

Scottsdale Waterfront LLC
Southwest Corner of Scottsdale Road and Camelback Road

Application No. 1-IIID-2003

Application in Support of an Infill Incentive District and Plan

CITIZEN REVIEW PLAN

Prepared For the City of Scottsdale
June 2003

**Scottsdale Waterfront LLC
Application No. 1-IID-2003**

Citizen Review Plan

Introduction

Scottsdale Waterfront LLC is submitting an application in support of an Infill Incentive District and Plan that would include the Scottsdale Waterfront project located on the south side of Camelback Road, west of Scottsdale Road, north of the Arizona Canal, and east of Goldwater Boulevard.

Which residents, property owners, homeowners associations, interested parties, political jurisdictions and public agencies may be affected by the application?

This application is expected to be of particular interest to all property owners within a 750 ft. radius of the site. In addition, all homeowner's associations, property owners associations, and merchant associations that represent property within 750 ft. of the subject site and the Scottsdale Unified School District #48 will receive notification.

The project team has conducted significant outreach into the community to date. There has been contact with numerous individual and group stakeholders and interested parties since January 2003. The stakeholders briefed as the project plans were evolving are as follows:

- Whitwood, Villa D'Este, Villa Adrian neighborhood leaders
- Scottsdale Focus
- Downtown Scottsdale Partnership Board
- Representatives of the Tang Family and Greg Thompson
- Fred Unger, Spring Creek Development
- JEMB Realty
- 5th Avenue Merchants Association Board of Directors

- Barbara Espinoza, Save Old Scottsdale
- Tom Giller
- Sam West, TOPS
- Scottsdale Chamber of Commerce
- Scottsdale Gallery Association
- Greater Pinnacle Peak Homeowners Association
- Coalition of Pinnacle Peak
- Scottsdale Board of Realtors
- Hundreds of property owners south of the canal, resulting in 275+ support petition signatures

How those potentially affected by an application will be: (1) notified that an application has been made, (2) informed of the substance of the proposed application; (3) given an opportunity to discuss the application with the applicant and express their issues or concerns prior to the first public hearing

Written notification by first class mail will be made within 10 days of submittal of the application to the City of Scottsdale. The letter will include the proposed project description, contact(s) for additional information, and how citizens may comment. The date, time, and location of the three (3) public input meetings will be included in the letter. The open house style meetings will be held on at least two (2) different days and at three (3) different times of day to maximize access and availability to interested parties and stakeholders. A display ad will be appear in both the Arizona Republic and the Scottsdale Tribune as a notice of the neighborhood meetings, a project description, and applicant contact information.

The project team will be revisiting all of the major stakeholders regarding the proposed project prior to mid-June 2003. The team will also be making additional presentations to major community groups; particularly merchant, property owners, and neighborhood groups proximate to the site.

An "Under Consideration" sign posting at the project site will be completed within 10 days of the application submittal. In addition, the site will be posted at least 20 days prior to the first public hearing.

How those potentially affected by an application will be informed of the substance of the proposed application

Three (3) required public input meetings (neighborhood meeting or open house format) are scheduled to be advertised on the Neighborhood Link web site and display ads will be run in the Community Section of the Arizona Republic and in the Scottsdale Tribune. The meetings will take place at the Scottsdale Civic Center Library or a City of Scottsdale office suitable for a neighborhood meeting.

The applicant's schedule for completing the Citizen Review Process

The required citizen review process must be implemented and complete prior to the notice of the first public hearing. This will include the submittal of the Citizen Review Report. The report will include a detailed methodology for the implementation of this Citizen Review Plan and a summary of issues, concerns, and problems expressed during the citizen outreach process. It is anticipated that the report will be submitted by July 2, 2003.

The method(s) by which the applicant will keep the City staff informed on the status of their citizen participation efforts.

The applicant will provide a completed Citizen Review Report to the City of Scottsdale, prior to the notice of the first public hearing.



CASE NO: 1 - IID - 2003

PROJECT LOCATION: Southwest Corner of Scottsdale Rd. + Camelback Rd.

COMMUNITY INPUT CERTIFICATION

DATE	NAME (Person, Organization, Etc. and Address)	Type	Of	Contact
		Meeting	Phone	Letter
5-30-03	Dr. Barbara Erwin Scottsdale Unified School District			✓

Martha West for John V. Berry
Signature of owner/applicant

May 30/03
1-II-2003

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7630
(480) 429-3000
FAX (480) 429-3100

May 30, 2003.

Dr. Barbara Erwin
Superintendent
Scottsdale Unified School District #48
3811 N. 44th Street
Phoenix, AZ 85018

Dear Dr. Erwin:

**Re: School District Determination of Adequate Facilities
City of Scottsdale Case # 1-IID-2003; Southwest Corner of Scottsdale Road and Camelback
Road**

This letter is being sent to you pursuant to the City of Scottsdale Application Checklist for the above-noted case.

Please be advised that we are submitting a request to utilize the infill incentive district designation and plan per A.R.S. 9-499.10 . The proposed mixed use project on 11.3 acres will include 485 dwelling units.

The subject property, with approximately 11.3 gross acres, is currently zoned D/RCO-Type 2 PBD, with approved amended development standards and subject to stipulations of approval under rezoning case 43-ZN-1995. The underlying zoning allows up to 50 dwelling units per gross acre. Accordingly, a maximum of 565 dwelling units could be developed on the site. This application therefore anticipates a fifteen percent (15%) reduction from the allowable residential density.

The subject property is designated "Regional Commercial Office – Type 2" under the City of Scottsdale Downtown Plan. This designation contemplates mixed use development and anticipates residential development within a mixed use project.

Please find a detailed project narrative, a location map, site plan and the Determination Form. I would like to schedule a meeting with you to discuss the above proposal. I can be reached at 480-429-3061, 602-909-5836 (mobile), or 480-429-3100 (facsimile). My email address is mwest@beusgilbert.com.

Sincerely,



Martha M. West
Sr. Land Use Planner

Attachments

cc. Dr. Bill Johnson, Chief of Facilities and Operations
Kurt Jones
John V. Berry
Geoff Beer



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
 Determination of Adequate Facilities

Area in gray to be completed by Applicant.

City of Scottsdale Project Number: 1-11D-2003

Project Name: Scottsdale Waterfront

Project Location: Southwest Corner of Scottsdale Rd. + Camelback Rd.

Applicant Name: John Berry, Beus Gilbert PLLC Phone: 480-429-3003

Applicant E-mail: johnvberry@msn.com Fax: 480-429-3100

School District: Scottsdale Unified School District

I, _____, hereby certify that the following determination has been made in regards to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of attendance areas for elementary, middle and high schools for this location
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

 Superintendent or Designee

 Date

Planning and Development Services

7447 E Indian School Road, Suite 105
 Scottsdale, AZ 85251
 Phone: 480-312-7000 • Fax: 480-312-7088