

From: [Barb Holland](#)
To: [Projectinput](#)
Subject: Case 9-ZN-2021 Rezoning Application for 3961 N. 75th St
Date: Saturday, July 31, 2021 5:50:53 PM

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Dear City Planners

I am writing concerning case 9-ZN-2021 - The rezoning application regarding the property on the corner of 75th St and Mc Knight Ave.

The project that the developer is proposing has a number of repercussions for the residents of 7502 East Main St. (Main Street Place) and also a number of repercussions for the city of Scottsdale.

1. The proposed 3 story building would completely block the current views of Camelback mountain and in reality, any view, for some of the condos located on the north side of Main St place. They would end up looking at the side wall of the new project instead.

2. The proposed project, if approved, would allow the new building to be built right up to the property line. This would only allow approx. 20 Ft between Main St Place and the proposed building. My parking space backs on the affected part of the project. I have tried pulling out of the garage on a number of occasions with this in mind and I estimate I would have hit the proposed building on 3 out of 4 tries. So, it's a really tight situation. Also, the new building proposes a 3rd floor pool area. This would also be about 20 feet away from the balconies for the 2nd to 4th floor residents of Main St Place. We find this unacceptable on several levels.

A. The builder has not divulged their intention for the building. Ie whether they will rent out the units or sell them. We have a couple of clues as to what their final intention might be. We DO KNOW that they WILL NOT have a minimum rental periods. This is a problem for the residents of Main St Place. It means that the owners could rent these apartments out on a daily or weekly basis. As you are probably aware people coming to town for short periods of time like to party in pools in AZ. I think that frequent loud pool parties 20 ft from our balconies on the north side of Main Street place would not be in anyone's best interest. Sound travels upwards and the residents on the East side of Main St Place have already had the experience of pool parties 20 ft across the alley from our balconies. In fact we frequently have to waste the Scottsdale police resources regarding noise violations from large groups of people partying in the pool of the Air BNB below us.

B. Currently Main St place is surrounded by several AirBnb type properties. 2 on the north side of McKnight, 2 on the south side of McKnight and 1 on the south side of Main St. Most of these seem to be designed to accommodate large groups of people. We have concerns that this new proposed building could just be more of the same....only much closer.... and with the potential to have much more activity on the adjacent proposed pool deck. The privacy and peaceful existence of the Main St Residents would be greatly compromised.

The city of Scottsdale is proud of its motto as the most livable city. The current zoning laws were put in place to protect that very livability. I think allowing a zoning change that paves the way for a 3 story building (3 1/2 stories with a parapet) that would block any views of Camelback mountain and allow a building to be only 20ft away completely goes against Scottsdale's promise to be the most livable city. It would also set a very dangerous precedent regarding any future developments in the area or anywhere in Scottsdale for that matter. Any developer could request rezoning so they could build right up to the property line. I don't know how livable Scottsdale would be if all the buildings could potentially be built up to the property lines.

I am sure the developers can come up with a design that falls within the current zoning laws that will attract permanent long term residents and does not place pool decks or buildings 20 ft away from the neighbors. I encourage Scottsdale city planners to create only win win situations for residents. This rezoning request does not create a win win for the residents of Main St place or the neighborhood.

Regards

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