

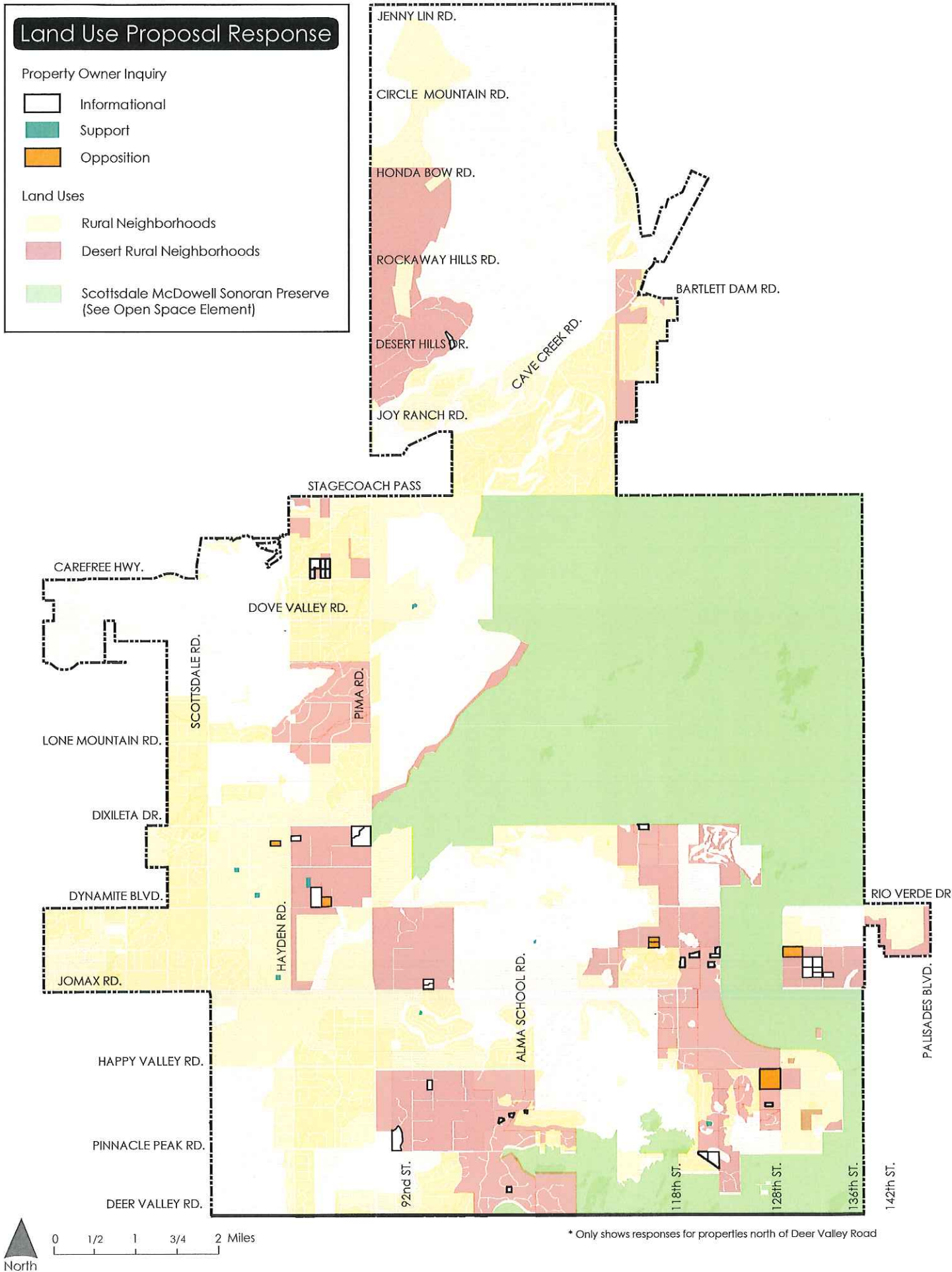


**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Planning Commission
From: Sara Javoronok, Project Coordination Liaison
Through: Erin Perreault, Long Range Planning Manager
CC: Tim Curtis, Current Planning Director
Date: September 29, 2016
Re: 6-GP-2016 Scottsdale General Plan 2035

Although the General Plan 2035 public process is postponed, staff wanted to advise you of the correspondence that we have received since the previous Planning Commission discussion on September 14, 2016. Please find attached a map of the property owners or representatives that have contacted the city for additional information, or to express support or opposition to the proposed "Desert Rural" land use designation in the draft General Plan 2035 (Attachment 1). Also attached is the correspondence received since the September 14 discussion (Attachment 2).



From: [Jennifer Benner](#)
To: [Javoronok, Sara](#)
Subject: Long Range Planning
Date: Tuesday, September 27, 2016 2:17:34 PM

Hello Sara,

We received a letter from your department. If you could explain to me a little more in detail how this letter relates to us as a church?

Thank you so much.

Jennifer Benner
Highlands Church, Operations / Facilities / Highlands U / HBI
phone: 480.348.9191
address: 9050 E. Pinnacle Peak Rd. Scottsdale, AZ 85255
site: www.highlandschurch.org
email: jenniferb@highlandschurch.org

From: [Kurt A. Jones](#)
To: [Javoronok, Sara](#); [Perreault, Erin](#)
Cc: [Niederer, Keith](#); [Grant, Randy](#); [Curtis, Tim](#); [William E. Lally](#); [Tory Beardsley](#)
Subject: General Plan Update
Date: Tuesday, September 27, 2016 12:07:38 PM
Attachments: [image003.png](#)
[2016.09.27 Letter to Staff.pdf](#)

Sarah, attached is the letter we discussed regarding our clients proposed land use designation with the City's General Plan update. We respectfully ask for staff to remove our property from the Desert Rural Neighborhoods land use designation and remain Rural Neighborhoods. Thank you. Kurt

Kurt A. Jones, AICP
Senior Planner
Direct (602) 452-2729 / Cell (480) 225-8937



Seventh Floor Camelback Esplanade II
2525 East Camelback Road
Phoenix, AZ 85016-9240
Visit our website at: www.tblaw.com

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**TIFFANY
& BOSCO**
P.A.

William E. Lally
Attorney at Law
602.452.2716
wel@tblaw.com

September 27, 2016

Sara Javornok
City of Scottsdale
Planning & Development Services
7447 E. Indian School Road
Scottsdale, AZ 85255

Dear Ms. Javornok:

As you know, our firm represents HHL Land, LLC, the owner of the approximately 40-acre parcel located at the southeast corner of 128th Street and Ranch Gate Road in Scottsdale, AZ (APN: 217-01-025A) (the "Site"). We previously appeared at the September 14th Planning Commission meeting to speak in opposition to the Proposed 2030 General Plan's (the "Proposed Plan") application of the "Desert Rural Neighborhoods" designation to the subject Site. The purpose of this letter is to reiterate our concerns expressed at that meeting.

While we understand certain citizen concerns regarding the City's character, we feel the application of the "Desert Rural Neighborhoods" designation is inappropriate for our Site and the surrounding properties. We believe maintaining the Site's current designation of "Rural Residential" is appropriate for the following reasons:

- The Site is surrounded by a number of properties designated R1-43. The property directly adjacent to the Site's eastern and southeastern property lines has recently submitted an application for the resort portion of their development plan. The proposed Desert Rural Neighborhoods designation is not compatible to the resort and one-acre zoning adjacent to the subject Site. See Zoning Map enclosed at **Tab 1**.
- The Proposed Plan designates properties to the east and west of the Site "Rural Residential," effectively making the Site an out-parcel with a designation that is incompatible with the surrounding area. See Proposed General Plan Map enclosed at **Tab 2**.
- Properties closer to the City's Preserve area continue to be designated Rural Residential under the Proposed Plan. If the properties adjacent to the Preserve can maintain their Rural Residential land use designation, we are requesting the same consideration. See **Tab 2**.
- The intent of General Plans is to make appropriate plans for growth and development, not to maintain existing zoning designations. A property's current zoning designation alone does not adequately justify a change in designation.



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- Staff has indicated—and neighborhood activists have echoed—that the citizens in favor of the “Desert Rural Neighborhoods” designation desire to preserve the equestrian properties in the area. The subject Site is not and never has been used as equestrian property, nor is it located near equestrian property.
- In 2015, the landowner submitted an application to rezone the Site to .85 d.u./acre. The landowner held a neighborhood meeting before withdrawing the case. There was no neighborhood opposition to a denser zoning designation at that time. Thus, the assertion that surrounding landowners desire the proposed change in designation is unfounded. Additionally, the landowner’s proposal was less dense than the permitted 1 d.u./acre and the landowner has no plans to develop the Site at a greater density than 0.85 d.u./acre.
- The site has no major environmental features warranting a less dense general plan land use designation and any future development plans for the Site will follow existing policies, guidelines and environmental overlays for the Site.

