



## **Richert & Associates**

**7525 E. Gainey Ranch Rd. #147**

**Scottsdale AZ 85258**

6/22/2021

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

**RE: Project Narrative (Rezoning @ 13647 N. 87th Street)**

Dear Mr. Grant and Interested Parties:

The purpose of this letter is to inform you of our Project Narrative and proposal to rezone 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. Since that time the property has remained unoccupied with an oversized wall along the freeway frontage. Due to the irregular size and shape of the site, the city staff advised prior owners to resolve setbacks, lot dimensions and lot size non-conformities through the Zoning Adjustment process. Previous attempts have failed. According to the City staff, this is the owner's option to preserve his development rights.

With the understanding of the above facts, we believe there are compelling reasons for supporting this application in the General Plan.

- A. The Housing Element supports a variety of housing types and lots because of the scarcity of single-family lots and this is and has been a growing trend since 1951.
- B. The Housing Element focuses on seeking creative infill development strategies. This property will support a home of similar value and size to those in the immediate and surrounding area.
- C. The Housing Element encourages where appropriate a variety and diversity of housing.
- D. The Public Safety Element encourages elimination of properties that are unattended for purposes of eliminating crime, blight, litter, and areas where activities can't be really observed.



The Character Area Plan indicates the following:

- A. This property is within the Rural/Desert Character and the request is within the density prescribed for this area
- B. This Character Area suggests that a variety of lot sizes can be developed and that there is encouragement if the lot sizes permit to encourage retention of the desert landscaping. In this, in this area most of the homes are large on a variety of lot sizes.
- C. In general, the General Plan/Character Area Plan supports infill development when considering Housing Element and there are no other uses allowed on this property without a residence being established first.
- D. Neighborhood 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.

The Architectural Character

- A. The architectural elements tend towards a modern structure utilizing Green Building Design. The property owner would also consider the local design language that are culturally prevalent in the vicinity
- B. Privacy will be afforded adjoining neighbors with setbacks and limiting two story elements.

Site Development Character

- A. Repurposing treatment of oversized 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

Thank you for your consideration in advance

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Richert'.

David Richert  
CEO and President of Richert and Associates