

**ARIZONA STATE LAND DEPARTMENT  
CROSSROADS EAST PCD AMENDMENT**

**Citizen Review Summary**

**Request to Approve PCD Zoning Amendment  
Application # 346-PA-02**

August 28, 2002

# **CITIZEN REVIEW SUMMARY**

## **Request to Amend PCD Zoning for**

### **Crossroads East Property**

**Case # 346-PA-02**

#### **I. Request**

A Citizen Review Plan is being implemented in conjunction with an application to amend a Planned Community Development ("PCD") on approximately 1,000 acres of land located east of Scottsdale Road, and north and south of Loop 101. The Arizona State Land Department ("ASLD"), owner of the property, seeks to amend the existing zoning entitlement granted for a portion of its property commonly known as "Core North" and "Core South". The primary purpose of the modification is to amend the transportation network to better respond to actual and anticipated volumes on sub-regional roadways and to minimize negative impacts to residential areas.

As part of the Crossroads East request, a Citizen Review Plan has been prepared and implemented in accordance with City requirements.

#### **II. Overview**

Thorough and extensive communications with area property owners, interested parties, and other stakeholders are essential components of the land planning process. To that end, a communication effort has been undertaken which will form the cornerstone of the planning process. ASLD is communicating verbally and in written form to surrounding property owners, residents in the area as well as impacted governmental entities. These communications have occurred prior to the filing of the PCD Amendment and will continue to occur during the zoning process.

#### **III. Citizen Participation Process**

##### **A. Individual Notification**

The following individuals and entities have been identified and have been notified of the ASLD's request.

- ☐ All surrounding property owners within 750 feet of Crossroads East
- ☐ The Grayhawk Community Association

- Scottsdale Stonebrook II Homeowners Association
- Coalition of Pinnacle Peak (COPP)
- The Fairmont Princess Hotel
- Paradise Valley School District
- The City of Phoenix
- Greater Pinnacle Peak Association
- Friends of the Scenic Corridor

## **B. Public Notification**

### **1. Site Posting**

“Project Under Consideration” signs were posted in accordance with the Citizen Review Process requirements on August 19, 2002.

### **2. Written Communications**

A notification of the PCD Amendment application having been filed and an invitation to community meetings letter was sent to all surrounding property owners and homeowners associations within 750 feet’ of Crossroads East.

### **3. Open House Meetings**

Four (4) open houses have been scheduled to apprise the community and surrounding property owners of the pending application. The first meeting has taken place. Three more meetings will be held to maximize the ability of citizens to provide input, comments and suggestions on the Crossroads East PCD Amendment.

### **4. Display Advertisement**

In addition to the informational letters sent (as mentioned above), a legal notice was placed in both the *Scottsdale Tribune* and the “Community Section” of the *Arizona Republic* on August 17, 2002. The notice included the dates, times and locations of the neighborhood meetings as well as the location of the proposed change together with contact information in accordance with City and State requirements.

### **5. Web Site**

Information about the Crossroads East PCD Amendment has been posted on the Arizona State Land Department web site ([www.land.state.az.us](http://www.land.state.az.us)) and the web site address has been included in the correspondence to residents and neighbors.

#### **IV. Summary**

The implementation of the Citizen Review Plan has already begun for the project. The citizen outreach process will be a continuous effort sustained throughout the Crossroads East PCD Amendment process. For purposes of the public hearing process, a Final Citizen Review Report will be submitted to the Community Development Department prior to the notice of the first public hearing. Additionally, information will be provided to the Community Development Department with the appropriate information demonstrating compliance with required notices.

In addition to meetings with stakeholders in the area and other interested parties, approximately 400 letters regarding the PCD Amendment and the open houses was mailed to all property owners within 750 feet of Crossroads East. Approximately fourteen (14) individuals attended the first open house. The majority of the comments have been supportive of the PCD Amendment. There were questions regarding the circulation system for the area and possible future land uses. Upon being provided with a description of the proposed circulation system for the area, it appears that any concerns over traffic have been addressed.

Lines of communication with stakeholders in the area, surrounding property owners, and the City of Scottsdale will continue to be kept open.