

**Neighborhood Notification
Open House Information
Citizen Comments**



THE
P.B. BELL
COMPANIES

Property Management and Development Services

Neighborhood Notification Report

The Crossroads

Scottsdale Development Review Board Application

Northeast Corner of Scottsdale Road and Chauncey Lane

Case No. 638-PA-12

June 27, 2013

Purpose:

The purpose of this Neighborhood Notification Report is to outline how P.B. Bell Companies (the "Applicant") will notify and inform nearby residents and property owners of the proposed Development Review Board ("DRB") application for the property located at the northeast corner of Scottsdale Road and Chauncey Lane.

Contact Information:

Angela Hood

The P.B. Bell Companies

8434 North 90th Street, Suite 100

Scottsdale, AZ 85258 (602) 230-0600

AHood@pbbell.com

Office: 480-951-222

Target Area:

1. All property owners and HOAs within 750' of the Property.

Action Plan:

1. Send letter to Target Area describing the DRB application.
 - A letter will be mailed to the Target Area. See Community Input Certification, letter, mailing labels, and notification map attached at **Tab A**.
2. A copy of the marked Neighborhood Notification Packet provided by City Staff is attached at **Tab B**.
3. The City of Scottsdale shall post the Property with a notification sign.
4. Hold follow-up meetings and/or conversations as necessary with individuals from the Target Area.
 - The Applicant will keep the City of Scottsdale informed of any follow-up meetings and/or conversations with citizens regarding the proposed development.
5. Update City of Scottsdale planner assigned to this project, by phone and/or e-mail on status of our citizen participation efforts. The planner will be notified of contact with individuals within the Target Area and forwarded an updated Neighborhood Notification Plan if necessary.

TAB

A



Community Input Certification

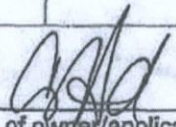
CASE NO: 1038-PA-12

PROJECT LOCATION: Northeast Corner of Scottsdale Road & Chauncey Lane

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
	See Attached Notification List			


Signature of owner/applicant

6.26.13
Date

Planning, Neighborhood & Transportation Division

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

CAR UNI AZ SCOTT LLC
168 N SAGINAW STREET B UNIT B
LAPEER, MI 48446

MCT INVESTMENT
PROPERTIES III LLC
PO BOX 27710
SCOTTSDALE, AZ 85255

AV ARIZONA I LLC
7377 N DOUBLETREE RD ATE 270
SCOTTSDALE, AZ 85258

LEVINE INVESTMENTS LP
1702 E HIGHLAND AVE STE 310
PHOENIX, AZ 85016

CAR CHAUNCEY LLC
7015 E CHAUNCEY LN
PHOENIX, AZ 85054

SCOTTSDALE 101 RETAIL LLC
(LEASE)
100 WILSHIRE BLVD NO 700
SANTA MONICA, CA 90401

NORTH SCOTTSDALE CAD LLC
1311 E BELL RD
PHOENIX, AZ 85022

MARK EDELMAN
STATE LAND DEPARTMENT
1616 WEST ADAMS STREET
PHOENIX, ARIZONA 85007

The Crossroads 750' Notification Map



Subject Property



THE
P.B. BELL
COMPANIES

Property Management and Development Services

June 27, 2013

Re: Crossroads East: Development Review Board Application for the approximate 4.579
Acre parcel at the northeast corner of Scottsdale Road and Chauncey Lane;
Case No. 638-PA-12

Dear Property Owner:

As you may recall, in 2002, the City of Scottsdale approved Case No. 19-ZN-2002, Ordinance No. 455, which created the Crossroads East Planned Community District ("PCD") over a large area of land which included this property. The PCD set forth the zoning designations and the development standards permitted therein. The approved zoning allowed a mix of uses, including office, retail, restaurants, and multi-family residential on this property. On October 18, 2011 (19-ZN-2002#2) the larger PCD was amended to add some permitted uses and to increase the number of residential units. Recently, on June 18, 2013, the City Council approved Case No. 19-ZN-2002#3, which made slight adjustments to the office building area ratios, minimum parcel size, and maximum height requirements of the Crossroads East PCD. No changes were made to the list of permitted uses, including the permitted use: multi-family residential.

P.B. Bell Companies ("P.B. Bell") intends to develop the first phase of the approved Crossroads East Development, a high-quality, luxury 187 unit multi-family residential community on the approximate 4.579 gross acres located at the northeast corner of Scottsdale Road and Chauncey Lane (the "Property") as shown on the enclosed aerial map. The proposed development and use are already permitted under the current zoning and is in full conformance with the June 18, 2013 City approvals. See attached site plan. The purpose of this letter is to simply inform you that PB Bell is processing its final architectural plans with the Scottsdale Development Review Board.

P.B. Bell was founded in 1976 and has since made a significant impact in the Arizona multi-housing market. Today P.B. Bell is the premier locally owned and operated real estate management and development institution in Arizona.