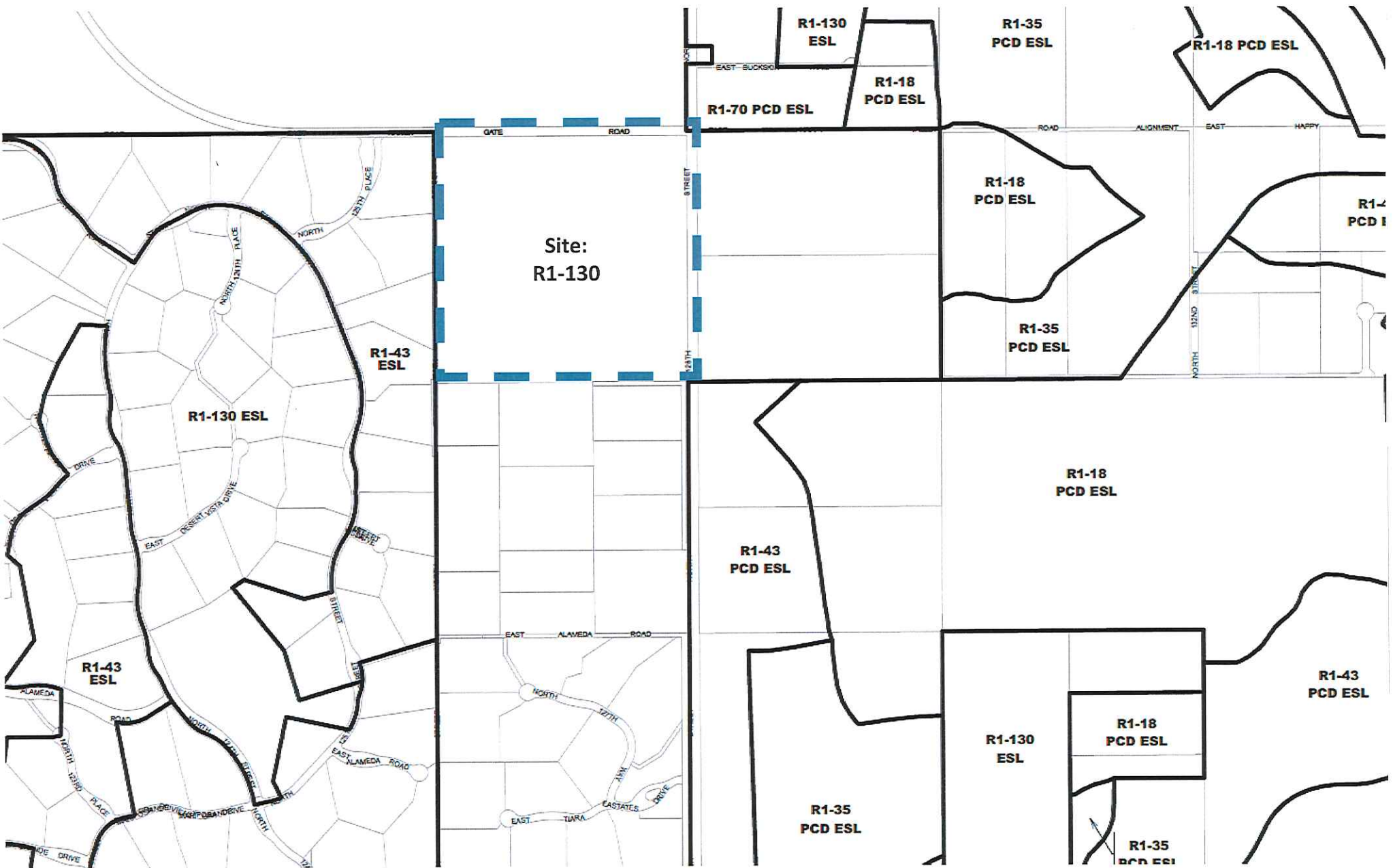
In addition to the proposed designation being inappropriate for the subject Site, requiring landowners to go through a Major General Plan Amendment to change from a Desert Neighborhoods land use designation to a Rural Neighborhoods designation is unnecessarily burdensome. This process can delay development or re-development of a property for a year or more with substantial costs to the landowners. Finally, we contend designating the Site “Desert Rural Neighborhoods” is a compensable partial taking pursuant to Proposition 207, now enacted as A.R.S. Section 12-1134.

For the foregoing reasons, we respectfully request to keep the General Plan designation of “Rural Residential” on the subject Site as depicted on **Tab 3**.

Thank you in advance for your consideration.

