

# Hoon Koo

(480) 560-2233 | [hoonHkoo@iCloud.com](mailto:hoonHkoo@iCloud.com)

Date: 4/18/2021

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

RE: Rezoning @ 13647 N. 87<sup>th</sup> Street

Ms. McClay:

Thank you for your patience as we are working to rezone the lot at 13647 N. 87<sup>th</sup> Street since 2017. I have attempted to gather collective action for resolving the city code conflicts among the surrounding neighbors pertaining to the non-confirming lot splits and water drainage encroachments. Through this process, I have offered a solution to resolving the shared matters in exchange of their support to develop my lot.

Property Owner	Lot No.	Water Drainage	Re-plat
○ Almuti	#07	Supportive	Supportive
○ Loughrey	#08	Oppose	Oppose
○ Lentine	#09	No response	No response
○ Alton	#10	Supportive	Supportive
○ Banning	-	n/a	No response
○ Zahn	-	n/a	No response



To my best ability, I gathered partial supports. My effort for the last three years has been a good faith to enhance the community. My options are limited at this time other than pursuing an option that requires replating my own lot in the effort of rezoning. I am therefore filing this rezoning on my own to continue moving forward with the process. Please consider my effort.

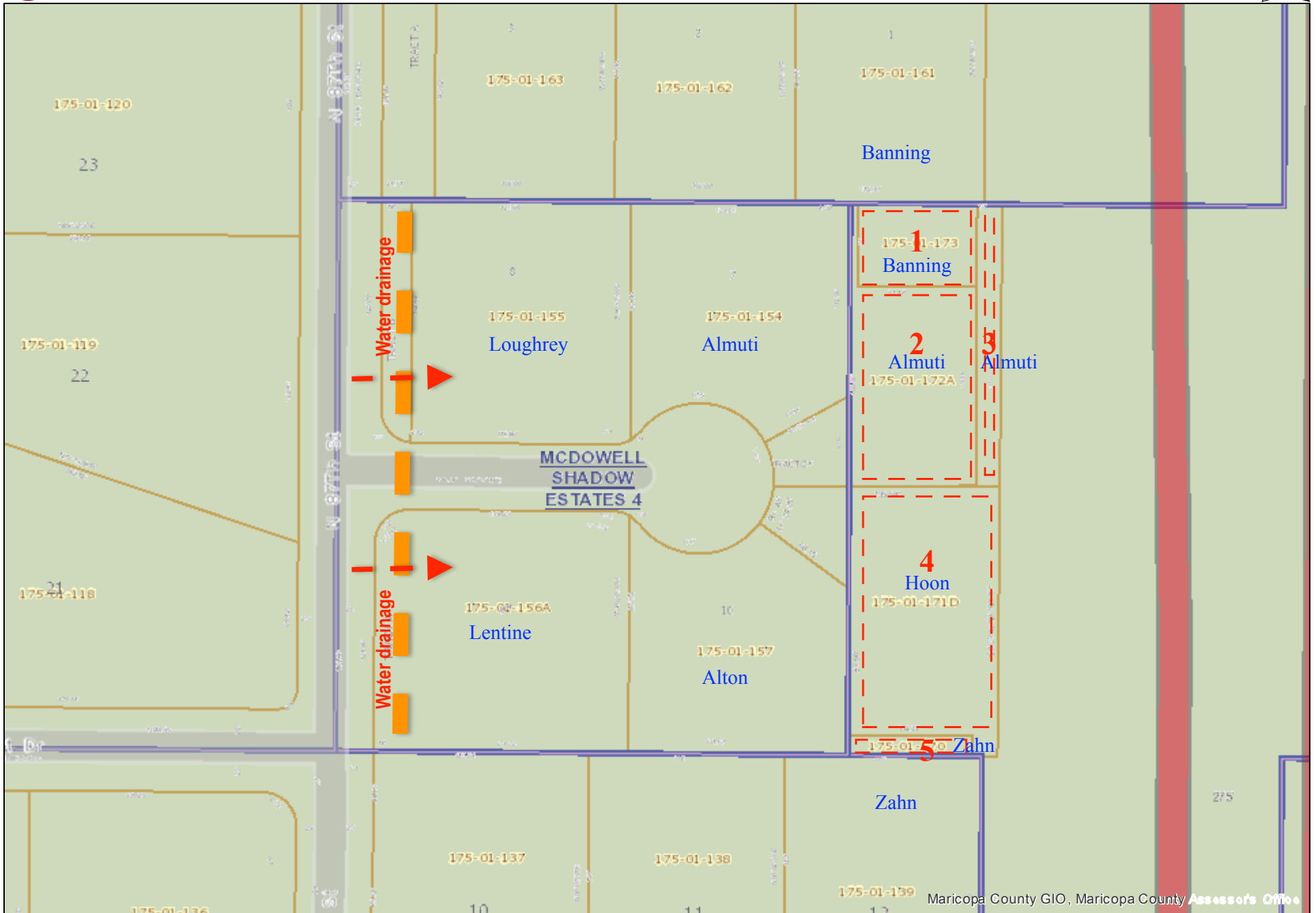
Thank you,

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Attachments:

- 1) Open House Signage
- 2) Affidavit of Posting Sign
- 3) Early Notification of Project Consideration
- 4) Open House Attendants sign-in sheet
- 5) Neighbor 750 ft map

# Map



LAND SOLUTIONS INC

Neighbors, My name is Dave Maguire. I am a land planner working with Hoon Koo who owns the parcel at the southeast end of your cul-de-sac. Hoon and his family purchased the lot some time ago with the intention of designing and building their family home on the lot. After meeting with the City of Scottsdale, it became apparent that there are several issues that need attention.

Excess ADOT land to the east of your cul-de-sac was purchased from ADOT after the Loop 101 was completed and was subsequently split into several parcels. Hoon purchased one of those parcels hoping to build his home there. The City of Scottsdale informed us that this was an illegal lot split and requires it to be rectified before moving forward. The City informed us of the following additional issues that need to be corrected:

