



City of Scottsdale
Attn: Planning Commission
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

June 3, 2024

Re: Opposition to Proposed One Scottsdale Zoning Amendment Allowing Additional Residential Density
Case# 20-ZN-2002#5

Dear City of Scottsdale Planning Commission,

On behalf of Olen Properties ("Olen"), owner of One North Scottsdale apartments contiguous to the subject project, I am writing to express concerns regarding the proposed Amendment to Zoning for the One Scottsdale mixed-use development. Olen's position is that it is crucial for the City to consider the potential negative impacts to the neighborhood and its residents from shifting this land use away from its prior intended retail/commercial uses.

DMB's request to substantially reduce the amount of retail/commercial in exchange for building dramatically more residential units is too significant a departure from the City's original approvals for the One Scottsdale community. The original One Scottsdale plan sought to create an adequate balance between commercial and residential uses, and such a balance is essential to smart City Planning which facilitates Livable Communities. The One Scottsdale mixed-use area can only thrive with an abundance of adequate retail, restaurant and other commercial uses designed to support the already existing and planned housing. The proposed Zoning Amendment would excessively replace mixed commercial uses with additional housing density, creating a lopsided planning area lacking adequate retail, office and restaurants to serve its residents. A key purview of the Planning Commission and City Council is to create an appropriate mix of commercial and retail amidst residential housing. The proposed Zoning Amendment disrupts this goal and is not in the best interest of the City and this planning area. Simply put, the proposal would allow far too much additional housing density.

Olen requests that a majority of the prior-approved commercial uses in One Scottsdale remain in the Zoning for the purpose of creating additional retail/office/restaurants to support the substantial existing and planned residential units. As a developer for the past 50 years, including a large presence in Phoenix/Scottsdale, Olen understands the needs of a viable mixed-use project and believes the proposed changes go too far from the neighborhood's original design.

Olen recommends **limiting the addition of more residential units to less than 200 units**, and diversifying them to for-sale product only. The quality of life balance of the One Scottsdale area should be prioritized for the long-term sustainability and well-being of this planning area.

I urge the City Council and Planning Department to carefully evaluate these considerations with respect to the proposed Zoning Amendment by the owners of One Scottsdale. Thank you for your consideration of this matter.

Sincerely,

Taylor Curtis
Director of Asset Management
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