

From: [Castro, Lorraine](#)
To: [Bloemberg, Greg](#)
Subject: RE: 4140 N Miller Rd (Case #57208 / 14-DR-2025)
Date: Wednesday, July 16, 2025 9:09:00 AM

djschaef@hotmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Wednesday, July 16, 2025 8:31 AM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: 4140 N Miller Rd (Case #57208 / 14-DR-2025)

[City of Scottsdale](#)



I submitting this comment in opposition to the proposed 82-unit multifamily project at 4140 N Miller Rd (Case #57208 / 14-DR-2025). The application contains a serious zoning compliance

issue and lacks basic traffic analysis. 1. Misrepresentation of Parking Compliance: The applicant claims 166 parking spaces are provided, exceeding the required 121 per Table 9.103.A. In reality, only 64 new spaces are being built for the multifamily use. The other 102 spaces already serve the active church and daycare and cannot be double-counted without a shared-use agreement, a demand study, and time-of-use analysis—none of which were submitted. This falsely suggests compliance and understates a 57-space shortfall. 2. No Traffic Study: Despite the scale of the project and the incoming Whole Foods across the street, there is no traffic impact study. This corner already experiences heavy congestion, and trip generation should be quantified before approval. Please reject or defer until addressed. -- sent by Daniel Schaefer (case# 14-DR-2025)