Best regards,

William E. Lally

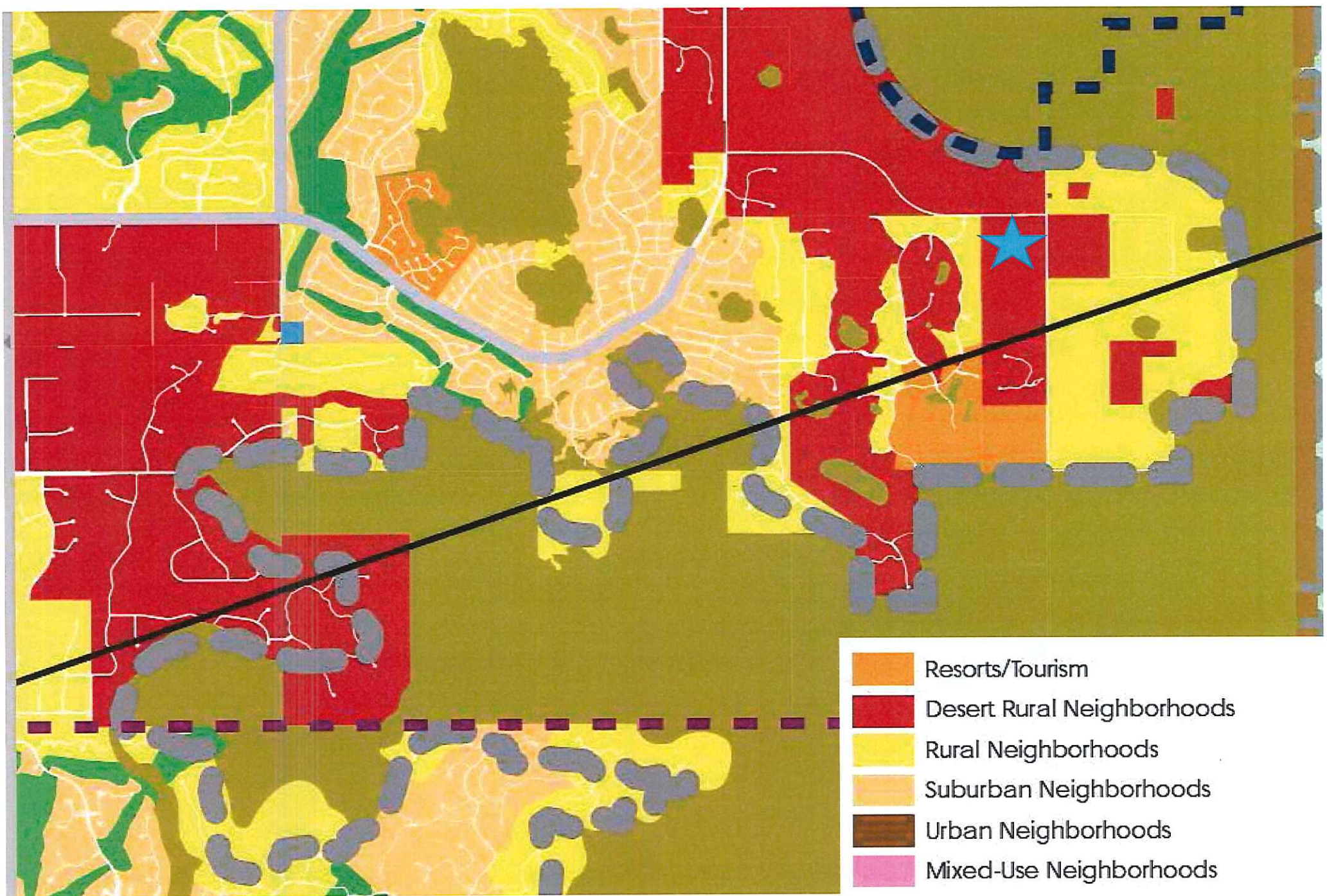


Zoning Map: R1-130
12651 E Happy Valley Rd.- Scottsdale, AZ

Tab 1



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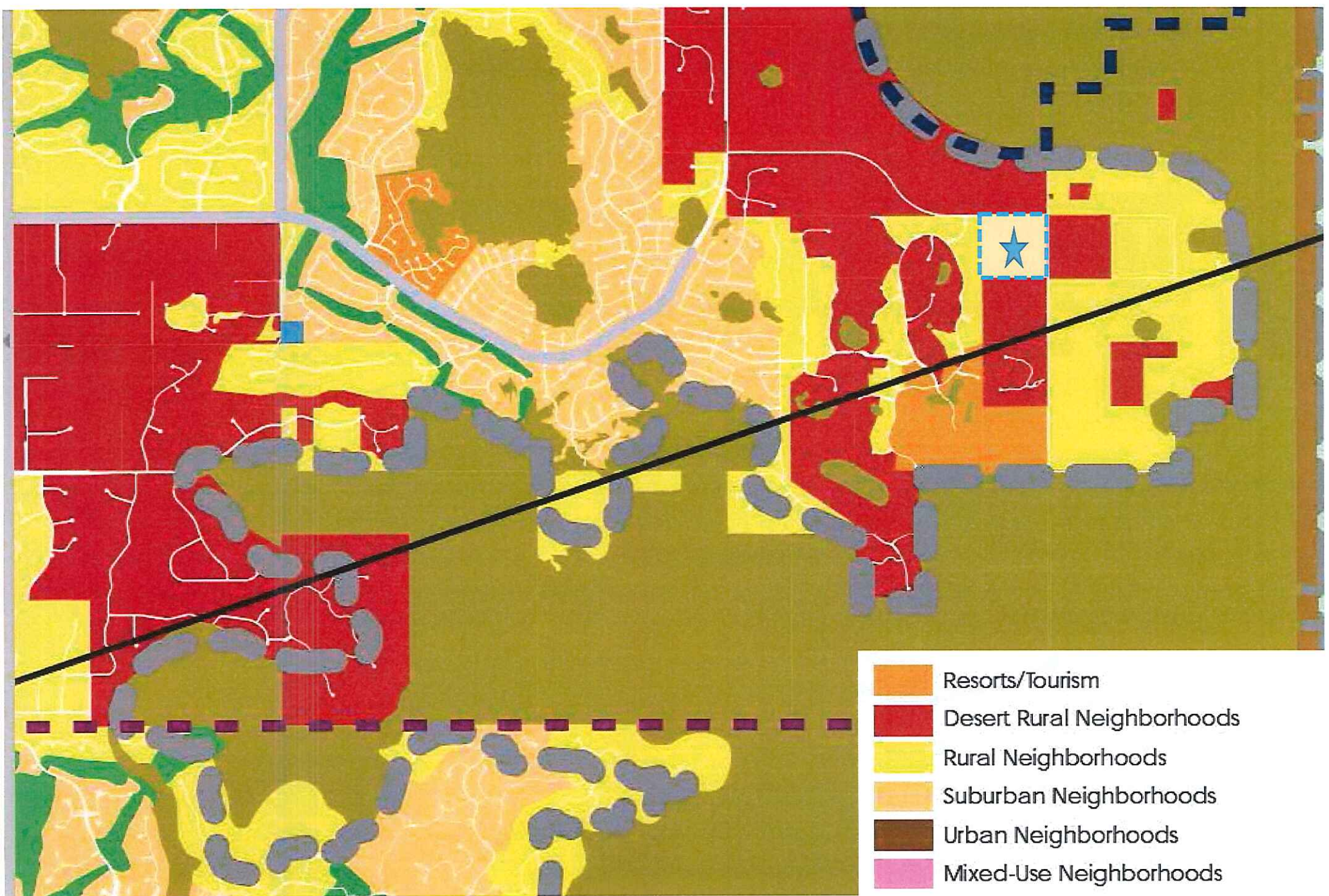


Proposed General Plan Map
12651 E Happy Valley Rd.- Scottsdale, AZ

Tab 2



**TIFFANY
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P.A.



Requested Changes to Proposed GP Map
12651 E Happy Valley Rd.- Scottsdale, AZ

Tab 3



**TIFFANY
& BOSCO**
P.A.

From: [Scottsdale General Plan](#)
To: [Scottsdale General Plan](#)
Subject: Connectivity Chapter Feedback (response #1)
Date: Monday, September 26, 2016 4:01:16 AM

Connectivity Chapter Feedback (response #1)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Connectivity Chapter Feedback
URL:	http://www.scottsdaleaz.gov/general-plan/general-plan-2035/recommended-draft/connectivity-feedback
Submission Time/Date:	9/26/2016 4:00:42 AM

Survey Response

First Name	Donald
Last Name	Woermke
Address	636 Crerar Av
City	Oshawa, Ontario
Zip Code	L1H2X
Phone Number	(905) 725-7590
E-mail Address	donwoermke5@gmail.com
In the space provided, please provide any comments or feedback about the Connectivity Chapter.	<p>Hello. I am a Sept tourist to this area and had trouble this trip renting a car, so the Trolley becomes more important for transportation. Yesterday was a Sunday and connections are more difficult, correct? When I take the Miller Trolley at 9 AM and go to Miller Rd and McDowell there is a perception that the next bus (Trolley) will be at the stop at McDowell west of Miller at approx. 9:40AM, right. I sat there waiting for approx. 30 minutes, arrived early, no bus? It was very early, very early. This fact is due to the idea that the break at Scottsdale rd and McDowell for the driver is longer. We sat there for 45 mins while the lazy driver had a long break. This person has zero concern for a customer. Again I am just a visitor and do not care about internal problems, but it seems the bitter ones want to cause any discomfort possible. I</p>

do not want to complain but come on
dude its awful on your trolleys, so please
FIX it? Donzz

From: [Clemann, Madeline](#)
To: [Javoronok, Sara](#)
Subject: FW: Miller Road Trolley
Date: Monday, September 26, 2016 4:40:27 PM
Attachments: [image001.gif](#)

Sara,
So sorry I didn't cc you! Madeline

From: Clemann, Madeline
Sent: Monday, September 26, 2016 4:40 PM
To: 'donwoermke5@gmail.com'
Subject: Miller Road Trolley

Mr. Woermke,
Thank you for your comments related to the Miller Rd. Trolley schedule. Service on Sat/Sunday is 60 minutes instead of the Monday-Friday 30 minute schedule. We understand this weekend frequency causes a hardship for people. During the recession, Scottsdale had to cut service on many routes as did many other cities. As Scottsdale recovers from the recession we are improving frequencies and service as funds become available. Beginning in October 24th the Miller Road Trolley will have a 30 minute frequency on Saturday and Sunday. Our operators were not being lazy, bitter or disconcerted, they just have a 25 minute layover coupled with 60 minute service.

I am pleased our next service frequency improvement will work better for you and all our weekend Miller Route riders. Should you have additional comments, please feel free to email them to me. Thanks again, Madeline

MADELINE CLEMANN
Transportation Planning and Transit Operations Manager
CITY OF SCOTTSDALE
7447 E. Indian School Road, Suite 205
Scottsdale, AZ 85251
480-312-2732

From: [Patrick Cole](#)
To: [Javoronok, Sara](#)
Subject: SEC 119th Way & Casitas Del Rio
Date: Monday, September 26, 2016 12:52:28 PM
Attachments: [Troon120414.pdf](#)
[20160909143007.pdf](#)

Sara, I represent the land owners on a parcel of land shown in the attached marketing brochure below. Our clients have received this letter from the City of Scottsdale regarding a possible update to the General Plan. We would like to know what is going on with this and what the status of this currently is. Any information would be helpful.

Thanks,
Patrick Cole

--

Patrick Cole
Associate



7201 E Camelback Rd, Suite 210
Scottsdale, Arizona 85251

Mo: 586-256-8309
Pho: 480-729-6810

Eml: pcole@citytocitycre.com
Web: citytocitycre.com

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7201 E. Camelback Rd., Suite 210, Scottsdale, Arizona 85251

Main: 480) 355-2222 www.citytocitycre.com

Troon 18.8 Acres

(5) Conceptual Custom Home Sites (R1-130)

SEC of 119th Way & Casas Del Rio Drive, Scottsdale, AZ

Property Summary

Municipality: City of Scottsdale

Acres: +/- 18.8 Acres

Lots: (5) Conceptual
Custom Lots

APN: 217-09-020B, 020C

Zoning: R1-130

Purchase Price:
\$1,500,000 or \$79,787/ac



The information contained herein was obtained from sources deemed reliable, however, seller and/or agent shall not be held responsible for errors or omissions. Subject to prior sale or withdrawal Buyer to independently verify all pertinent information.

Exclusively Listed

Ken Reycraft
480.729.6801 Office
602.616.5552 Mobile
kreycraft@citytocitycre.com

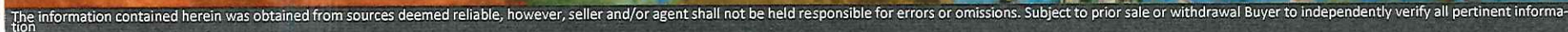
Patrick Cole
480.729.6810 Office
586.256.8309 Mobile
pcole@citytocitycre.com

