

From: [jmv](#)
To: [Barnes, Jeff](#); [Projectinput](#)
Cc: [jm v](#)
Subject: Landowner Concerns regarding Case # 1-ZN-2022
Date: Friday, July 8, 2022 1:09:05 PM
Attachments: [Development Standards.png](#)

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

Mr. Barnes,

This is a follow-up to our telephone conversation regarding our family's concerns with the proposed zoning amendment for the future residential subdivision Shadow Ridge North, Case Number 1-ZN-2022.

As adjacent R1-130 ESL Landowners to the proposed future subdivision and its proposed changes, we are hereby notifying you and the City Planning Commission that we are opposed to the following proposed changes to the existing zoning and plat layouts.

We are opposed to any changes in the R1-130ESL zoning, density and NAOS of the subject property and surrounding land as currently zoned by the City of Scottsdale.

We understand the proposal does not include changing the current R1-130ESL zoning for the proposed reconfigured lots #15 and #16. However, we are opposed to the plans for Lot #15, which is directly North and adjacent to our land (217-01-018H). The layout and plans for Lot 15 do not allow for the 60-foot setback from our property line as shown on the Proposed Preliminary Plat Map (attached). Also, Lot 15 as drawn does not comply with the 'Note' as listed on the 'Development Standards' page, dated May 2022 (attached), which states: "1. Lots #15 and #16 of Exhibit 1 will utilize the existing ordinance requirements for R1-130; average of a 60' rear setback for abutting R1-130 to the south." Lot 15 clearly does not comply. Lot 16 does show a 60-foot setback, which Lot 15 also needs to adhere to. The proposed drawing for Lot 15 also indicates a proposed retaining wall to be built within the 60-foot setback area and nearly on our property line. We are opposed to this proposed change and retaining wall, not only because it is within 60 feet of our property line and nearly abuts our land, but also because it will destroy the current natural contour and beauty of the open space desert between properties, especially the area adjacent to our land.

We are also opposed to the zoning changes as shown on the 'Development Standards' (attached), proposing changes for R1-43ESL from 43,000 sf to 33,256 sf, for all other areas other than Lot 15 and Lot 16, which remain as R1-130ESL.

Environmentally Sensitive Lands (ESL) Ordinance requires permanently preserving natural area open (NASO) between properties and protecting native vegetation. Thank you for your and the Planning Commission and City Council's efforts in enforcing this ESL Ordinance and for your assistance in forwarding our above concerns to the City Planning Commission for their upcoming meeting on Wednesday, July 13.

Sincerely,
Mehrdad and Jean Vahabzadeh-Hagh
(480) 215-0366

Development Standards

The zoning proposed with this request retains a density of less than one dwelling unit per acre (0.64 du/ac proposed) and is ideal for allowing development of the Property in a manner that protects environmentally sensitive lands and is harmonious with the adjacent neighbors. The proposed site plan also embraces a predominant native desert vegetation character as established in the area.

Camelot Homes desires to amend several development standards applicable to the R1-43 zoning district *. The proposed changes are identified in the table below.

Standards	R1-43 BASE	R1-43 ESL Proposed
Lot Size	43,000 s.f.	33,256 s.f.
Lot Width	150'	120'
Front	40'	30'
Side	20'	15'
Rear	35'	35'
Building Height	30'	24'

* Note:

1. Lots # 15 and #16 of Exhibit 1 will utilize the existing ordinance requirements for R1-130; average of a 60' rear setback for abutting R1-130 to the south.
2. Lot # 18: average 30' side yard setback along the length of the abutting southern property line.

The subject site is a private gated neighborhood with no cut through traffic. This requested change will have no negative impact on any of the neighboring property owners since the rear setbacks remain unchanged adjacent to any boundary with existing neighbors. By reducing the front yard setback, the impact on the neighboring properties improves by allowing for the opportunity to move the homes forward on the lots thus increasing the

