From: Planning Commission
To: Planning Commission
Subject: Planning Commission Public Comment (response #227)
Date: Tuesday, January 12, 2021 3:06:59 PM

Planning Commission Public Comment (response #227)

Survey Information

Site:	ScottsdaleAZ.gov
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Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 and8-ZN-2020
COMMENT	
Comment:	We own a house at 11262 E. Beryl Ave. in Montana Vistas, the neighborhood that is adjacent to the three parcels for which rezoning has been requested. We are strongly opposed to the developer's requests for rezoning for the following reasons: 1. The current land use designations were set in 2008. They were set at that time to limit the impact of commercial development on the adjoining residential neighborhood, which includes homes that are directly bordering these parcels. Nothing has changed since 2008 to merit rezoning. 2. The requested rezoning will greatly expand the potential commercial uses on the parcels. Some of the potential uses could have a major negative impact on the residential neighbors, e.g. car wash, restaurant, and retail stores. The developer has not been cooperative with Montana Vistas owners regarding limiting the uses of the parcels. 3. The current zoning allows the developer an ample array of potential uses. There is no need to broaden it. 4. There is no need for additional commercial development in this area. There are already many vacant

	commercial properties within one mile of the subject parcels. 5. Rezoning these parcels would provide no benefits to Montana Vistas or the other neighborhoods in the area. However, it could have a significant negative impact. 6. The only beneficiary of rezoning would be the developer. Enrichment of the developer is insufficient grounds to change zoning designations that have already been carefully considered when they were established by the City. In addition, we want assurances from the developer that the two residential lots at the south of the property will be subject to the Montana Vistas CC&Rs. We are also strongly opposed to the construction of a sidewalk connecting 114th St. and Beryl Avenue. Sincerely, Tom and Linda Dunlavy

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Tom Dunlavy

AND ONE OR MORE OF THE FOLLOWING ITEMS:

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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251