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**Comments regarding ARTESSA 2-ZN-2024**

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**From** Stephanie Brown <sbrown2361@yahoo.com>

**Date** Wed 10/30/2024 11:40 AM

**To** Posler, Kathryn <kposler@scottsdaleaz.gov>

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

Katie, thank you for speaking with me yesterday. I appreciate the information and insight you provided. Here are my comments on this proposed development:

With all the new/newer residential development along 118th Street and Alma School Road, it makes more sense to utilize this plot for commercial development than for yet more homes. Let's develop wisely to support local residents while also bringing sales tax income to the City.

Buildings more than one story high are not in keeping with the character of North Scottsdale. Other than the Acoya property and office suites on Alma School and a few commercial buildings on the south side of Dynamite, few buildings in this area are more than one story tall meaning long vistas are visible in every direction consistent with a relatively rural "feel." (Aren't residential buildings supposed to be under 25' and commercial under 36'?) There is no reason this part of the City should look like central Scottsdale and certainly not with the addition of a potential three-story residential development. Let's keep views open as best we can which is aligned with the nearby trail system enjoyed by residents and visitors alike.

While infrastructure is likely available to support Artesa, we should be equally concerned about water supply, not just transmission. High- and medium-density housing requires far more water than individual homes do. We should all be worried and thoughtful about the future of this precious resource in our desert.

Thank you for the opportunity to share my thoughts. When you have a moment, please provide the link or email addresses to forward these comments to City Council and the Planning Commission, as discussed.

Best regards,

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