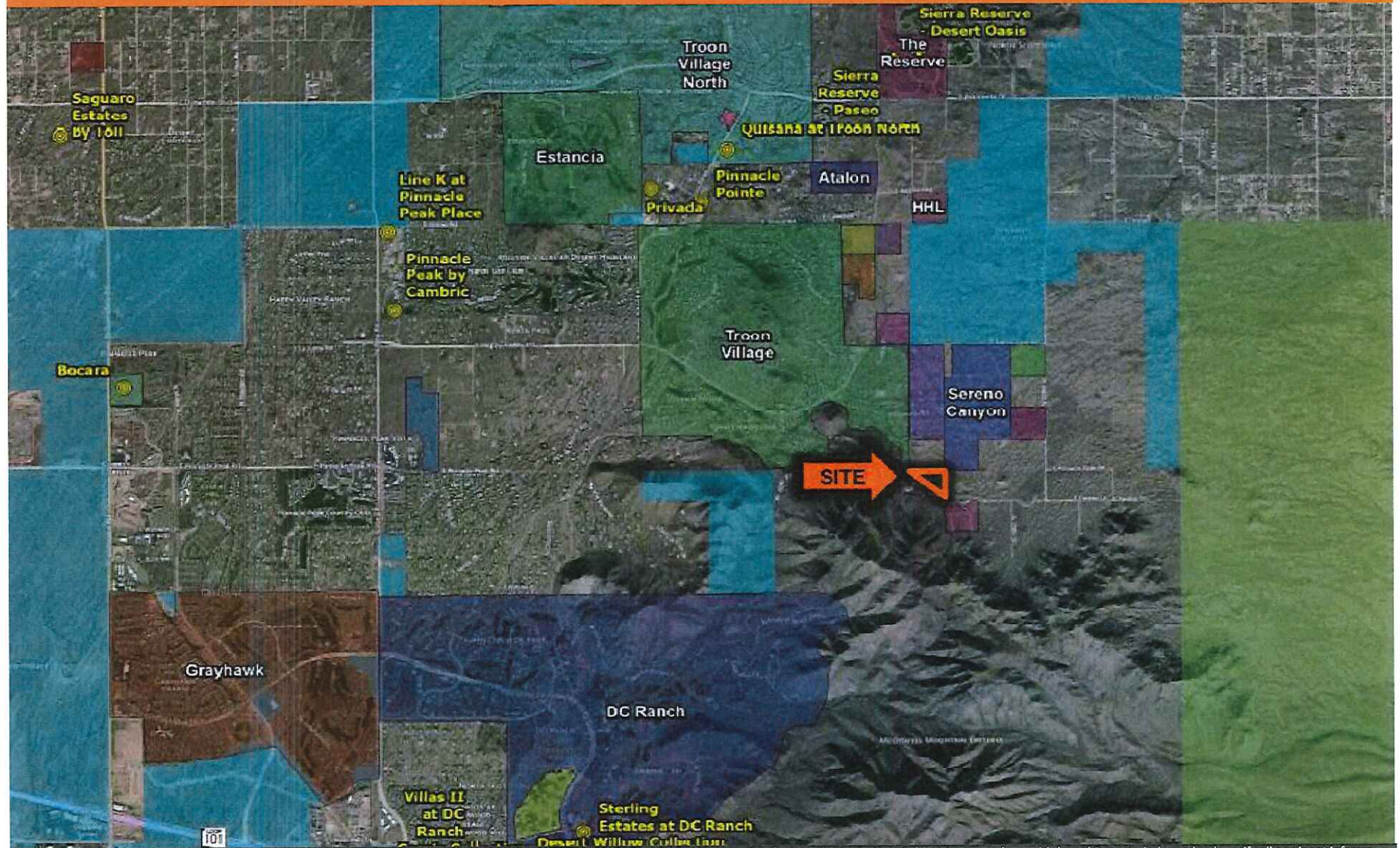
Utilities & Services:	Water:	City of Scottsdale
	Sewer:	Septic
	Electric:	APS
	School:	Scottsdale Unified School District

Narrative:

Site possesses 360 degree sweeping views with access to the site via three points. Site has 40' access easement off of 119th Way with 55' roadway and utility easements on the Northern edge of the site. Southeaster portion of site has 50' easement from Casitas Del Rio and 60' easement through Eastern edge of site. The 18.8 acre site is zoned R1-130 with the City of Scottsdale and recent visits to the City Planning Office indicated support of the preliminary plat for (5) custom home sites.

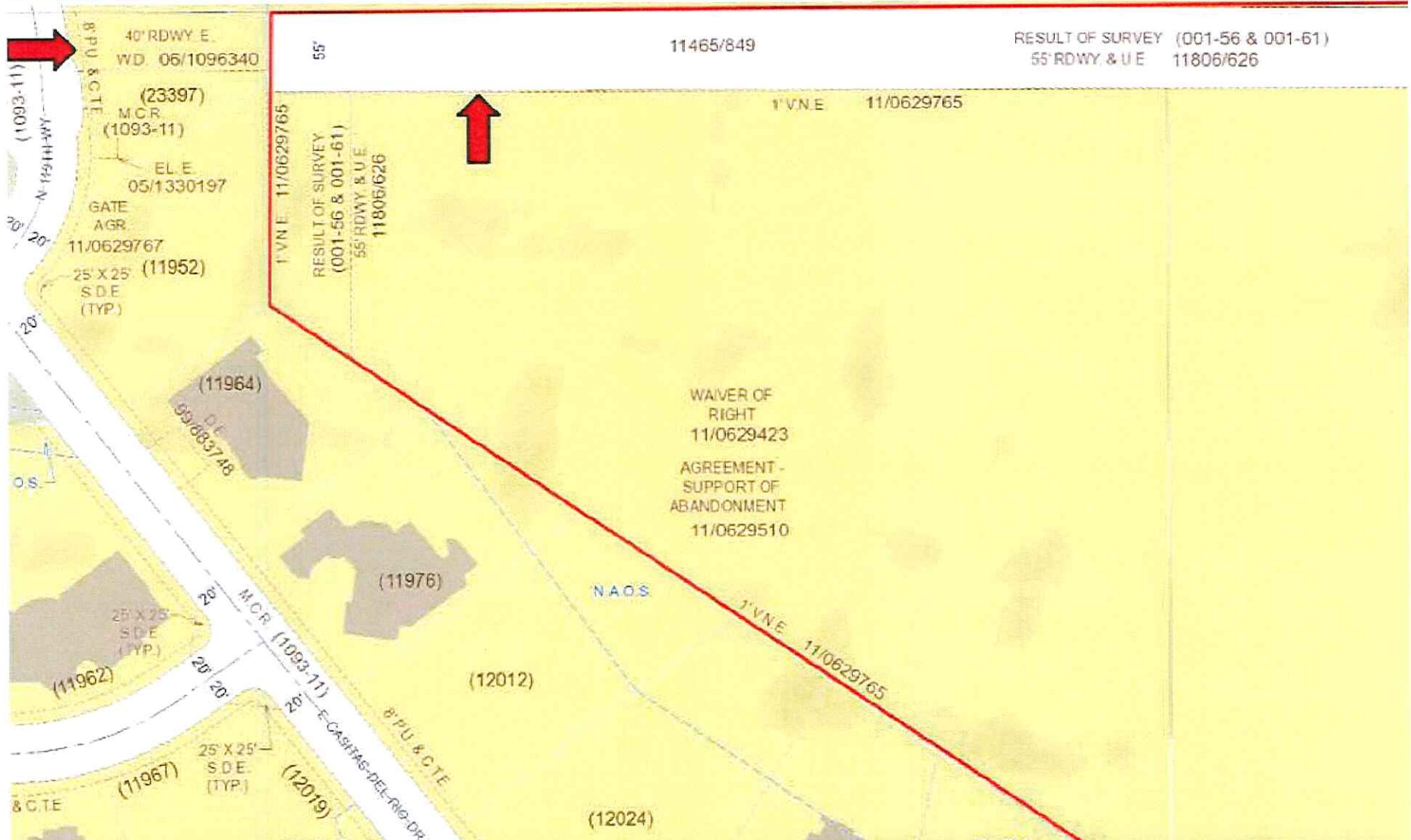
The adjacent sites are also zoned R1-130 with the City of Scottsdale and are in various stages of entitlement. Access agreements have been established with the neighboring 40-acre parcel (to the East).

