

**Neighborhood Notification  
Open House Information  
Citizen Comments**



October 13, 2015

Dear Scottsdale Planning Commission:

The Scottsdale Gateway Alliance (SGA) is a private-sector, non-profit organization dedicated to advancing investment and revitalization opportunities in Southern Scottsdale and the McDowell Road Corridor. The board of directors is comprised of local property owners, business owners, and residents who are deeply committed to this mission. The organization represents a coalition of members, supporters, and followers in excess of 1,000 individuals and businesses.

As part of the organization's goals and objectives, the SGA is continually seeking opportunities for new commercial and residential real estate investments that will provide economic opportunity and job creation, as well as enhance and improve the sense of community in the McDowell Corridor.

SGA was recently approached by Chuck Chisholm, a representative of K. Hovnanian Homes, to solicit support for a planned community development at 7107 Earll Dr. – known as The Gallery. The proposed project consists of eighteen modern single-family attached homes, a communal pool and dense landscaping surrounding the development.

The SGA board of directors considered the size, scope and potential impact on the community and returned with a **unanimous** vote of approval.

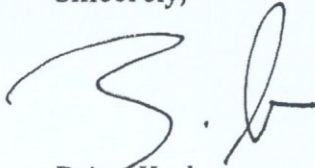
SGA firmly believes The Gallery is consistent with our mission of economic development and revitalization in Southern Scottsdale while serving as a catalyst for future development in the area. We strongly urge the Planning Commission to recommend approval of The Gallery with only minor stipulations to demonstrate the city's commitment to redevelopment.

The Gallery's design, style and architecture not only align with the character of the neighborhood but represent a new chapter in our history. The project is in conformance with Scottsdale's General Plan and will lead towards fulfillment of the City Council's goal of revitalization along McDowell Road.



In closing, the Scottsdale Gateway Alliance offers its full support for K. Hovnanian Homes - The Gallery project as-designed, and will advocate strongly for its successful consideration and approval by the City of Scottsdale. We acknowledge the development may not suit all parties' preferences but unequivocally believe approval is in the best interest of the city.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Krob', written over a horizontal line.

Brian Krob  
Board Member, Scottsdale Gateway Alliance

July 13, 2015

Updated August 25, 2015

# **Citizen Review Report**

Minor General Plan Amendment and Rezoning Request  
(3-GP-2015 and 12-ZN-2015)



## **Gallery**

71<sup>st</sup> Street and Earll Dr.  
Scottsdale, Arizona

Prepared By

ROSE | LAW GROUP<sub>pc</sub>  
RICH ■ HURLEY

3-GP-2015  
8/31/15



## **Project Proposal**

The following documents citizen notification and review efforts for Gallery (3-GP-2015 and 12-ZA-2015), a request to modify the general plan and zoning classification of a 1.2-acre (+/-) property located on the east of the southeast corner of 71<sup>st</sup> Street and Earll Drive. The request is for a non-major general plan amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and a rezoning from C-3 "Highway Commercial" to R-5 "Multifamily Residential" to allow for a 18-unit gated residential community.

## **Notification Area Map**

Attached is a map of the 750-foot area within which all property owners were notified of the application and were invited to attend an Open House on July 9, 2015.

## **Contacted Parties**

A complete list of the property owners, neighborhood associations and interested parties contacted through the outreach efforts is attached. Property ownership was determined based on records at the Maricopa County Assessor's office. City of Scottsdale staff provided a list of neighborhood associations within the notification area and interested parties on record at the City.

## **Contact Dates and Methods**

Initial notification was made by First Class U.S. Mail in a letter postmarked June 25, 2015. The letter contained all of the required and pertinent information regarding the rezoning application and Open House meeting (copy attached).

## **Site Posting**

An "Early Notification of Project Under Consideration" sign was posted on the site on June 26, 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 from 5:30 p.m. to 6:30 p.m. on Thursday, July 9, 2015 at First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251). Details follow on the next page.

