

**Neighborhood Notification
Open House Information
Citizen Comments**



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 1188 -PA- 2014

Project name: 128th & Ranch Gate Road

Project Location: Southwest Corner of 128th St & Ranch Gate Rd.

Applicant Name: LVA Urban Design Studio Phone: 480.994.0994

Applicant E-mail: astedman@lvadesign.com

Fax: _____

School District: Cave Creek Unified School District

I, Kent Frison hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had 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 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 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 the 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.

Kent Frison
Superintendent or Designee

12/16/14
Date

Planning, Neighborhood and Transportation Division

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



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FEBRUARY 3, 2015

NEIGHBORHOOD INVOLVEMENT REPORT

**Rezoning Request
(#1188-PA-14)**



***128th Street & Ranch Gate Rd
Scottsdale, Arizona***

Prepared By

ROSE | LAW GROUP_{pc}
RICH ■ HURLEY

Neighborhood Involvement Report

The following is our official report of neighborhood notification efforts for the rezoning request to modify the zoning of a 40 (+/-) acre property located on the southwest corner of Ranch Gate and 128th Street. The existing R1-130 ESL zoning designation is proposed to be modified to R1-35 ESL and allow for a 34-lot single family residential community. The proposed zoning change would maintain conformance with the existing "Suburban Neighborhoods" land use designation as identified by the City's General Plan Land Use Map by keeping the overall project density below 1 dwelling unit per acre.

Contacted Parties:

Attached is a complete list of the property owners, HOAs and interested parties contacted through the outreach efforts. The Applicant's representative also reached out to various members of the community as suggested by various Councilmembers.

Notification Map:

Attached is a map of the 750 foot area within which all property owners were notified of the rezoning application as well as invited to attend an Open House on January 22, 2015.

Contact Dates:

All property owners within the 750 foot notification area along with a list of interested parties including nearby HOA's provided by the city of Scottsdale were notified via letter of this request postmarked January 7, 2015 and invited to join us for an Open House to be held on Thursday, January 22, 2015 at Living Water Lutheran Church located at 9201 E. Happy Valley Road beginning at 5:00PM.

Contact Methods:

Notification was made by U.S. Mail in a letter containing all of the required and pertinent information regarding the rezoning application and Open House meeting. Follow up phone calls and email correspondence were utilized for citizens who were very vocal during the Cavalliere Ranch project.

Notification Documents:

Attached are copies of the notification materials used in this process.

Comments and Correspondence Received:

All comments and correspondence received at the Open House and throughout the rezoning process will be submitted to the city in this Neighborhood Involvement Report. We will send the city updates throughout the process.

Affidavits:

Attached are the required affidavits of mailing and site posting.

Site Posting:

The site was posted on January 7, 2015 with all of the required information regarding the application, including a description of the request, location of the property, details of the Open House and contact information for the Applicant and the Staff. The Affidavit of Posting is attached.

Neighborhood Meeting:

The required Open House was held on Thursday, January 22, 2015 at the Living Water Lutheran Church located at 9201 E. Happy Valley Road at 5:00PM. Provided with this report to the city summary of the meeting as well as a list of attendees.

Additional Neighbor Communication:

On January 12, 2015 follow up emails were sent to James Heitel, Gary Kallian, Howard Myers, Cris and Rick Williamson and John Strasser offering individual one on one meetings prior to the Open House.

January 26, 2015 – additional email correspondence with Cris Williamson as they were unable to attend the Open House.

January 27, 2015 – a phone call discussion took place with John Strasser as he was also unable to attend the Open House. Mr. Strasser is active in planning and zoning matters in North Scottsdale. His biggest concern is traffic and roadway improvements. We explained that this community is only 34 lots and will not lead to a significant increase in the traffic. The Applicant's representative committed to keep the line of communication open with Mr. Strasser as we proceed through the public hearing process.

January 27, 2015 – Jordan Rose had a meeting with Howard Myers and James Heitel to discuss the proposal in detail. Ongoing topics of conversation address zoning, roadway improvements and development standards.

January 27, 2015 – Art Wexler phoned Rose Law Group to inquire about the results of the Open House. Mr. Wexler lives in Surprise, AZ but owns vacant property adjacent to the southern property boundary of Ranch Gate – he was unable to attend the Open House. The proposal was discussed and he inquired about the roadway improvements along the southern property line. He did not seem to have any concerns with the proposed request.



JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@roselawgroup.com
www.roselawgroup.com

January 7, 2015

Dear Property Owner, Resident or Neighborhood Association President,

This letter is to notify you that we are holding an Open House for a proposed development project (#1188-PA-14) located on the 40 acres at the southwest corner of Ranch Gate Road and 128th Street (see attached map of site location).

Ranch Gate is a luxurious 34 single-family lot gated community created by K. Hovnanian Homes. Their team has carefully designed this community with specific sensitivity towards the natural and pristine desert terrain as well as the breathtaking views of the McDowell Mountain Preserve. Ranch Gate will allow for 34 luxury residential lots, wide wash corridors and large contiguous open space areas. If approved, this project will showcase K. Hovnanian's newly designed "Signature" series very high end residential product.

Please join us for an Open House to discuss this request and answer any questions:

Thursday, January 22, 2015
Living Water Lutheran Church
9201 East Happy Valley Road – Scottsdale, AZ 85255
5:00 PM – 6:00 PM

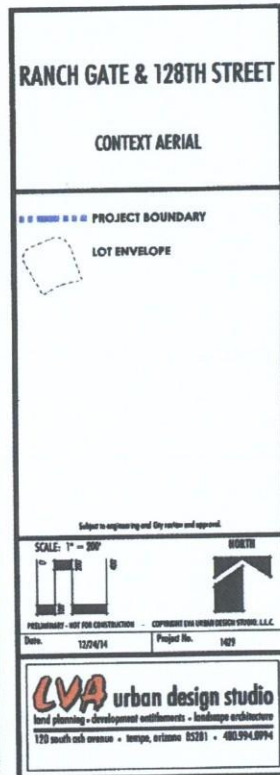
Please do not hesitate to contact me if you are unable to attend and have any questions regarding this proposed development project. Or you may contact Keith Niederer at the City of Scottsdale's Planning & Development Services Department at 480-312-2953 or kniederer@scottsdaleaz.gov.