Over the years, P.B. Bell has been able to weather several economic downturns within the real estate industry by calling on the considerable talents of one of the longest tenured management teams in the industry. In 1995, new development for P.B. Bell had become so prevalent that a subsidiary company, MT Builders came into existence and remains a prominent entity in construction within the multifamily, retail, churches, schools and other commercial project sectors. As evidenced in P.B. Bell's expansion into the Tucson multifamily market and commercial management in 1998 and 2005 respectively, it became clear that a record of satisfied clients was the key component in the company's continual growth through referrals and existing clients.

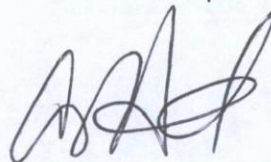
In summary, the Development Review Board application will only serve to review the architectural elements of the proposed development. There are no changes to the zoning or land uses permitted on the Property.

If you have any questions, feel free to contact Angela Hood at P.B. Bell at 480-951-2222 or at ahood@pbbell.com. Additionally, any questions and/or comments can be directed to the City's Project Coordinator Greg Bloemberg at 480-312-4306 or gbloemberg@scottsdaleaz.gov. The Development Review Board case number is 638-PA-12. Once the application is filed it can be viewed by visiting the City's website at www.scottsdaleaz.gov/projects/projectsinprocess.

In the future, you may receive a notification postcard from the City of Scottsdale regarding the case before the Development Review Board. Thank you for your time and consideration.

Sincerely Yours,

The P.B. Bell Companies

A handwritten signature in black ink, appearing to be 'AHood', written over a faint circular stamp.

By

Angela Hood

Development Manager



The Crossroads 18001 N. Scottsdale Rd. Scottsdale, AZ

Date
 22 JANUARY 2013

Changes and omissions indicated by red lines
 have been made to the original drawing.
 All dimensions are in feet and inches unless
 otherwise noted. All dimensions shall be
 verified by the owner prior to construction.

