From: Planning Commission
To: Planning Commission
Subject: Planning Commission Public Comment (response #234)
Date: Wednesday, January 13, 2021 10:32:20 AM

Planning Commission Public Comment (response #234)

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 10:32:05 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
	Dear Scottsdale Planning Commission: We own a single family home in the Montana Vistas neighborhood, located at 11205 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We received notice that Hawkins Companies and KCI Investments (“Developer/Owner”) submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street (“Proposed Development”). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We strongly oppose the Developer/Owner’s rezoning request. Through the submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner’s rezoning request. This matter was settled among the investor, city, and our residents with the land use designations agreed upon in 2008. 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

Comment:	ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. *** We have already encountered very real development plans for high-traffic gas stations and retail operations designed for this parcel. We know that the current C-0 zoning is our only protection from those developments taking over our neighborhood. Furthermore, this community is close to a major commercial zone with plenty of existing vacancies and open land. Rezoning here doesn't make sense for the good of the City of Scottsdale. Rezoning this parcel devalues the nearby business district, as well as our residential zone. Please recognize the importance of a C-0 buffer between Scottsdale residences and high-traffic businesses. *** Our community has participated in traffic studies based on rezoning requests before and we have data to support the claim traffic will increase at an unsupportable level. Beryl Avenue and North Lane which connect to 112th Street were never designed for through traffic because 112th Street is not a full road. The City of Scottsdale traffic engineers know this. Costs to the city to maintain our streets will increase. We saw spikes in vandalism and threats from a business that attempted to rezone a residence. Are you ready to allocate city resources to clean off spray paint and dispatch more police? In addition, please allow this letter to serve as our further objection to any plans or proposals that would: - Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or - Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the

	neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). - 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 either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. - Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues. Thank you

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Katherine Janson

AND ONE OR MORE OF THE FOLLOWING ITEMS:

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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251