From: Planning Commission
To: Planning Commission
Subject: Planning Commission Public Comment (response #233)
Date: Wednesday, January 13, 2021 9:46:44 AM

Planning Commission Public Comment (response #233)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 9:46:03 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments have submitted a rezoning request concerning the property located at the corner of Shea Blvd. and 114th St. This matter is currently scheduled for public hearing before the planning Commission on 1/13/2021. We own and live in a single family home in Montana Vistas neighborhood which is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining neighborhood. The current C-O zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, we also strongly oppose any opening of Beryl Avenue onto 114th Street either by road, driveway or sidewalk. This

	would encourage more traffic into our neighborhood and increase unnecessary dangers to our residents, including young children, that regularly walk, bike and play. The proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If these lots are to have access into the Montana Vistas neighborhood, then we need in writing from the Developer/Owner that these properties will be subject to the recently updated Montana Vistas CC&Rs and recorded as part of any deed for such properties. We have recently worked closely with all our residents of Montana Vistas on updating or CC&Rs to protect and preserve the quality, integrity and quiet enjoyment of our neighborhood. That is why this is so important to us all. Thank you Tom & Lynn Kuzma

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Tom & Lynn Kuzma

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	kuzma55@cox.net
Phone:	(602) 430-2263
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251