Sincerely,



Jennifer Hall
Senior Project Manager

Map of Site



BIXLER DENISE
2770 TETON PINES DR F9
WILSON WY 83014

CAV-RANCH LLC
14400 N 76TH PL
SCOTTSDALE AZ 85260

FURLAN FAMILY TRUST
7575 E PASARO DR
SCOTTSDALE AZ 85262

GEM DEVELOPMENT LLC
5689 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

GILLINGWATER DENIS C & STEPHANIE A 6701
E CLINTON ST
SCOTTSDALE AZ 85254

HHL LAND LLC
3003 N CENTRAL AVE SUITE 2600
PHOENIX AZ 850122913

MCDOWELL MOUNTAIN BACK BOWL LLC
1751A W DIEHL RD
NAPERVILLE IL 60563

MCDOWELL MOUNTAIN BACK BOWL LLC
11638 E FOUR PEAKS RD
SCOTTSDALE AZ 85262

MOHR FAMILY REVOCABLE LIVING TR 5546 E
SHANGRILA RD
SCOTTSDALE AZ 85254

MOORE NAT/BETTY
25010 WHITE CREEK
SAN ANTONIO TX 78255

RANCH GATE PARTNERS LLC
14400 N 76TH PL
SCOTTSDALE AZ 85260

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE AZ 85251

SERENO CANYON HOMEOWNERS ASSOC
9000 E PIMA CTR PKWY 300
SCOTTSDALE AZ 85258

WEXLER ARTHUR & SYLVIA
15828 W STAR VIEW LN
SURPRISE AZ 85374

WILLIAMSON RICK A/CHRISTINE L
11860 E REDBIRD
SCOTTSDALE AZ 85262

ALAN KAUFMAN
KAUFMAN & ASSOCIATES PLLC
8711 E PINNACLE PEAK ROAD #241
SCOTTSDALE AZ 85255

AVANINDRA/ANURADHA CHATURVEDI
26885 CHAUCER PLACE
STEVENSON RANCH CA 92381

BRAD LUNDMARK, PROPERTY MANAGER
LA VISTA AT PINNACLE PEAK HOA
7740 N 16TH ST # 300
PHOENIX AZ 85020

CLIF TAIT
GCA & RVA
8302 E BUTO DR
SCOTTSDALE AZ 85255

DAN SOMMER
12005 N 84TH STREET
SCOTTSDALE AZ 85260

DARCY CLEMENT
7500 E DEER VALLEY LOT 67
SCOTTSDALE AZ 85255

DAVID G. GULINO
LAND DEVELOPMENT SERVICES
7525 E. CAMELBACK ROAD, SUITE 104
SCOTTSDALE AZ 85251

DR. SONNIE KIRTLEY
8507 EAST HIGHLAND AVENUE
SCOTTSDALE AZ 85251-1822

ED TOSCHIK
LA VISTA AT PINNACLE PEAK HOA
7657 E MARIPOSA GRANDE DR
SCOTTSDALE AZ 85255

EMILY RYAN
CAPITOL CONSULTING, LLC
PO BOX 13116
PHOENIX AZ 85002-3116

FRED UNGER
7134 E. STETSON DRIVE; SUITE 400
SCOTTSDALE AZ 85251

HANK OLSEN, PRESIDENT SONORAN HILLS
7711 E. POZOS DR.
SCOTTSDALE AZ 85255

J. P. LAMER
6945 E GLENROSA AVE
SCOTTSDALE AZ 85251

JILL AGUIRRE
8605 E VIA DONA RD
SCOTTSDALE AZ 85266

JIM HEATHER
6732 E SHERIDAN STREET
SCOTTSDALE AZ 85257

JOEY AIRDO NORTH
SCOTTSDALE INDEPENDENT
23043 N. 16TH LANE
PHOENIX AZ 85027

JOHN WASHINGTON
3518 N CAMBERS COURT
SCOTTSDALE AZ 85251

LEON SPIRO
7814 E OBERLIN WAY
SCOTTSDALE AZ 85255

LINDA WHITEHEAD
9681 E CHUCKWAGON LANE
SCOTTSDALE AZ 85262

MICHAEL JACKS, SECRETARY LA VISTA AT
PINNACLE PEAK HOMEOWNERS ASSOC
7725 E CAMINO DEL MONTE
SCOTTSDALE AZ 85255

MIKE MERRILL
CITIZENS FOR RESPONSIBLE DEVELOPMENT
8713 E VERNON AVENUE
SCOTTSDALE AZ 85257

NANCY CANTOR SCOTTSDALE COALITION 5850 N.
83RD STREET
SCOTTSDALE AZ 85250

PATTI SMITH, PROPERTY MANAGER
BELLA VISTA HOA
7740 N 16TH ST # 300
PHOENIX AZ 85020

PATTY BADENOCH
5027 N 71ST PLACE
SCOTTSDALE AZ 85251

RODNEY A. KNIGHT
9414 E SAN SALVADOR #225
SCOTTSDALE AZ 85258

SARAH FERRARA
SCOTTSDALE AIRPARK
15000 N. AIRPORT DRIVE
SCOTTSDALE AZ 85260

CHRIS SCHAFFNER
7346 E. SUNNYSIDE DR.
SCOTTSDALE AZ 85260

JIM HAXBY
7336 E. SUNNYSIDE DR.
SCOTTSDALE AZ 85250

STEPHANIE BRADLEY
13330 E. JOMAX ROAD
SCOTTSDALE AZ 85262

JUDITH BURNS
SOUTH OF SHEA NEIGHBORS ASSOCIATION
9979 N. 131ST STREET
SCOTTSDALE AZ 85259

ANNETTE PETRILLO
5136 N. 82ND ST
SCOTTSDALE AZ 85250

WHITNEY M. BOSTIC
GAINEY RANCH COMMUNITY ASSOC
7720 GAINEY RANCH ROAD
SCOTTSDALE AZ 85258

JIM FUNK
GAINEY RANCH COMMUNITY ASSOC
7720 GAINEY RANCH ROAD
SCOTTSDALE AZ 85258

BILL CRAWFORD
4390 N. MILLER ROAD, STE. C-107 SCOTTSDALE AZ
85251

GUY PHILLIPS
7131 E. CHOLLA ST.
SCOTTSDALE AZ 85254

JOHN STRASSER
24055 N. 119TH WAY SCOTTSDALE AZ 85255

JOAN ZUCKERMAN
7295 E. PARADISE DR.
SCOTTSDALE AZ 85260

NEIL DEMPSTER, MBA, CSP 24573
N. 119TH PLACE
SCOTTSDALE AZ 85255



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 1188-PA-2014

Project Name: _____

Location: SWC 128th St. & Ranch Gate Rd.

