

Barnes, Jeff

From: Andrew Chi <cve2andrew@outlook.com>
Sent: Monday, May 5, 2025 4:45 PM
To: Barnes, Jeff; jhall@roselawgroup.com
Cc: Rebecca Johnson
Subject: 43-PA-2024 - South Scottsdale Open House Meeting - May 7, 2025
Attachments: 2025 Zoning Ordinance Amendment Hearings.pdf

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

Hello Jeff and Jennifer,

My name is Andrew Chi, and I serve as the Board President of Continental Villas East Unit Two, the 159-unit townhome community located immediately west of the proposed 38 Oaks subdivision.

I received the attached Open House Meeting invitation in the mail and from our management company, GUD Community Management. Several residents and Board Members from our community have expressed interest in the proposed R-4 zoning text amendment, as our subdivision is also zoned R-4 and would be directly affected by any changes to the district standards.

Given my prior experience as a City of Scottsdale planner, I was able to explain the context and implications of the proposed amendment at our April 30th Board of Directors (HOA) meeting—including the background of the existing 30% second-story limitation, why 38 Oaks is pursuing the text amendment, and the potential impacts if the text amendment is adopted by City Council. Many residents at the April 30th HOA meeting had questions—which makes sense, as most are unfamiliar with what a text amendment is, let alone how the current R-4 restrictions function or apply.

I'm writing to let you know that I plan to attend the South Scottsdale Open House this Wednesday, May 7th, from 5:30 PM to 6:30 PM at the Eldorado Community Center, and will be representing the interests of our community. Other CVE2 residents and Board Members may attend as well. At this stage, our Board of Directors is not issuing a formal letter of support or opposition regarding the proposed text amendment—we're still early in the process and currently focused on gathering information and understanding the broader implications. Any future position, if pursued, will depend on what we learn at the open house and subsequent feedback from our Board and residents.

If you have any questions in the meantime, feel free to reach out. I look forward to seeing you Wednesday evening.

Best regards,

ANDREW CHI

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