

June 13, 2025

Scottsdale Mayor & City Council
3939 Drinkwater Boulevard
Scottsdale, AZ 85251

VIA EMAIL

Dear Mayor & Council:

This letter shall serve as one strongly supporting a proposed rezoning of property along WestWorld's eastern boundary on McDowell Mountain Ranch Road for a new project known as The Collectors Garages at WestWorld. (Cases #8-AB-2024, 5-ZN-2024, 4-GP-2024, and 9-DR-2025)

Over the years we have rallied together to oppose more residential development near WestWorld, an incredible asset that the city's own economic impact report released just months ago revealed hundreds of millions in annual tax revenue and benefits. Just as residential isn't conducive next to airports it is not for economic drivers like WestWorld. Nevertheless, developers in the past have suggested various uses along McDowell Mountain Ranch Road such as apartments and senior living we are grateful previous city leaders denied.

Indeed, those uses were proposed for the exact parcel we write you now. As you may know, McDowell Mountain Ranch Road is an important alternate entry into WestWorld. As the major users of WestWorld that have collectively spent tens of millions of dollars to help drive Scottsdale tourism, we hope you too will support the policy of non-residential uses near one of City's key areas of commerce. The more residential there is near WestWorld, the more complaints there are about noise, traffic and, in the case of equestrian events, odor. We have evidence of that as the result of one of the City's regrettable zoning decisions years ago allowing an apartment development at the northern tip of WestWorld on Bell Road. Why would it want to repeat such mistakes in the future? If you want WestWorld to be all it can and should be why handicap those responsible for doing so with a self-fulfilling complaint funnel?

The benefits of this policy approach have already been realized. For example, a parcel on McDowell Mountain Ranch Road was approved for a storage facility several years ago. Such a place will obviously not be full of residents who may complain. It also generates little traffic, just as this application would.

This kind of non-residential use is why we currently support the application for The Collectors Garages at WestWorld. Designed for high-end car storage it is the perfect complement to WestWorld as well as a low-volume use for the homes in the area. Indeed, it reinforces the

notion of appropriate horsepower near WestWorld with a quiet use, which is why the largest HOA in the area supports the application too. Additionally, the applicant has agreed to deed restrict the property to prevent car sales of any kind on-site.

And, as you are aware Scottsdale voters overwhelmingly approved improvements to WestWorld during a bond campaign in 2019 and last year via Proposition 490. Many of us were involved in those efforts because of our passion for and the import of WestWorld. Jeopardizing these votes and taxpayer dollars with apartments or other types of residential would be a disservice. There are many residential developments in Scottsdale. There is one WestWorld.

As always, we appreciate your consideration of our opinion as well as support for the “horsepower” we bring to Scottsdale tourism.

Sincerely,

Melissa Schalles –Scottsdale Arabian Horse Show
Doug Huls-Scottsdale Quarterhorse Show
Craig Jackson-Barrett-Jackson Collector Car Auctions
Lisa Cyr-Arizona Bike Week
Amanda Brumley-Cactus Reining Classic
Trey Brennen-Scottsdale Art Week
Brandon Maxwell-M Culinary