Site Posting Date: January 7, 2015

Applicant Name: Rose Law Group

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

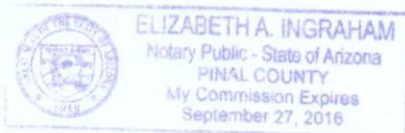
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

James A. Wynn
Applicant Signature

1.7.15
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 7th day of January 2015



Elizabeth A. Ingraham
Notary Public

My commission expires: Sept 27, 2016

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: January 22, 2015

Time: 5:00 PM - 6:00 PM

Location: Living Water Lutheran Church
9201 E. Happy Valley Road, Scottsdale, AZ

Site Address: SWC of 128th Street and Ranch Gate Road

Project Overview:

- Description of Request: Rezoning request from R1-130 ESL zoning district to R1-35 ESL to allow 34-lot single family residential community
- Site Acreage: 40 +/-
- Site Zoning: R1-130 ESL

Applicant Contact:

Jordan Rose 480-505-3939
jrose@roselawgroup.com

City Contact:

Keith Niederer 480-312-2953
kniederer@scottsdaleaz.gov

Pre-Application #: 1188-PA-2014 Available at City of Scottsdale: 480-312-7000

After submittal, project information is available at:
www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date:
1/7/15

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal-

Ranch Gate Open House Meeting

MINUTES

JAN 22, 2015

5:00PM

REZONING REQUEST
SCOTTSDALE, AZ

MEETING CALLED BY	Rose Law Group pc
TYPE OF MEETING	Public Open House to receive input/feedback on proposed rezoning request on approximately 40 acres of vacant land to allow 34 lot subdivision
LOCATION	Living Water Lutheran Church 9201 E. Happy Valley Road Scottsdale, AZ
ATTENDEES	Representing Applicant: Jordan Rose – Rose Law Group, Attorney Jennifer Hall – Rose Law Group, Senior Project Manager Chris Bramwell – K.HOV, Applicant Kirsten Howe – K.HOV, Applicant Alex Stedman – LVA Urban Design Studio Jeremy Stapleton – LVA Urban Design Studio General Public: (sign in sheet attached)

SUMMARY	<p>Applicant and Team arrived at the Living Water Lutheran Church at approximately 4:30PM in order to set up the meeting room with Exhibit Boards and a sign in table. Directional signs were posted on front and back entrances as well as in the parking lot in order to help attendees find the meeting room.</p> <p>At 4:55PM the first attendee arrived, Leslie Rich followed shortly after by Gary Kalian at 4:57PM. The attendees were greeted by a Team member and asked to sign in. They were introduced to the Applicant as well as the entire design team and walked through each of the Exhibit Boards which showed the General Plan land use designations, vicinity of the site, proposed rezoning request along with 2 elevations of the final housing product designed specifically for the Ranch Gate community.</p>
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The meeting was purposely conducted in an informal setting. There was no presentation – the idea was to walk around, speak with attendees one on one and collect input and feedback on the proposed rezoning.

Shortly after 5:00PM Councilwoman Kathy Littlefield arrived escorted by her husband, former Councilman Bob Littlefield. They were asked to sign in, introduced to the entire team and walked through each of the Exhibit Boards.

Ms. Rich commented that she liked the low density of the proposed plan (less than 1 home per acre). Also, she was pleased with the renderings of the housing product and price points. She is an interior designer. Please see attached comment card.

Mr. Kalian expressed that he was actively involved in the Cavalliere Ranch project and his biggest concern relating to that project in the area is traffic. He lives off of Whispering Wind Road and the traffic that he witnesses on Ranch Gate Road is comparable to Scottsdale Road with hikers visiting Tom Thumb's Trailhead. He did not express opposition to this project, but wanted to understand what the previous developments committed to in terms of roadway improvements.

Councilwoman Littlefield attended the Open House in order to listen to the comments and concerns of the neighbors. She wanted to hear from the public. The LVA design team assured Councilwoman Littlefield that once the formal application is submitted city departments including the Fire Department will comment on all of the details of the plan, including ingress and egress points for the development. Trails versus sidewalks were also discussed as well as large amount of natural open space to buffer the project from Ranch Gate Rd and 128th Street.

There were no additional attendees. At 6:00PM, the Applicant began dismantling the Exhibit Boards and thanked the few attendees for coming. All attendees were informed that the next step is to file the formal application and receive comments from city staff prior to public hearings.

The meeting was officially adjourned at 6:00PM.



(#1188-PA-14)

[illegible]

K. Hovnanian Homes – Ranch Gate Rezoning (#1188-PA-14)

Open House – January 22, 2015

COMMENT CARD

Name:

Leslie Rich

Address:

10050 Hopy Valley #920

Email/Phone:

LSRICH@Columbus.RA.COM

Comments:

I like the low density of the project.

Superlative presentation. Sounds like there
will lots of open space.