

24 March 2022

Mayor David D Ortega
Vice Mayor Tammy Caputi
Councilmember Tom Durham
Councilwoman Betty Janil
Councilwomen Kathy Littlefield
Councilmember Linda Milhaven
Councilwoman Solange Whitehead

City Council
City of Scottsdale
3939 North Drinkwater Boulevard
Scottsdale, AZ 85251

Reference: Rezoning @ 13647N. 87th Street, Case Number: 10ZN-2021

Dear Mayor, vice Mayor, Councilmembers and Councilwomen:

The purpose of this letter is to inform you that **I am totally against the rezone effort of the vacant lot at 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.

I believe there are no compelling reasons for supporting this application in the General Plan.

The efforts and statements of Mr. Reichert's and his clients' propositions are a stretch and clearly an attempt to divert from the main subjects of requirements for rezoning and not within the character of the surrounding homes. For example, the public safety problem he mentions is not a problem because Mr. Koo owns the lot and he's has to maintain it. There have never been any safety problems with his lot that is bordered on 4 sides by walls with only limited access to the street.

Because of the reduced size and "flag type" configuration of the lot, any home built on this site will not be commensurate with the architecture of the neighborhood. Their plan will not provide a home of similar value and size to those in the immediate and surrounding area. His plan is to build a two-story ultra-modern home (in a neighborhood where no 2-story homes exist) with less than 15 foot of street frontage and even the front door will not be seen from the street. This odd shaped lot that was never configured to be built on, will in our opinion, place downward pressure on property values and serve as a potential eyesore for decades to come.

In 2013, Mr. Koo applied to the city for a variance to build a home on this site and our community at the time overwhelmingly objected and the City Council agreed by voting it down. However, not to be deterred by what's in the best interest of McDowell Shadow homeowners, this time Mr. Koo has hired ex-City Planner and heavyweight David Richert for his experience and influence to push this zoning change through the process.

Bottom line is that Mr. Koo could have gone just about anywhere in Scottsdale and found a bigger, appropriate lot, but at \$20,000, this sliver of a property was too enticing to ignore for an assumed easy windfall. The situation wasn't appropriate for the building/planning commission previously to allow variances, and nothing has changed, except the push for a more serious change to the neighborhood with a precedent-setting attempt at rezoning. This is how neighborhood character gets destroyed.

Hopefully the City of Scottsdale votes to preserve its philosophy of preservation of neighborhoods.



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