From: Planning Commission
To: Planning Commission
Subject: Planning Commission Public Comment (response #236)
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Planning Commission Public Comment (response #236)

Survey Information

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Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 & 8-ZN-2020
COMMENT	
	We just recently moved to Montana Vistas, which is a small, close-knit, and very quiet community. We immediately fell in love with this neighborhood due to how friendly people are & just as importantly how quiet, peaceful, and calm it is. This neighborhood is adjacent to three parcels for which rezoning has been requested. I want to explain why we vehemently oppose the proposed zoning changes in the area next to us. There are ALREADY restrictions on this land with how it's zoned but to rezone gives the developer too much power and freedom (why rezone it if it was already zoned in 2008?). We do NOT want gas stations, car washes, restaurants, live entertainment, or retail allowed on this land as it will destroy the quiet and calm nature of the neighborhood we just moved into. The lots were already zoned in 2008 for medical buildings so WHY REZONE it now? That makes absolutely no sense and benefits us in no way. We do NOT want Hawkins Development to ruin this neighborhood. For a carwash a permit is required and so is a 70 foot setback along Shea and a 30

Comment:	foot setback along 114th and a 50 foot setback from the residential area - this is not physically possible and would therefore violate city code if a carwash were placed here. A restaurant requires 1 parking spot per 120 square feet, so for a 5000 SF building (without a patio mind you) this would be 42 parking spots. With the setback requirements, this also is not physically possible within C-1 zoning and again would violate city code. The current land designations were set in 2008 which limited the impact of commercial development on the adjacent neighborhood - NOTHING has changed since then to justify rezoning. The neighborhood has done just well per all of the neighbors we have talked to and therefore we see no reason to change the land designations. In fact, feedback from all of our neighbors sends a very unanimous message - we do not want any rezoning to be done. The rezoning will expand commercial businesses with a HUGE negative impact on our community - businesses such as a car wash, a restaurant, a gas station, and retail stores. The developer has NOT been cooperative with our neighborhood regarding limiting the use of the parcels. Isn't it fair that the very people who live in this area have a voice in this? Once the developer builds these businesses they have further connection to them and they do not live here to then realize how loud and disruptive it will get (not just noise but lighting too). The amazing mountainous views and clear star gazing skies would be tarnished with buildings, light pollution from these businesses, and the quiet and serene neighborhood would be bombarded by loud noise. Here are a few additional itemized reasons why we are so opposed to this: The current zoning already allows for businesses - there is NO NEED to expand it, and expanding it will harm our community. There are already vacant properties within one mile of this location for additional commercial development that could be used instead. So why specifically use this area? Rezoning would have NO POSITIVE impact on our neighborhood, and in fact

	would ruin the calm and quiet nature of the area we love so much. We already like our neighborhood as it is, it does NOT need to be changed. Only the developer benefits from this. Our voices need to be heard though, since we would be directly impacted while raising a family in what is supposed to be a very quiet community. We are planning on making this our “forever home” and would want to live here for 20+ years. There should not be a sidewalk connecting 114th and Beryl Ave as it increases foot traffic and we, the residents of Montana Vistas, will NOT be happy with this. Please, DO NOT allow rezoning of this area, it makes no sense and only benefits the developer but it significantly harms our community. We would no longer have a nice, quiet, calm, and peaceful community. This is in a very nice area of Scottsdale and we do not want it ruined with loud businesses.

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

PLEASE PROVIDE YOUR NAME:

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