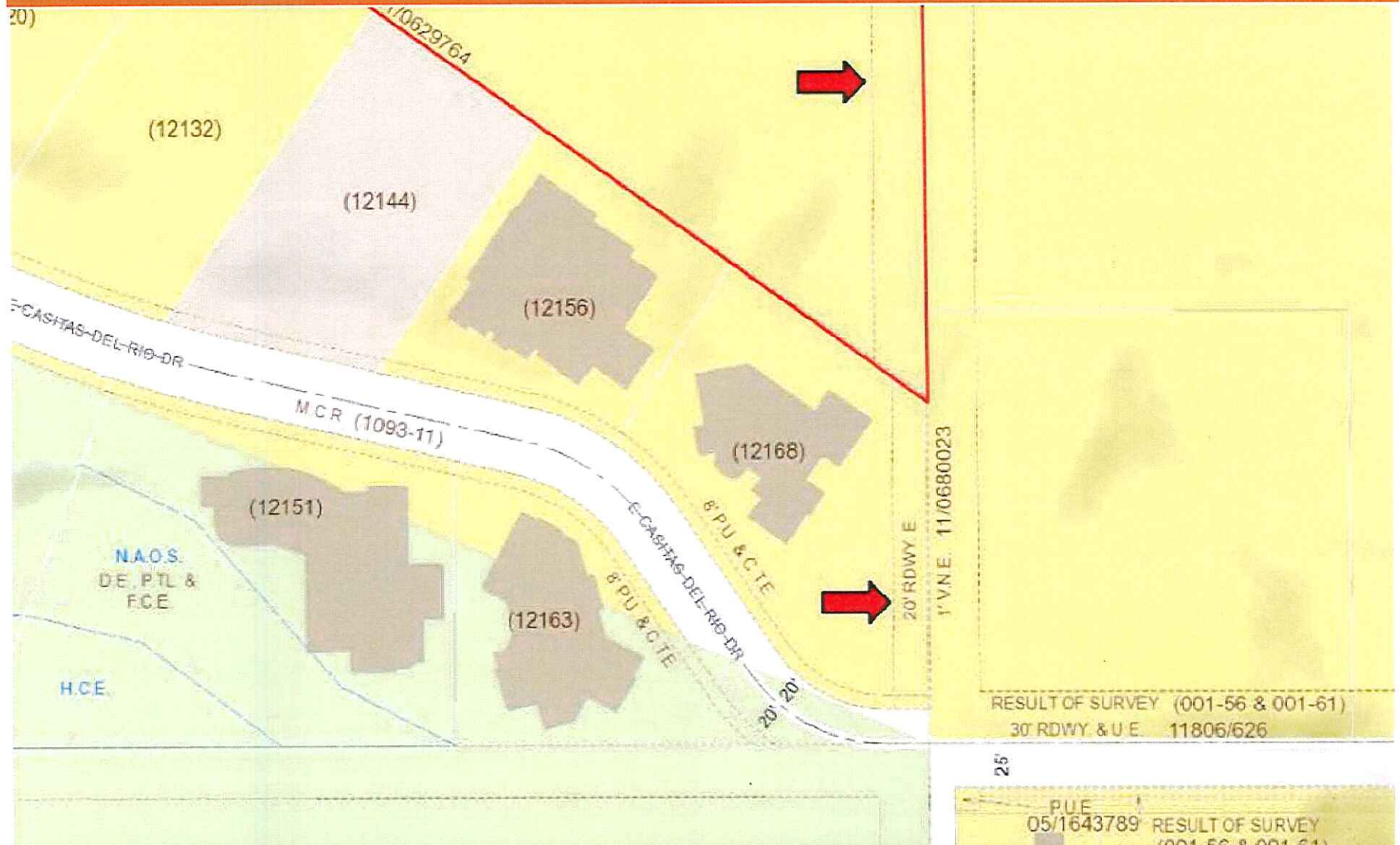




The information contained herein was obtained from sources deemed reliable, however, seller and/or agent shall not be held responsible for errors or omissions. Subject to prior sale or withdrawal Buyer to independently verify all pertinent information.

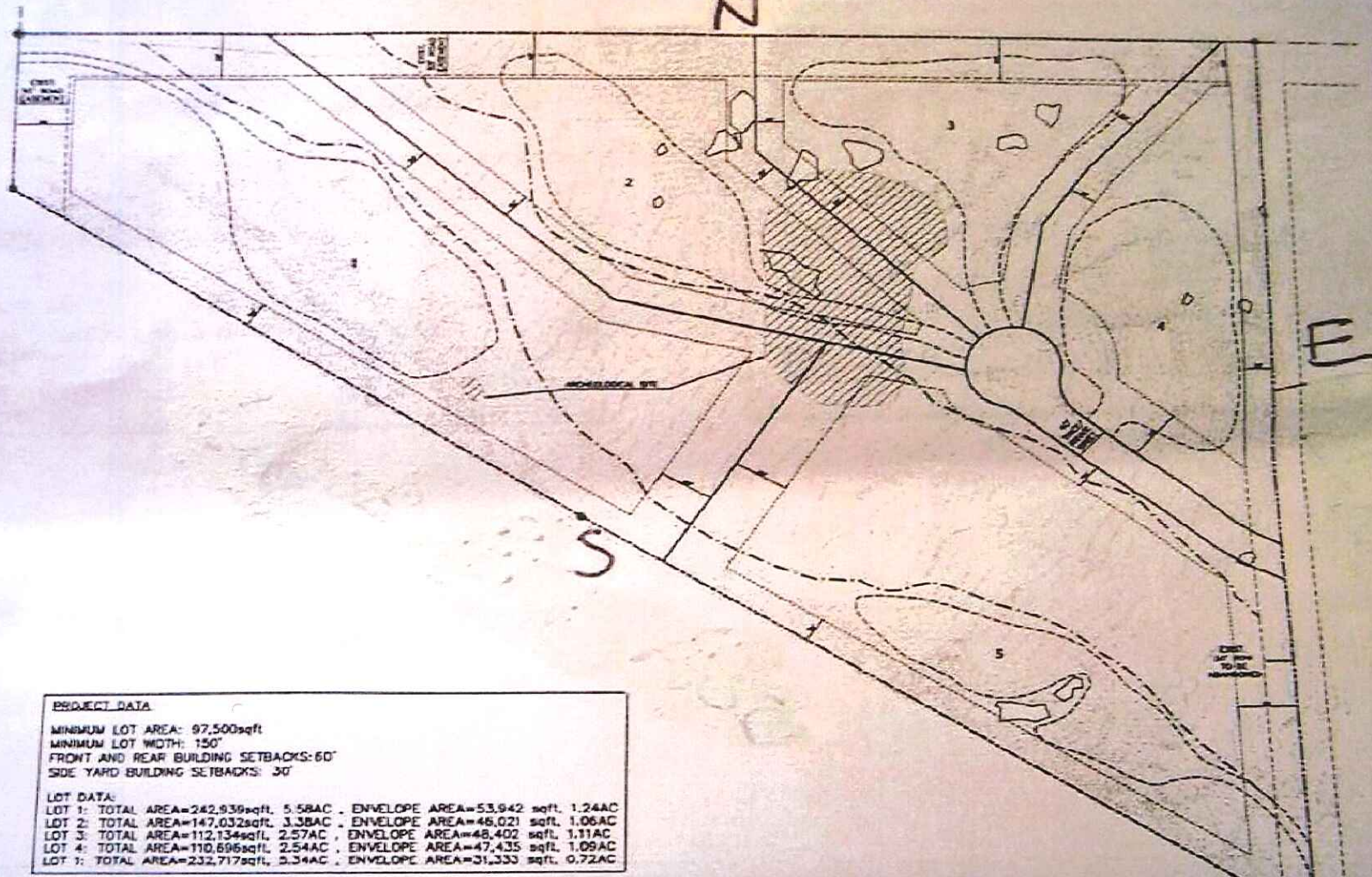


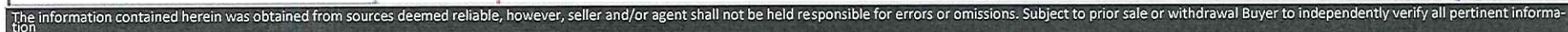


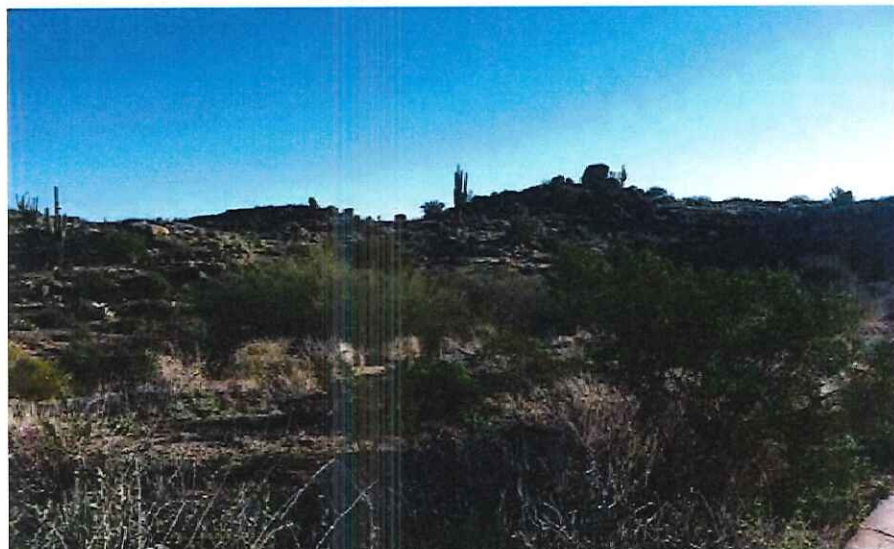
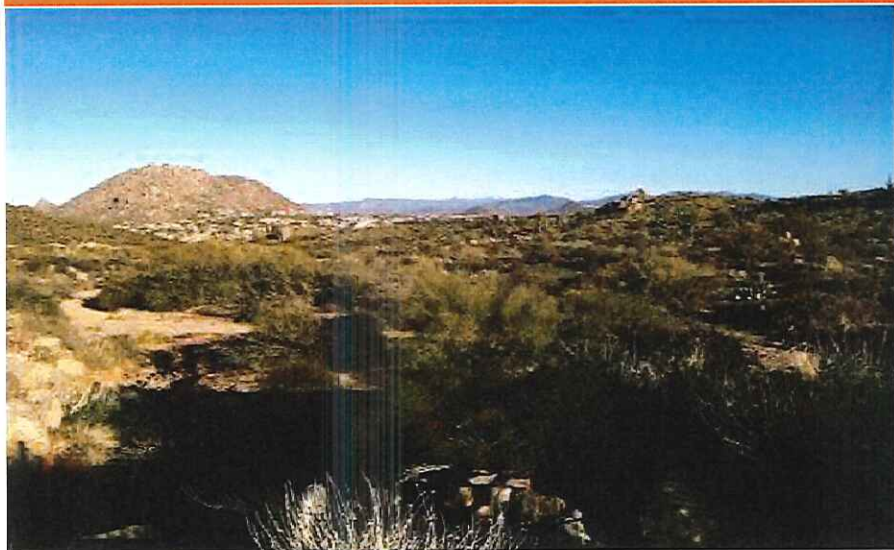


