

City of Scottsdale

**Sundown Ranch Estates Neighborhood Meeting**

**Monday, November 17, 2003  
7:00 to 9:15 PM**

11433 N. Sundown Dr.  
Scottsdale, Arizona

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**City Staff Present:**

Monique de los Rios-Urban, Senior Planner  
Sue Landreth, Building Plans Reviewer  
Karen Warner, Water Conservation Tech  
Bruce Wall, Citizen Advisor  
Paul Anderson, Code Inspector

**Neighborhood Organizers:**

Claudia Jones  
Tom Hawbaker  
John Sthatis

**Agenda**

**Welcome and Introductions** - Neighborhood  
Representatives

**Background and Survey Results** - Monique de los Rios-Urban

Ms. De los Rios-Urban gave a brief background on the history of Sundown Ranch Estates, as well as the neighborhood's desire to "preserve neighborhood from commercial development". The major issue brought to attention involved the threat of potential land uses other than residential. There has been a history of a vacant lot on the southwest corner of Sundown and Shea, as well as complaints of a possible business use on the parcel on the adjacent lot across Sundown Drive.

Ms. De los Rios-Urban explained the property owner's right to apply for rezoning, as well as the neighbors right to support or oppose this effort in a public hearing. She also explained that the neighborhood is a piece of a larger picture and demonstrated its characteristics in relationship to the



General Plan; such as Character Areas, Transportation, and Mobility. After demonstrating the general attributes of the neighborhood, Ms. De los Rios-Urban explained the R1-35 zoning and typical lot characteristics.

Finally, Ms. De los Rios-Urban reported the results of a neighborhood survey that occurred over a period of 4 months and obtained a response rate of 39%.

**Zoning Code Information, Remodels & additions within existing parcels - Sue Landreth**

Ms. Landreth spoke about the One Stop Shop and its resources that would help homeowners wanting to improve their property and neighborhood. She mentioned the availability of several documents, including common home improvement details, and explained the permit process.

**Water Conservation - Karen Warner**

Ms. Warner explained the Water Conservation Department's goal to "ensure that we will be able to maintain the quality of life we have come to enjoy in the great Sonoran Desert through best water management practices." She mentioned several resources for neighbors interested in water conservation including the Plumbing Rebate Program, Landscape and Controller Rebate Program, tips from *Water. Use it Wisely.*, and Native Vegetation Workshops.

**Speed Awareness - Bruce Wall**

Mr. Wall explained that Sundown Drive is a local street and is generally not used as a cut through by outside traffic because of the proximity of Hayden Road. He also addressed the concern of vehicles traveling too fast around the curve by introducing the City's Speed Awareness Program. The Speed Awareness Program is a three-step program designed to reduce neighborhood traffic speeds by increasing motorist awareness for two-lane residential streets. The steps involved in the Program include Education, Enforcement, and Engineering. The results of the Program generally demonstrate that the neighbors, not outside traffic, cause the problem.

### **Code Enforcement - Paul Anderson**

Mr. Anderson addressed three neighborhood concerns: car sales on a vacant lot, the use of a residence as a medical office, and the use of a residence as a golf resort rental property.

According to Mr. Anderson, the car sales that were occurring on the corner of Sundown and Shea had stopped.

The use of a residence as a medical facility was proven false. When questioned by code enforcement, Dr. Farouqi mentioned that the temporary "Parking in Rear" sign was used to accommodate his friends and family during Ramadan worship, therefore having nothing to do with the operation of a medical practice.

Finally, though neighbors applauded the renovation Mr. Chiti performed to his house, they expressed their displeasure in its use as a corporate rental facility for golf vacations. Legally, Mr. Chiti has the right to rent his property for a minimum of 30 days as long as he keeps a log of tenants. Apparently, he had been renting to corporations who would send different groups to stay for shorter periods of time. The neighbors complained about the additional noise that this creates because of the parties that occur on the property.

### **Next Scheduled Meeting Date**

The City suggested that the neighbors continue meeting amongst themselves in order to explore the possibility of establishing a HOA or to create C, C, and R's. With the creation of this type of neighborhood regulation, the City would not have to be as involved.

### **Adjournment**

The Sundown Ranch Estates Neighborhood Meeting was adjourned at 9:15 p.m.