## **Comments and Correspondence Received**

Mr. Mike Vinson (owner of the property next door to the east) contacted the applicant's representative on July 3, 2015. Mr. Vinson stated that he was not opposed to the proposal, but that he was concerned with how the rezoning might impact his ability to expand his automotive repair operations in the future given the new setbacks that would be required. The applicant's representative committed to review the issue and determine potential solutions. Please see the updated summary on Page 3 which lists all of the communication between the project team and other interested parties since the neighborhood meeting on July 9, 2015.



# **GALLERY – 358-PA-2015**

Open House Meeting Notes

Thursday, July 9, 2015, 5:30 p.m. to 6:30 p.m.

First Baptist Church of Scottsdale

---

## **Meeting Background**

Neighbors, neighborhood associations and interested parties were invited to participate in an Open House meeting in accordance with City of Scottsdale requirements. The meeting was held from 5:30 p.m. to approximately 6:30 p.m. in the C-1 room at the First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251), located about a quarter of a mile from the site. The meeting room was set up at 5:00 p.m. with a sign-in table at the entrance of the room, with sign-in sheets and name badges. The room was organized with five easels displaying 24" x 36" exhibit boards of the following:

1. Regional Context Aerial with Site Plan
2. Existing/Proposed General Plan
3. Existing/Proposed Zoning
4. Potential Elevations
5. Rendered Site Plan

Representatives of the applicant included:

Jennifer Hall, Rose Law Group  
Ben Cooper, Rose Law Group  
Alex Stedman, LVA Urban Design Studio

A total of 7 neighbors attended and signed into the meeting. All were supportive of development on the parcel, as the vacant lot has been a problem for the neighborhood for many years. Two residents filled out comment cards, which are attached to this report.

Most of the supportive comments can be summarized in the following statements:

- This project represents much needed reinvestment in the area.
- The current emphasis on fee-simple ownership versus rental apartments is appreciated.
- Attendees liked the proposed three-story product and the conceptual architecture displayed at the meeting.

Very few concerns were brought up in the meeting. Primary questions included:

- How the rezoning might impact future expansion of Vinson/Moss Automotive, located directly east of the parcel along Earll Dr.
- How the development might impact the residents of the townhome project to the west along Earll Dr., including lost views, swimming pool noise, and decreased setbacks.

K. Hovnanian Homes and its representatives pledge to work with surrounding neighbors to do their best to resolve these potential concerns.



# **GALLERY (3-GP-2015 and 12-ZN-2015)**

## **Neighborhood Outreach Efforts Update**

---

**Mike Vinson** – Owner of Vinson Automotive Repairs (which is the property adjacent along the east side of Gallery's proposed site. Since the neighborhood meeting, K.Hov's project team has been working diligently on potential resolutions to Mr. Vinson's concerns. Rose Law Group made numerous attempts to schedule a meeting with Mr. Vinson in order to present the potential resolutions to him; however, Mr. Vinson was unwilling to meet. Below please find a summary of all of the phone conversations with Mr. Vinson in an attempt to schedule a time to meet.

- 7/30/15      Calls with Mr. Vinson to coordinate meeting including neighbors adjacent to the south to discuss potential resolutions to setback and future resident concerns.
- 7/31/15      Additional calls to Mr. Vinson regarding meeting
- 8/3/15      Call to Mr. Vinson regarding meeting at Vinson Auto Shop with KHOV and attorney, Jordan Rose to discuss potential resolutions
- 8/11/15      Additional calls to Mr. Vinson regarding time to meet
- 8/14/15      Follow up call to Mr. Vinson regarding time to meet
- 8/17/15      Call to Vinson in the morning and his staff said he was out of the office. Called back in the afternoon and his staff said that he does not want to meet with us.

In summary, our project team has made numerous good faith attempts to meet with this neighbor and discuss potential resolutions to his concerns. However, as of August 17<sup>th</sup> Mr. Vinson is unwilling to engage in productive discussion with our team.

**James and Cece Doane** – Property Owner adjacent to proposed site's southern boundary. This property is zoned C-4 and currently used for automotive repairs. RLG has had several phone conversations with Mrs. Doane in an attempt to schedule a meeting to discuss potential resolutions to their concerns about increased setbacks and future resident complaints; however, Mrs Doane is unwilling to meet with our team. Please see summary of communication below.