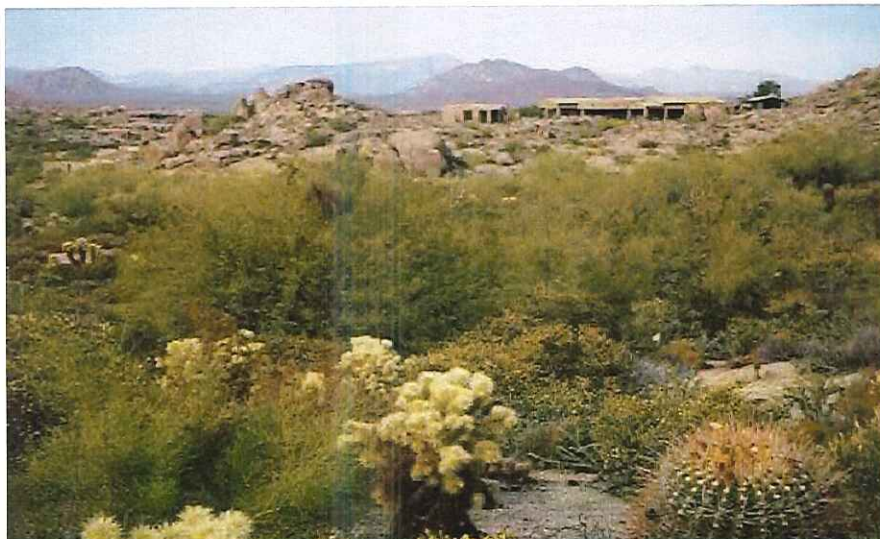
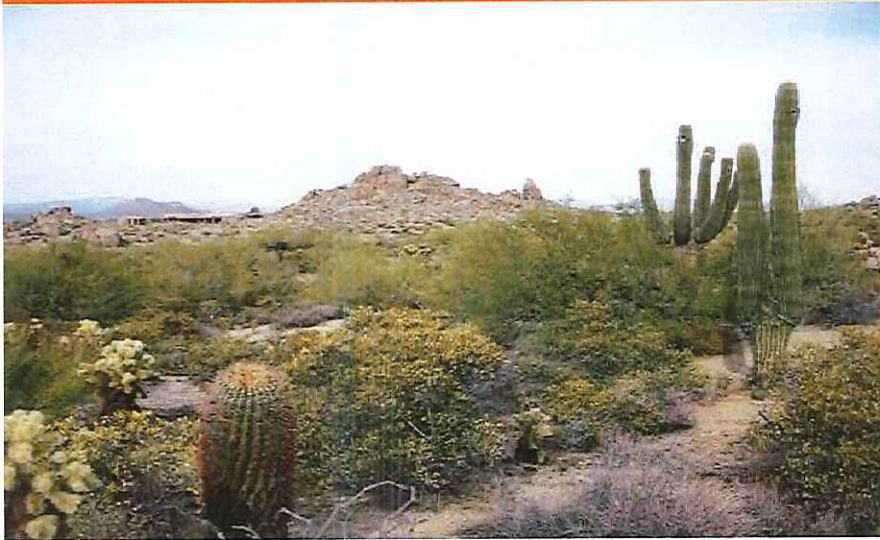
Conceptual Site Plan

CONCEPTUAL SITE PLAN FOR BILLIMORIA PARCEL









From: [Perreault, Erin](#)
To: [Javoronok, Sara](#)
Subject: FW: Opposition to General Plan 2035 Desert Rural Neighborhoods
Date: Wednesday, September 28, 2016 2:47:11 PM
Attachments: [Letter MGH sig..pdf](#)

Please respond back to Mr. Harty's questions/concerns via email. Thanks.

-----Original Message-----

From: mgharty@cox.net [<mailto:mgharty@cox.net>]
Sent: Wednesday, September 28, 2016 2:44 PM
To: Perreault, Erin
Cc: Curtis, Tim
Subject: Opposition to General Plan 2035 Desert Rural Neighborhoods

Please see my letter attached opposing the proposed "Desert Rural Neighborhood" land use category.

September 21, 2016

Re: Opposition to Scottsdale General Plan 2035 – Desert Rural Neighborhoods

Dear Mayor, City Council, Planning Commission and City Staff:

I received the City's letter, dated August 31st regarding the General Plan update and introduction of the new Desert Rural Neighborhoods land use category. The City's letter indicated that property I own may be subject to additional burdensome General Plan land use processes. I own two 5-acre parcels (216-79-0011J and 216-79-011K) near 115th Street and Oberlin Way, both of which are currently zoned R1-190. I bought these parcels of land knowing that the current Rural Neighborhoods land use category, the lowest density residential land use category in Scottsdale, allows for the potential of 1-acre lots, if rezoned. Also, there are several existing approved residential developments in the area that have been rezoned from R1-190 and R1-130 to R-4, R1-10, R1-35, R1-43 and R1-70 in conformance with the existing General Plan, but now it seems the rules are being changed and I am greatly concerned about negative impacts to my property rights, values and future development options.

It is my understanding, from the City letter, that based on "expressed interest by residents to preserve the large lot, rural lifestyle found predominately in north Scottsdale," the City is now proposing to split the current Rural Neighborhoods land use category into two land use categories: Rural Neighborhoods (one house per one to two acres) and a new category of Desert Rural Neighborhoods (one house per two or more acres) with the General Plan update. If approved, this new Desert Rural Neighborhoods land use category will be applied to all properties that currently have R1-130 and R1-190 zoning, which includes my property. I have significant issues with this proposal and the manner in which it was communicated to me. Below is a summary of my concerns.

- 1) The letter that was sent on August 31st gave property owners, interested parties and citizens an opportunity to attend City sponsored open houses on September 6th, 7th, and 8th to learn more information. This was a notification period of 6-8 days (which I received on Labor Day weekend), less than the 10-day notification period that is required of applicants who have filed a GPA and/or rezoning application with the City. Additionally, a number of my fellow property owners to whom letters were sent live out of state or have second homes in cooler climates and were not able to attend the City open houses.
- 2) Currently, properties like mine that have a Rural Neighborhoods General Plan land use designation with R1-190/R1-130 zoning have the ability to request rezoning consistent with the current 2001 General Plan for one to two-acre lots. Under the new Desert Rural Neighborhoods land use category these properties would now be subject to a

Major GPA if one to two-acre residential zoning was desired, no matter the size of the property. However, what the letter critically fails to mention is that any future GPA would be deemed a Major GPA, which can only be filed once a year and requires 5 out of 7 affirmative votes from City Council to be approved.

- 3) The City letter gives very little information and recommends that property owners review the proposed changes via the provided website link, but provides no excerpts from the new General Plan showing the GPA criteria for a Major amendment, which would have informed us, and other recipients of the City's letter, of the adverse impact of this on our land. The City's letter is vague and misleading with respect to the real issue, which is removing a property owner's existing ability to rezone to one to two-acre lots under the current 2001 General Plan Rural Neighborhoods category without a Major GPA.
- 4) This recommendation did not come from the City's appointed General Plan task force, but rather a small group of individuals. The new Desert Rural Neighborhoods land use category has not been fully vetted by current property owners and appears to be a hasty addition to the General Plan 2035 update to appease some residents, many of whom do not even own R1-130 or R1-190 property.
- 5) If the Desert Rural Neighborhood designation is approved by City Council and ratified by the voters, the impact will result in diminished property values for over 7,800 acres of North Scottsdale land. The notification letter sent by the City does not clearly express the magnitude of impact that the new Desert Rural Neighborhoods classification will have on future development opportunities for current land owners.
- 6) Regarding my 10 acres specifically, this change would obliterate my potential to rezone from 2 lots up to 10 lots in the future, thereby greatly impacting my land values and property rights.

I'm extremely shocked and disappointed in the manner this was distributed to property owners. For the reasons outlined above, I strongly oppose this new Desert Rural Neighborhoods land use category and urge you to remove it from the General Plan 2035 update.

Sincerely,

A handwritten signature in black ink, appearing to read 'MH' or 'M. Harty', written in a cursive style.

Michael G. Harty

From: [La Sota Law](#)
To: [Javoronok, Sara](#)
Subject: Re: Scottsdale General Plan 2035 - Desert Rural Neighborhoods
Date: Thursday, September 22, 2016 1:28:23 PM

Yes thx

Sent from my iPhone

On Sep 22, 2016, at 7:41 AM, Javoronok, Sara <SJavoronok@Scottsdaleaz.gov> wrote:

Does the attached help? I can always let you know with a specific address or APN. Also, if the zoning is R1-130 or R1-190 it is in Desert Rural.

Sara

From: tim@timlasota.com [<mailto:tim@timlasota.com>]
Sent: Wednesday, September 21, 2016 4:37 PM
To: Javoronok, Sara
Subject: RE: Scottsdale General Plan 2035 - Desert Rural Neighborhoods

Is there any way I can get a slightly more detailed map? The area I am interested in is approximately 11000 E. Jomax... I can't quite tell if it's in....

----- Original Message -----

Subject: Scottsdale General Plan 2035 - Desert Rural Neighborhoods
From: "Javoronok, Sara" <SJavoronok@Scottsdaleaz.gov>
Date: Tue, September 20, 2016 1:13 pm
To: "tim@timlasota.com" <tim@timlasota.com>

Tim,

As we discussed, attached are a couple handouts on the proposed Desert Rural Neighborhoods. They're from the Open Houses referenced in the letter sent to your clients.

