

Issue #: 192889

Citizen  
Information:

Last Name: ELBOGEN  
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Permit #: Z2019136

[details](#)

Organization: [Planning and Development](#) history

Submitted By: [Baldonado, Rosemary](#) on 11-Jan-2021 10:37AM 602-506-5128 history

Division ID: PNDDevServ - Development Services

Subject: Case # Z2019136 (Rezoning Proposal 56th Street & Lone Mountain)

Description:

writing to you as an owner in the immediate vicinity of the property that is the subject of the above-referenced Rezoning case. I reside at 5639 E. Milton Drive, Cave Creek, AZ 85331.

We object to the rezoning because it is completely out of character with the decades old land use designations in this county island area. We all bought out here to remove ourselves from high density, HOA controlled residential life.

If you look at the approximately 4 square mile county island generally bounded by 56th Street to the West, Scottsdale Road to the East, Dynamite Road to the South and Lone Mountain to the North, the land use designation is almost 100% RU-43; the only exceptions are a couple of subdivisions that are zoned R1-35.

There is absolutely no intelligent land use argument that would justify plopping a high density residential "island" in the middle of this 4 square mile low density area.

I have been a real estate lawyer and developer for over 30 years and it is crystal clear that the only justification is the profit motive of the land seller and Shea Homes. Accordingly, you have only two stakeholders (the land seller and Shea Homes) that will benefit from this action. The other stakeholders, the existing landowners in the area, will clearly suffer a detriment to their lifestyle and their wallets if this case is approved.

An approval of this case also will open the floodgates and provide confidence to other homebuilders to assemble land and ask for similar treatment in this very special rural county island.

I look forward to your response and plan on attending and speaking at the Planning Commission and the Board of Supervisors meetings.

Thanks.

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