1. Access to 87<sup>th</sup> Street from lots 8 (APN 175-01-172) and 9 (175-01-171D) have illegal driveways across Tracts.
2. Tract A to the west of lot 9 needs to be incorporated into lot 9 since the tract was dedicated as common area to the benefit of all lots within the subdivision.
3. Tract B to the west of lot 8 needs to be incorporated into lot 8 since the tract was dedicated as common area to the benefit of all lots within the subdivision.
4. The recorded plat for McDowell Shadow Estates IV shows a Vehicular non-access easement (VNAE) running along the eastern boundary of the subdivision. It is currently illegal to access the "storage lot" or Hoon's lot.
5. The "storage lot" east of lot 7 (APN 175-01-172) and the north half of Tract C need to be incorporated into lot 7 since the parcel was created outside of the City process and the tract was dedicated as common area to the benefit of all lots within the subdivision.
6. The southern half of Tract C needs to be combined with Hoon's lot (APN 175-01-171D) since the parcel was created outside of the City process and the tract was dedicated as common area.

The procedure to correct the issues listed above is a re-plat of all lots within the cul-de-sac. Since there is no active HOA to act with respect to the disposition of the tracts, the owners of all lots would need to consent to this re-plat. Once this re-plat occurs, the City of Scottsdale will no longer refuse to consider permits for the lots mentioned. It would rectify their existing 'non-conforming' status.

Hoon is willing to bear the expense of this re-plat that will benefit these lots as well as allow him the ability to move forward with process of building on his lot. There are additional steps required to accomplish the construction of his home beyond the re-plat including a re-zone.

Following are renderings depicting the proposed Koo family home and the recorded Plat of McDowell Shadow Estates IV. I would very much like to speak with you to answer any questions you might have.