You can read the entire plan online here:
<http://www.scottsdaleaz.gov/general-plan/general-plan-2035/recommended-draft>. That link is to the "redline" version with the proposed Desert Rural and other changes. The main page for the Plan is here:
<http://www.scottsdaleaz.gov/general-plan>. If you want to submit comments, you can online or you can send them to me. They will be forwarded to the Planning Commission and City Council for their consideration during the review process.

Please let me know if you have any additional questions or would like more information.

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
480.312.7918
sjavoronok@scottsdaleaz.gov

<DesertRuralResponse_Lasota.pdf>

Javoronok, Sara

From: Javoronok, Sara
Sent: Wednesday, September 21, 2016 1:20 PM
To: 'Howard Kale'; Lane, Jim; City Council; Perreault, Erin
Cc: Grant, Randy; Biesemeyer, Brian K
Subject: RE: General Plan 2035 Damages

Mr. Kale,

Thank you for your comments. They will be forwarded to the Planning Commission and City Council for their consideration during the public hearing process required to adopt a General Plan.

Below I have provided specific responses to the land use aspects of your questions. Please let me know if you have any additional questions or comments.

Thanks.

Sara

Sara Javoronok

Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
480.312.7918
sjavoronok@scottsdaleaz.gov

From: Howard Kale [mailto:hkale@karho.com]
Sent: Saturday, September 17, 2016 1:34 PM
To: Lane, Jim; City Council; Perreault, Erin; Javoronok, Sara
Subject: General Plan 2035 Damages

To: Mayor, City Council, Planning

RE: New Planning –Zoning Master Plan

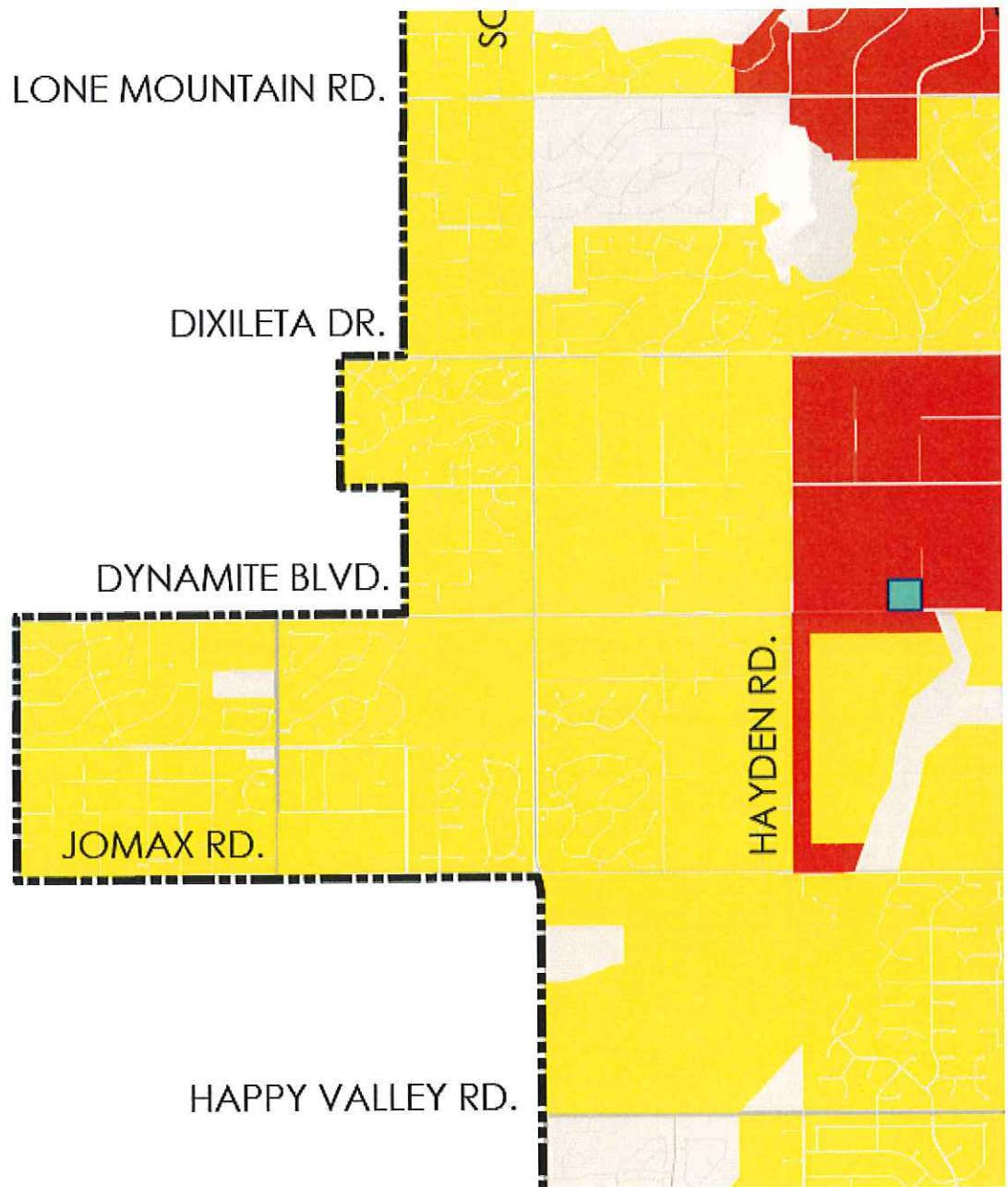
I am the owner of 9 net acres at NW corner of Dynamite and 84th Street. I have held the property since 2005 and valued it based on the one house per acre as per the existing 2001 General Plan. I have been told numerous times by the City planning staff to rely on that General Plan and a site plan of one house per acre would be accepted. Obviously events of 2008 delayed any development plans.

I received a letter dated Aug 31, 2016 and immediately attended the Open House at Copper Ridge School. I was informed the proposed change in the General Plan would change the existing 2001 plan from one home per acre to one home per 2 acres.

I am shocked by the proposal and strongly object !

1. Why is this one section singularly chosen to devalue and all the rest of the area not changed?

The proposal is for all properties that are currently designated as Rural Neighborhoods and zoned R1-130 and R1-190 to be included in the proposed Desert Rural Land Use category. The rationale for this proposed new land use designation is that these are the zoning districts with the largest lot requirements in the city that provide a more rural lifestyle than one house per one acre would. This proposed new Desert Rural category stems from what we have heard from a number of residents during the public outreach process – that it will be important moving forward to preserve the large-lot character in North Scottsdale from the development pressure to increase density in the future, thus losing such a rural character lifestyle. The properties surrounding your property, and all but a single property in the area bounded by Hayden, Dixileta, Pima, and Dynamite are all affected. The State Land property to the south was recently rezoned and the area closest to your property remains R1-190, while portions to the south of this are R1-43. See below (your property is shown in blue, the proposed Desert Rural is in red, Rural is in yellow, and the Preserve is in green):



2. It essentially cuts the value of my property almost in half. It is a broken promise since 2001 and causes substantial damage to my property.

Property values are based on zoning, and the proposed change to Desert Rural does not change the zoning designation that you have on your property. Currently, your property is zoned R1-190 and the proposal in the draft General Plan does not change that. R1-190 has a minimum lot size of 190,000 square feet. Based on your current zoning (R1-190) and parcel size (393,475.5 sq. ft.) you could only split the lot into a total of two lots. Any additional lots would require you to rezone to a different zoning district to increase the density on your property. Should the General Plan be ratified with the proposed Desert Rural land use change, in addition to rezoning your property for more density, you would also be required to apply for a Major General Plan Amendment to Rural Neighborhoods and a rezoning to R1-43, or similar district, which would allow for the one house per acre density that you reference earlier in the message.

3. It is unnecessary – if buyers want two acres they can buy 2,3,4,5 acres or as many as they want

4. This shuts the door for the million dollar buyer and allows only the multi-million buyer
5. What are the values of Scottsdale? Many millions of taxpayer dollars have been spent on preserving the desert – we have ample desert. Homes for taxpaying residents are important.
6. The Dynamite corridor has already taken 100 feet off south of my property to preserve desert and more for widening Dynamite corridor - a total of almost 2 acres.
7. The State land across Dynamite to the south of my property was supposed to be McDowell Sonoran Preserve in 2001 Plan – It and City are now proposing many 1 acre lots

The natural evolution of a City is taking place. The area between Scottsdale Rd and Pima Rd is already substantially populated and is the logical area for further development. Do we want new residents or shut the door?

Please keep me informed of all future events such that I may voice my strong objection to this arbitrary, discriminating and devaluating proposal.

Thank you for reading this condensed version of my objection.

Sincerely,

Howard Kale

Affected Property Owner

hkale@karho.com

(602) 319-0053

From: [Rebekah Pineda](#)
To: [Javoronok, Sara](#)
Cc: [Jordan Rose](#); [Jennifer Hall](#)
Subject: Formal comment on "Desert Rural Neighborhoods" 6-GP-2016
Date: Monday, September 19, 2016 4:28:43 PM
Attachments: [9-19-16 Formal Comment on Desert Rural Neighborhoods.pdf](#)

Please see attached. Thank you for your time.

