

**From:** [Kurth, Rebecca](#)  
**To:** [mpreul](#)  
**Cc:** [City Council](#); [Barnes, Jeff](#)  
**Subject:** RE: Rezoning @ 13647N. 87th Street, Case Number: 10ZN-2021  
**Date:** Monday, April 25, 2022 9:30:16 AM

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Good Morning Dr. Preul,

Thank you for emailing Mayor Ortega and City Council with your input prior to the discussion on this topic. Senior Planner Jeff Barnes is copied on this email and can include your comments in the case file.

For more information on the rezoning at 13647 N 87<sup>th</sup> Street, 10-ZN-2021, the case info sheet can be found here: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#).

Respectfully,

**Rebecca Kurth**

Management Assistant to the Mayor and City Council  
Office of Mayor David D. Ortega  
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Scottsdale, AZ 85251  
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**From:** mpreul <mpreul@cox.net>  
**Sent:** Friday, April 22, 2022 7:28 PM  
**To:** Mark Speno <markspeno@cox.net>; Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; City Council <CityCouncil@scottsdaleaz.gov>; Projectinput <Projectinput@Scottsdaleaz.gov>; Bennett Beaudry <bennett.beaudry@cox.net>; Louis Palmieri <louispalmieri@mac.com>; Roger Malcolm <rogmalcolm@aol.com>; AZBCB <azbcb@cox.net>; Susan Wood <samw1222@aol.com>; Nan Currie-White <nanner8618@yahoo.com>; J Norris <jnorris3iii@gmail.com>; eanolan@cox.net; Valerie Glickman <valglickman@gmail.com>; Rob@manginicompanies.com; Anne Lanker <annejeffroberts1@cox.net>; Art Buck <artbuckaz@gmail.com>; rohns@rohnaz.com; Robert Berry <rlbcab@aol.com>; jicmc.bernie@gmail.com; Ronda Speno <mspeno@cox.net>  
**Subject:** Re: Rezoning @ 13647N. 87th Street, Case Number: 10ZN-2021

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

Dear Mayor, Vice Mayor, City Council:

I have written numerous times about this rezoning application and attended every neighborhood meeting. My letters and emails are part of the original file and this current file. I attended and spoke at the recent Planning Commission hearing, I also attended the recent Council meeting.

My opinions have not changed. I support everything that Mr. Speno has written.

I am unable to be at the Council meeting because of a business trip out of town on April 26 and I will be in a location where I am unable to teleconference.

In plain talk, it's time to end this situation which has plagued the neighborhood for years. There are better solutions, some of which have been offered to Mr. Koo without response.

Sincerely,

Mark Preul MD  
8628 E. Davenport Dr.  
Scottsdale 85260

On Apr 21, 2022, at 6:14 PM, Mark Speno <[markspeno@cox.net](mailto:markspeno@cox.net)> wrote:

Dear Mayor, Vice Mayor and City Council members,

I am out of town and will be unable to attend this hearing rescheduled for scheduled April 26th. I wish to go on the record that my position has not changed and respectfully urge you to protect our neighborhood by voting against this rezoning application.

As you know, this case was supposed to be heard by your City Counsel on March 29 but rescheduled due to a request for continuance by the Applicant just FOUR HOURS before it was to take place. Mr. Richert pulled the exact same tactics with the first schedule Planning Commission hearing (and later voted 5-2 against). This was another transparent and blatant attempt by Mr. Richert to disrupt the momentum our community has gathered in opposition of Mr. Koo's ambitions to deconstruct the zoning precedence that was set in McDowell Shadow Estates more than 30 years ago.

Here is also a link to the testimony I provided to the City Planning Commission on March 23rd.

<https://www.youtube.com/watch?v=BZYHvELW-Cg>

I believe my testimony and email below speaks to the sentiments of the 50+ homeowners (and voters) of the McDowell Shadow Estates community.

Respectfully,

Mark Speno  
480.694.6300

On Mar 28, 2022, at 1:55 PM, Mark Speno <[markspeno@cox.net](mailto:markspeno@cox.net)> wrote:

Dear Mayor, Vice Mayor, City Council members:

I am writing to express my strong objection to the rezone efforts of the vacant lot located at 13647 N. 87th Street, Case Number: 10ZN-2021.

This has been going on since 2013 when Mr. Koo came into the neighborhood as a real estate speculator and, with full knowledge of the parcel's current zoning and limitations, has relentlessly pursued a campaign of altering the face of our neighborhood. The Scottsdale City Planning Commission, in two separate hearings (one in 2013 and the other just this last February), overwhelmingly agreed with local homeowners and denied these ambitions. Now he and his high paid consultant, David Richert are asking you to override the sound decisions of your own Planning Commission.

Our neighborhood of 50+ homeowners (and voters) is united against this rezone attempt for both the precedence that it will set for future development and for the unusual structure he intends to build on the site. In short, this will ruin our community by igniting a frenzy of lot splits and allow for an albatross of a structure that will not be commensurate with current homes in the area.

Here are the relevant facts that support my objection:

WHAT THE REZONE WILL DO:

According to The City of Scottsdale's own website  
(see: <https://www.scottsdaleaz.gov/AssetFactory.aspx?did=29844>)

Our current zoning of R1-35 requires a minimum of 35,000 square feet with a limitation of 1-dwelling and "results in a low density of population. The proposed rezone to R1-10 allows for 1-dwelling per 10,000 square feet plus "permits a higher density of population".

Approval of Mr. Koo's request will instantly set precedence and encourage every property owner and future property owner within the McDowell Shadows Estates community to split their lot into THREE OR MORE SEPARATE LOTS.

MR. KOO'S WANTS TO BUILD A STRUCTURE UNLIKE ANY IN THE NEIGHBORHOOD:

1. Mr. Koo proposes to build a 2-story home in a community where no 2-story structures exist.
2. It will be the only home in the neighborhood built on a flag lot.
3. A sensitive water retention basin blocks the entrance of the site and Mr. Koo proposes to build a bridge over this basin in a community where no bridges exist.
4. This lot provides for zero street frontage. Presumably, guests would have to park on his "bridge" or in front of another neighbor's home.
5. The front door of his proposed home will not be visible from the street.

This has been a frustrating battle from the very beginning. In addition to the facts stated above, we have had to deal with numerous misrepresentations and manipulations by Mr. Richert who has played games with posting of notifications at the site in an effort to deter a vocal community from participating in the approval process. He made false and unsubstantiated claims to the Planning Commission that this small vacant lot requires development because it has contributed to crime in the area (we have no crime problem). He made false representations in front of 40+ homeowners who attended a site meeting (all of which expressed their objection to the rezone) that their objections were not unanimous because he lives in our neighborhood as well and doesn't object (he lives several miles outside McDowell Shadows Estates).

I am asking that you finally put an end to this nonsense and preserve the integrity of our community. Please respect and follow the expert understanding and guidance of our Planning Commission.

Sincerely,

Mark Speno  
8647 E. Davenport Drive  
Scottsdale, AZ 85260  
480-694-6300