Please contact me by phone at 602-841-1945 or email at [dmaguire@landsolutionsinc.com](mailto:dmaguire@landsolutionsinc.com)

Also, please feel free to contact the City of Scottsdale. The City planner that we have met with is Doris McClay 480-312-4214 [DMcClay@scottsdaleaz.gov](mailto:DMcClay@scottsdaleaz.gov)

Thank you,

Dave Maguire



Hoon Koo

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Date: 3/5/2021

**Melissa Banning**

8757 E. Sharon Drive  
Scottsdale, AZ 85260

RE: Replat the nonconforming lots

Ms. Banning,

My name is Hoon Koo who owns the vacant lot south of your vacant lot (13647 N. 87<sup>th</sup> Street).

I am in the pursuit of my future home in the lot (13647 N. 87<sup>th</sup> Street). My lot is one of the five (5) lots that was the City of Scottsdale claimed as “nonconforming” to be occupied. Back in late 1980’s, ADOT sold the remanent land after Freeway 101 development to the surrounding neighbors. The lot was “illegally” split by the property owners without the City’s approval. The City demands to replat the lot (by combining to the adjacent property) and/or rezoned if they wish to develop.

I would like to propose the joint effort in cleaning the map. I am certain it will help the value of the ownership. I am happy to bear the cost of replat and any necessary effort. Can we discuss about the detail in the near future? Please contact me at your earliest convenience.

Thank you,

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Hoon Koo

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Date: 3/5/2021

**Walid Almuti**

13667 N 87<sup>th</sup> Street  
Scottsdale, AZ 85260

RE: Rezoning / Replat the nonconforming lots (13647 N. 87<sup>th</sup> Street)

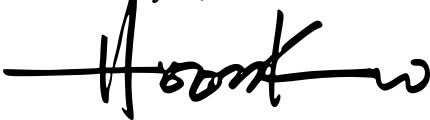
Mr. Almuti

My name is Hoon Koo who owns the vacant lot south of your vacant lot. Dave Maguire (Planning Consultant) told me he has contacted you a few weeks ago.

I am in the pursuit of my future home in the lot. My lot is one of the five (5) lots that was the City of Scottsdale claimed as “nonconforming” to be occupied. Back in late 1980’s, ADOT sold the remanent land after Freeway 101 development to the surrounding neighbors. The lot was “illegally” split by the property owners without the City’s approval. The City demands to replat the lot (by combining to the adjacent property) and/or rezoned if they wish to develop.

Since you and I owned the largest lots, I would like to propose the joint effort in cleaning the map. I am certain it will help the value of the ownership. I am happy to bear the cost of replat and any necessary effort. Can we discuss about the detail in the near future? Please contact me at your earliest convenience.

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Date: 3/5/2021

**Bernard Zahn**

8764 E. Celtic Drive  
Scottsdale, AZ 85260

RE: Replat the nonconforming lots

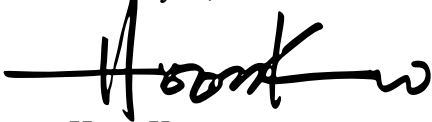
Mr. Zahn,

My name is Hoon Koo who owns the vacant lot north of your home. I met you during the Rezoning Open House at my lot in 2017.

I am resuming the pursuit of my future home since I paused a few years ago. According to the City's record, my lot is one of the five (5) "nonconforming" lots that is ineligible for occupancy. As you may know, ADOT sold the remanent land after Freeway 101 development to the surrounding neighbors. The lot was "illegally" split by the property owners without the City's approval. The City demands to replat the lot (by combining to the adjacent property) and/or rezoned if they wish to develop.

I would like to propose the joint effort in cleaning the map. I am certain it will help the value of the ownership. I am happy to bear the cost of replat and any necessary effort. Can we discuss about the detail in the near future? Please contact me at your earliest convenience.

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