediate neighbors)
 - 2) "The cheap development would bring their house value down": (**Hoon:** My home construction will be better quality than their "stick-frame stucco" house. New house will never cause the 30-year-old home value down.)
 - 3) "New home would increase the traffic in the cul-de-sac": (**Hoon:** The road is already existing to accommodate the lot. It is better to develop a vacant in-fill home in the neighborhood that costed the city an extremely expensive infrastructure, i.e. roads, wet/dry utilities and public safety. My tax should be used to care for the community that is already developed to serve the community. I firmly oppose additional virgin land ruined by new development and high-cost infrastructure.)
 - 4) "This proposal would trigger other property lot splits and bad example": (**Hoon:** I am not trying to set new standard. I believe my home is better for the neighborhood in housekeeping, community watch and better utilization of the available resources: "win-win.")

7. *If further outreach has been conducted since the original submittal, please provide an updated Citizen Involvement Report.*
 - **Response:** No additional outreach has been conducted since the original submittal dated.

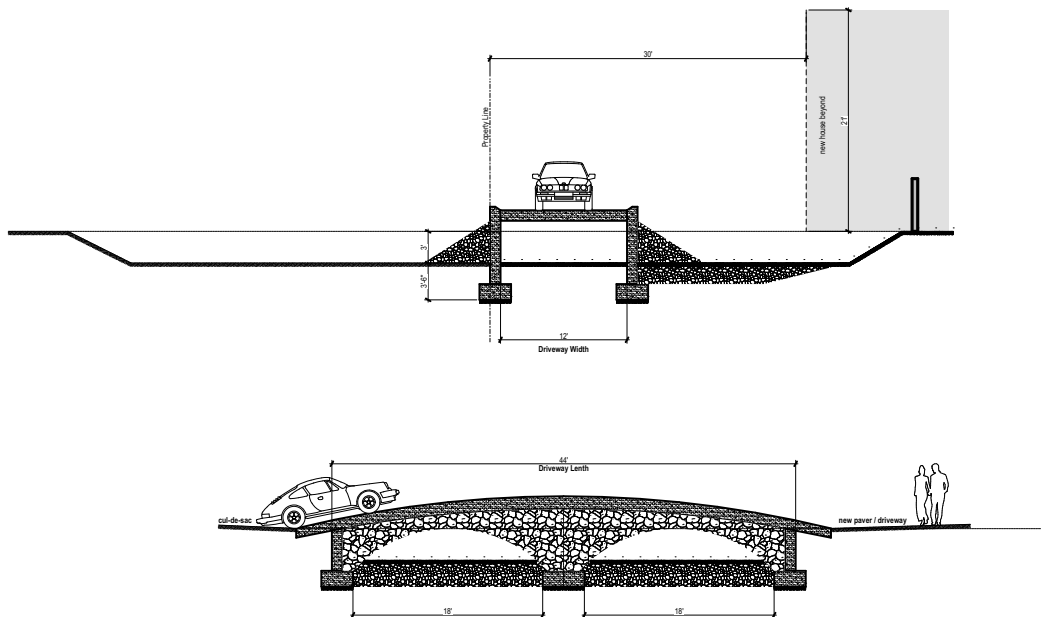
8. *Please be advised the ADOT remnant property from the construction of Loop 101 right-of-way is a legal non-conforming parcel with the R1-35 zoning (as shown below).*
 - **Response:** please refer Mr. Richert's letter

9. *Please submit the revised Drainage Report and Grading and Drainage Plan with the rest of the resubmittal material identified in Attachment A.*
 - **Response:** Instead of altering the existing water retention area, I propose to construct a bridge over the retention area. The driveway will eliminate the need for the grading and drainage study. The existing retention area will be maintained as is currently configured. I will also further improved retention capacity by removing undesirable overgrown vegetation and landscape debris. (Refer to the attached photos) During the clearing work, I will re-grade and replace riprap to increase the water percolation. New bridge will minimize any adverse impact on the retention area. The existing retention surface area is 1,359 sf, as shown below. This retention area will be graded an average of 3 ft in depth including 50% slope along the existing boundary. The total retention capacity shall be approximately 5,502 cf in total.

Water retention area at cul-de-sac



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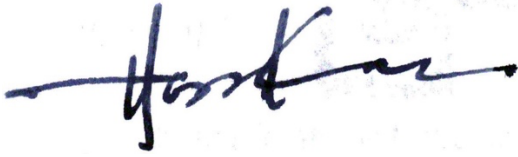


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10. Please be advised an avigation easement will be required with a noise disclosure notice.

- **Response:** I will submit the required easement and noise disclosure notice as the home development application soon.

Thank you,

A handwritten signature in black ink, appearing to read 'Hoon Koo', written over a light grey grid background.

Hoon Koo, Property Owner