From: Planning Commission
To: Planning Commission
Subject: Planning Commission Public Comment (response #237)
Date: Wednesday, January 13, 2021 12:55:48 PM

Planning Commission Public Comment (response #237)

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 12:55:24 PM

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 (“Developer/Owner”) have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street (“Proposed Development”). We own a single family home in the Montana Vistas residential neighborhood directly next to the Proposed Development. We strongly oppose the rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. A change to zoning would open the door to a possible car wash, gas stations etc. in close proximity to our residential neighborhood. These establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. In addition the developer has not reached out to the majority of the neighborhood to get out thoughts. He has only reached out to 2 neighbors. The current zoning already provides the Developer/Owner with numerous options for the use and development of land 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 oppose to the following: 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 which would increase foot traffic through the residential area and potentially making it unsafe for our children. Thank you for your consideration on this matter. John and Denea Hampton 11298 E. North Lane Scottsdale, AZ 85259

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	John and Denea Hampton

AND ONE OR MORE OF THE FOLLOWING ITEMS:

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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251