

February 8, 2022

**Hand delivered to:**

Randy Grant  
Zoning Administrator  
City of Scottsdale – Planning Department  
7447 E. Indian School Road, Suite 100  
Scottsdale, AZ 85251

**Re:    Artesia Property – 7171 N. Scottsdale Road**

Dear Randy:

We are writing this letter on behalf of Sunbelt Holdings regarding the Artesia property located at 7171 N. Scottsdale Road (depicted below) to memorialize our recent discussion regarding the residential unit allocation approved with zoning cases 2-ZN-2005 in 2005 and 2-ZN-2005#2 in 2015. The undeveloped portion of Artesia includes entitlements for 580 remaining residential units split between three phases: PA-1, PA-2, and PA-3.



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Sunbelt Holdings would like to proceed with a Development Review Board ("DRB") application on PA-1, PA-2, and PA-3 with a total not to exceed 580 residences. They intend to reallocate units from PA-2 and PA-3 to the central PA-1 phase; resulting in approximately 148+/- more residences in the central core and a reduction of residential units in both PA-2 and PA-3. Although the final residential unit allocation is still being refined, they intend to build fewer residences than the entitled 580 remaining residential units, reduce the total square footage, and lower building heights.

As we discussed, per the 2021 parking ordinance update Sec. 9.102.A., the parking ratios for Artesia shall adhere to the ratios approved with the zoning entitlements per cases 2-ZN-2005 and 2-ZN-2005#2.

In your capacity as Zoning Administrator, we respectfully request your written concurrence and determination that the reallocation of residential units as described above are in conformance with the zoning entitlements, and therefore, Sunbelt can proceed with processing their DRB case while adhering to the parking ratios approved in their existing zoning cases.

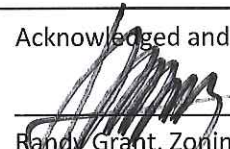
Very truly yours,



Michele Hammond  
Principal Planner

MH  
445446v1

cc via email: John Graham  
John Berry, Esq

Acknowledged and accepted:	
	2/11/22
Randy Grant, Zoning Administrator	date