Rebekah Pineda

Executive Assistant



7144 E Stetson Drive Suite 300
Scottsdale Arizona 85251
Direct: 480.240.5637
Fax: 480.505.3925

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JORDAN R. ROSE
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Scottsdale, Arizona 85251
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JRose@RoseLawGroup.com
www.RoseLawGroup.com

September 19, 2016

SENT VIA E-MAIL

Sara Javoronok, Project Coordination Liaison
City of Scottsdale
Long Range Planning Services
sjavoronok@scottsdaleaz.gov

RE: Formal comment on "Desert Rural Neighborhoods" (6-GP-2016)

Dear Ms. Javoronok:

Our client, Pinnacle Land Development, LLC, is under contract to purchase 35 acres of vacant property currently zoned R1-190 and designated in the existing General Plan as "Rural Neighborhoods". The property is entirely surrounded by land zoned and built out with R1-43 ESL zoning. Pinnacle Land Development, LLC is in the process of submitting an application to change the R1-190 zoning to R1-43 ESL, consistent with the zoning of the properties in the surrounding area (see attached zoning map).

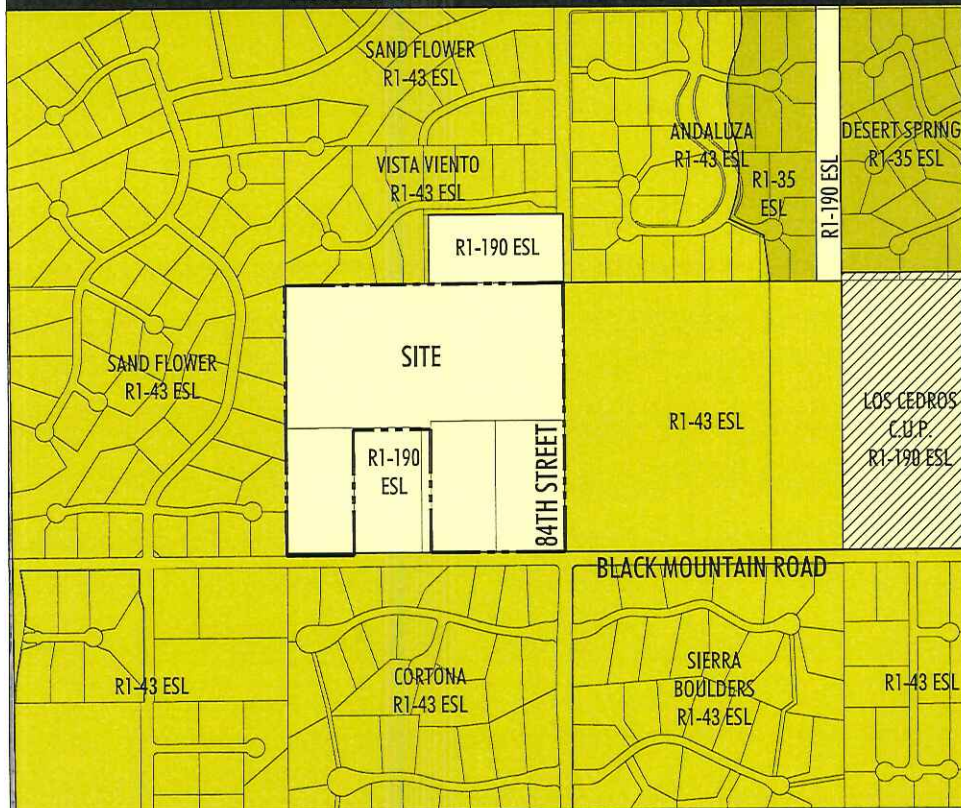
We believe that if the "Desert Rural Neighborhoods" amendment is adopted, this property would be deserving of a Major General Plan Amendment to be compatible with the surrounding area. That said, we are hopeful that because the owner will be in the process of the rezoning, this new criteria would not apply to create a situation where he would need to go back and reapply for a Major Amendment. From a timing perspective we believe the rezoning case will be heard by Council by late 2016 or early 2017 but thought it was important to make this comment on the record.

Sincerely,



Jordan R. Rose

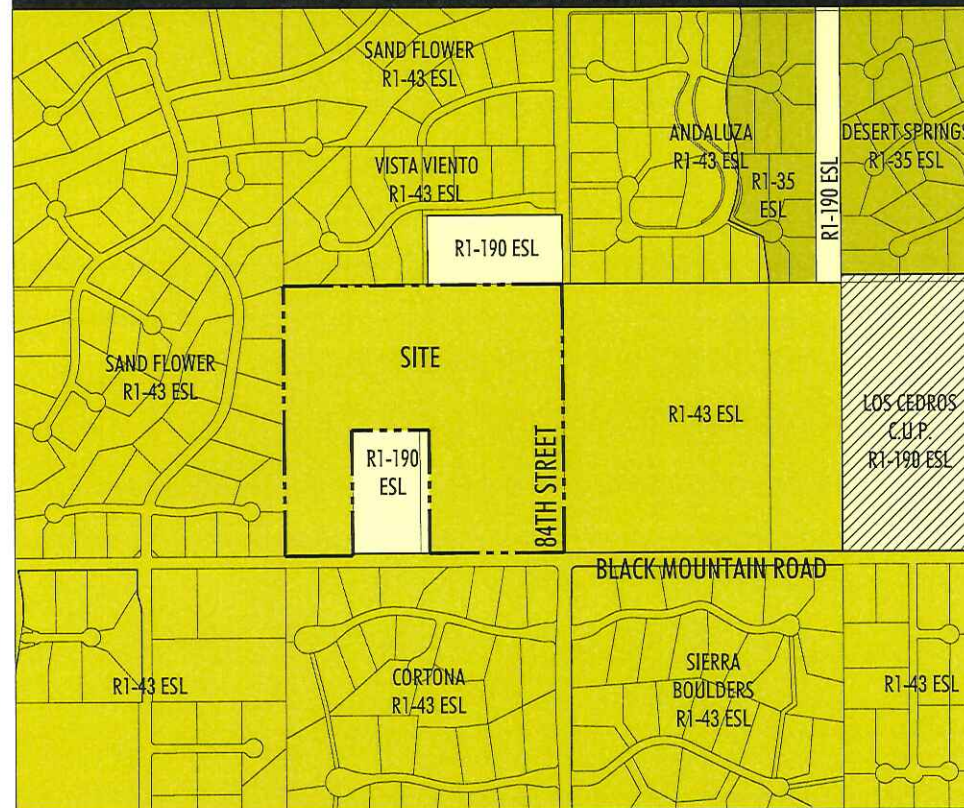
EXISTING ZONING PLAN



LEGEND

- R1-190 ESL
- R1-70 ESL
- R1-43 ESL
- R1-35 ESL

PROPOSED ZONING PLAN



LEGEND

- R1-190 ESL
- R1-70 ESL
- R1-43 ESL
- R1-35 ESL



From: [Vanessa Nunez](#)
To: [Javoronok, Sara](#)
Cc: [Bob Patoni](#); [Richard Erickson](#); [Scottsdale General Plan](#)
Subject: RE: General Plan 2035
Date: Friday, September 16, 2016 10:44:00 AM
Attachments: [image004.jpg](#)
[image002.jpg](#)

Many apologies, the subject notice submitted pertains to zoning matters. The following comment applies to subject above;

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact Bob Patoni at BPatoni@azdot.gov should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
ADOT Right of Way
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



From: Vanessa Nunez
Sent: Friday, September 16, 2016 10:34 AM
To: 'sjavoronok@scottsdaleaz.gov'
Cc: Bob Patoni; Richard Erickson; 'scottsdalegeneralplan@scottsdaleaz.gov'
Subject: General Plan 2035

RE: General Plan 2035
Desert Foothills Character & Dynamite Foothills Character Areas

Attn: Sara Javoronok

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facilities. As such, ADOT has no comment.

Please feel free to contact Bob Patoni at BPatoni@azdot.gov should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
ADOT Right of Way

205 South 17th Avenue
MD 612E, Room 302
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Draft General Plan 2035 Open House Comment Form

September 8, 2016
Copper Ridge School

Please return comments to Sara Javoronok at sjavoronok@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251.

Please return by September 16th to be included for review by the Planning Commission at the October 5th Remote Hearing.

NAME

JAMES H DAVIS

ADDRESS

27483 N 103RD CUM,

85262

DAYTIME PHONE

480-299-1818

E-MAIL

j.davis@mba1965.hbs.edu

COMMENTS

I VERY STRONGLY SUPPORT THE TWO DEFINITIONS OF RURAL NEIGHBORHOODS IN THE LATEST DRAFT OF THE PROPOSED GENERAL PLAN. I ALSO SUPPORT THE DEFINITION WORDING. IT IS IMPERATIVE TO ME & MY CURE THAT THESE BE INCLUDED IN THE FINAL DRAFT TO BE SUBMITTED TO THE VOTERS.

I THANK ALL OF THOSE WHO SPENT THEIR VALUABLE TIME GISTING THIS DRAFT OF THE GENERAL PLAN TO THIS POINT.

THANK YOU

James H Davis