

From: [noemi Perez-Frette](#)
To: [McClay, Doris](#)
Subject: Objection to Pre-Application 544-PA-2020
Date: Thursday, June 10, 2021 10:03:02 AM

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Dear Mrs. McClay,

I would like to go on record officially objecting to the rezoning of the property identified under the application 544-PA-2020 for the reason stated below.

Objections to the rezoning:

A rezoning of the property to R1-10 will set a dangerous precedent that will encourage a wave of similar lot splitting and development resulting in increased density within McDowell Shadows Estates. According to the City's own website where it defines the various zoning designations: ""R1-18 "...although less than one acre, still results in a low density of population"" and the proposed rezoning to ""R1-10 "...permits a higher density of population..."". A higher density rezoning within our neighborhood will turn it into something it was never meant to be. The residents of the Cactus Corridor invested in their homes with the reliance of its current zoning and with the expectation that their values would not be diminished by the City increasing our density.

One of the many reasons we purchased our home in Cactus Corridor area was because of the acre homes. These beautiful large property homes are what gives this area character. Allowing this application to be approved and have a home built on this property would devalue our properties. This home would not fit in with the rest of the homes in the area. The large lot sizes is what many home buyers are looking for. This is why they seek this area. We live in Las Luitas a few blocks from McDowell Shadow Estates if this is allowed there then can it be allowed on my street. We live in a Cul de Sac off Cactus the traffic we get from wrong way driver is intense they speeding on out street. There is no way we can have more homes on our street. If this gets approved, it will set precedent and can cause issues for other areas that are not built for more housing and more traffic.

I expect that your department and the City of Scottsdale will give greater weight to the best interests and desires of the residents of Cactus Corridor rather than the financial interests of a real estate speculator and his paid consultant.

Thank you,

Noemi Frette
602-312-8147