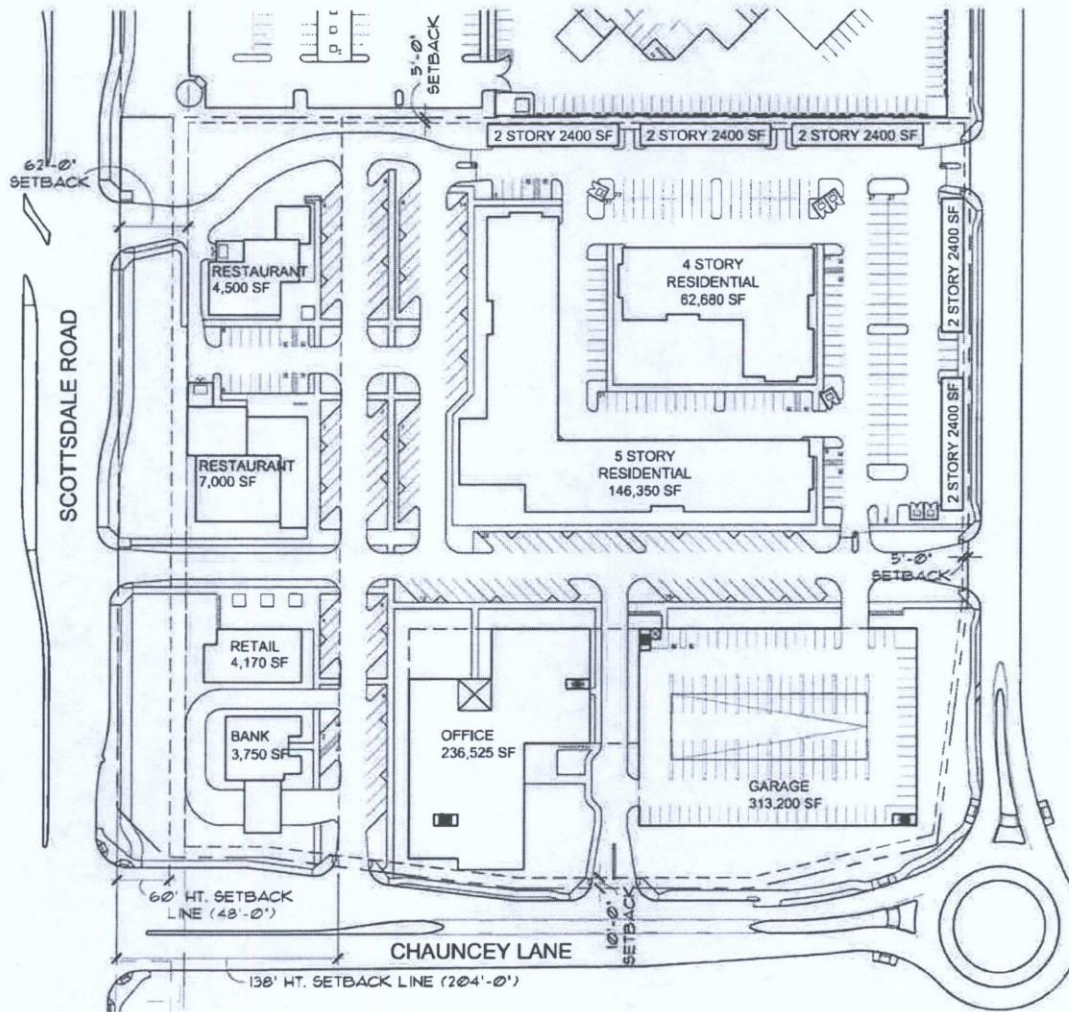
Project No.
 31229

A110
 CONTEXT AERIAL



01 AERIAL AND CONTEXT SITE PLAN
 SCALE: N.T.S.





01

CONCEPTUAL SITE PLAN

SCALE: 1"=50'

SITE DATA

Zoning	PRC
Gross Site Area	850,390.10 SF (Min. 25 Acres) 14.93 Acres
Net Site Area	529,993.39 SF 12.17 Acres
Open Space Required = 15% max. of Net Site Area (529,993 x .15)	79,499 SF
Open Space Provided	113,170 SF
Private Open Space (Courtyard) Required = 1% of Net Site Area (529,993 x .01)	5,300 SF
Private Open Space (Courtyard) Provided	18,269 SF
Frontage Open Space Required = The Greater of 25% min. of Road Open Space (79,499 x .25) or 30 SF x Street Frontage (30 x 672)	20,160 SF
Frontage Open Space Provided	29,362 SF
Building Height Allowed	60' max
Building Height Proposed	120'
Building Setback Required	
Front:	62'
Side and Rear:	0'
Building Setback Proposed	
Front:	62'
Side:	5' & 10'
Rear:	5'
Total Retail SF	24,430 SF
Total Office SF	236,525 SF
Total Commercial SF	260,955 SF
Total Residential SF	233,030 SF
FAR Allowed	0.8 (423,994 SF)
Building Volume Allowed = 16' x Net Site (16 x 529,993)	8,479,888 CF
Building Volume Proposed	
Restaurant (4,500 SF)	94,500 CF
Restaurant (7,000 SF)	140,000 CF
Retail	100,000 CF
Bank	82,500 CF
Office	5,540,600 CF
Residential	2,679,800 CF

PARKING DATA

BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
Retail	4,170 SF	1/250 SF	17 Spaces
Restaurant	11,500 SF	1/120 SF	96 Spaces
Patio	4,610 SF	1/350 SF	13 Spaces
Bank	3,750 SF	1/250 SF	15 Spaces
Coffee	1,150 SF	1/250 SF	5 Spaces
Sub-Total	26,180 SF		146 Spaces
BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
Residential			
Amenities	7,200 SF		
Units (5 Stories)			
(188 Units)	225,630 SF	1.6	301 Spaces
Sub-Total	233,030 SF		
Office	236,525 SF	1/300 SF	788 Spaces
Sub-Total	469,555 SF		1,089 Spaces
TOTAL	494,735 SF		1,235 Spaces
PARKING SUMMARY			PROVIDED
Surface Parking			105 Spaces
Office Parking	1 below grade		250 Spaces
	5 above grade		608 Spaces
Residential Parking			301 Spaces
TOTAL PARKING PROVIDED			1,264 Spaces
BICYCLE PARKING			
Required Bicycle Parking			127 Spaces
= Vehicular parking spaces / 10 but shall not exceed 100 spaces			
Provided Bicycle Parking			128 Spaces

NelsenPartners

Richard Partners, Inc.
Architectural Planning Information

Austin - Scottsdale

13230 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85254
Tel: 480.949.0000
Fax: 480.949.0001
www.nelsenpartners.com



The Crossroads

18001 N. Scottsdale Rd.
Scottsdale, AZ

Date:

23 JANUARY 2013

Drawings and all other material prepared by NelsenPartners, Inc. are the property of NelsenPartners, Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NelsenPartners, Inc.

Project No.

31258

A111

CONCEPTUAL SITE PLAN

TAB
B



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- | | |
|---|---|
| <input type="checkbox"/> Abandon of ROW/GLO | <input type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Hardship Exemption |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Municipal Use Master Site Plan |

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

☒ Step 1: Neighborhood Notification

Provide information by: <input checked="" type="checkbox"/> 1 st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers	To: <input checked="" type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
--	---

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☐ Step 2: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning, Neighborhood & Transportation Division

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



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP, PP

☐ Step 3: Hold An Open House Meeting

You are required to hold a minimum of ____ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

☒ Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- ☒ You are required to submit a Neighborhood Notification Report with your application.
- ☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- ☐ Document your Project Notification efforts as follows:
 - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide a map showing where notified neighbors are located.
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide originals of all comments, letters, and correspondence received.
 - Provide affidavit(s) of mailing(s).
- ☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- ☐ Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- ☐ List any other neighborhood, citizen involvement.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

Planning, Neighborhood & Transportation Division

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