

From: [Bloemberg, Greg](#)
To: [Jas A Spizzo](#)
Cc: [Joanne Spatz](#); [Kathryn Derezinski](#); [Ruenger, Jeffrey](#); [Curtis, Tim](#)
Bcc: [Lauren Proper Potter](#)
Subject: RE: Comment re: New Multi-Family Development, Case # 9-ZN-2021
Date: Monday, February 28, 2022 8:43:00 AM

Jim,

Thanks for the inquiry. See below for responses and let me know if you have any additional questions.

Regards,

Greg Bloemberg
Project Coordination Liaison
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>
Sent: Friday, February 25, 2022 12:19 PM
To: Jas A Spizzo <jsjs@sbcglobal.net>; Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Cc: Joanne Spatz <joannespatz@sbcglobal.net>; Kathryn Derezinski <kl.derezinski@gmail.com>
Subject: RE: Comment re: New Multi-Family Development, Case # 9-ZN-2021

Hello,

Greg Bloemberg is staff contact for this request. He is out of the office today but he will follow up with you next week. Greg would be the best staff member to answer your questions.

Best,
Jeff

From: Jas A Spizzo <jsjs@sbcglobal.net>
Sent: Friday, February 25, 2022 11:41 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Cc: Joanne Spatz <joannespatz@sbcglobal.net>; Kathryn Derezinski <kl.derezinski@gmail.com>
Subject: Comment re: New Multi-Family Development, Case # 9-ZN-2021

⚠ External Email: Please use caution if opening links or attachments!

Sirs,

My wife and I reside at 7502 E Main St., Unit 2001, Scottsdale. Our building is aka Main Street Place. Our building is located adjacent and immediately south of the proposed development, Case Name Palo on 75th.

We received a postcard notice of a Planning Commission hearing on the case scheduled for March 9th. I have a few questions on which I would very much appreciate your feedback. I don't know whether it's best to ask the questions at the hearing or in an e-mail. So I thought it best to e-mail first:

1. If no residents object to the proposed zoning change, what if any limitations would be in place regulating the number of possible "Air B&B" type daily rentals in the new building? **The City cannot prevent the project from offering short-term rentals, per State law. That is something that would have to be worked out privately between property owners.**
2. Could the City of Scottsdale impose, or does the City have in place an ordinance establishing, a limitation on the number of "Air B&B" type daily rental units? **The City cannot limit the number of short-term rentals.**
3. Do you know whether the project under consideration will be marketed as solely condominium apartments solely rental units, or a combination? **No, you'd have to ask the applicant what their intent is. My understanding is it will be market-driven.**
4. Can a set-back be imposed on the south face of the proposed building? Our garage faces north and access/egress would be hampered if the south face of the building were at the edge of the property line. **The project meets the requirements of the Zoning Ordinance. To request a greater setback, you'd have to attend the hearing and petition the Planning Commission to stipulate a greater setback from the property line; which would ultimately have to be approved by City Council. Either that, or coordinate with the applicant.**
5. I am considering attending the meeting on March 9th; what is the structure of such meetings? **You can attend in person or virtually. If you'd prefer to attend virtually I can provide you with a link when the time comes.**

Many thanks in advance for your thoughtful response to my rather basic questions.

Cheers,

Jim Spizzo
Sent From my PC