- 7/29/15      RLG received letter from adjacent property owner to south, James Doane, via city of Scottsdale. In response to neighbor letter, RLG phoned Doane residence to initiate communication. RLG spoke to both James and Cece Doane and discussed the concerns stated in the letter.



- 7/30/15 Call back to Doane residence to follow up on the previous discussion and attempt to schedule a time to personally meet with them to discuss potential resolutions to their concerns. Mrs. Doane was unwilling to meet with our team and asked that we call back and speak with her husband.
- 7/30/15 Late afternoon Mrs. Doane left RLG a message stating that they did NOT want to meet with us as "there is nothing to discuss".
- 7/31/15 Follow up call with the Doane residence regarding the meeting request. Mrs. Doane became quite agitated with RLG's persistence in trying to schedule a time to sit down with them to discuss their concerns. She explained to RLG that she drives a Rolls Royce, lives in a 10,000 sf home in PV and has a 15 karat diamond ring and there is nothing that we (our team) can "give" her that she doesn't already have. She also asked that we do not contact her again as there is nothing to discuss. RLG re-emphasized the team's willingness to meet and strong intentions on being "good neighbors" through continued open communication. RLG also encouraged Mrs. Doane to contact RLG should they change their position and reconsider a meeting.

As of today, the Doanes are completely unwilling to meet with our team to discuss any potential resolutions to their concerns and have asked our team to refrain from ALL future communication.

Moving forward, our project team will continue to remain open and available to meet and/or engage in productive conversation with any interested parties willing to discuss the project in more detail throughout the public hearing process.



July 13, 2015

# **Citizen Review Report**

Minor General Plan Amendment  
and Rezoning Request  
(#358-PA-2015)



## **Gallery**

71<sup>st</sup> Street and Earll Dr.  
Scottsdale, Arizona

**Prepared By**

ROSE | LAW GROUP<sub>pc</sub>  
RICH ■ HURLEY

3-GP-2015  
7/15/2015

## **Project Proposal**

The following documents citizen notification and review efforts for Gallery (#358-PA-2015), a request to modify the general plan and zoning classification of a 1.2-acre (+/-) property located on the east of the southeast corner of 71<sup>st</sup> Street and Earll Drive. The request is for a non-major general plan amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and a rezoning from C-3 "Highway Commercial" to R-5 "Multifamily Residential" to allow for a 18-unit gated residential community.

## **Notification Area Map**

Attached is a map of the 750-foot area within which all property owners were notified of the application and were invited to attend an Open House on July 9, 2015.

## **Contacted Parties**

A complete list of the property owners, neighborhood associations and interested parties contacted through the outreach efforts is attached. Property ownership was determined based on records at the Maricopa County Assessor's office. City of Scottsdale staff provided a list of neighborhood associations within the notification area and interested parties on record at the City.

## **Contact Dates and Methods**

Notification was made by First Class U.S. Mail in a letter postmarked June 25, 2015. The letter contained all of the required and pertinent information regarding the rezoning application and Open House meeting (copy attached).

## **Site Posting**

An "Early Notification of Project Under Consideration" sign was posted on the site on June 26, 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 from 5:30 p.m. to 6:30 p.m. on Thursday, July 9, 2015 at First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251). Details follow on the next page.

## **Comments and Correspondence Received**

Mr. Mike Vinson (owner of the property next door to the east) contacted the applicant's representative on July 3, 2015. Mr. Vinson stated that he was not opposed to the proposal, but that he was concerned with how the rezoning might impact his ability to expand his automotive repair operations in the future given the new setbacks that would be required. The applicant's representative committed to review the issue and determine potential solutions.



# **GALLERY – 358-PA-2015**

Open House Meeting Notes

Thursday, July 9, 2015, 5:30 p.m. to 6:30 p.m.

First Baptist Church of Scottsdale

---

## **Meeting Background**

Neighbors, neighborhood associations and interested parties were invited to participate in an Open House meeting in accordance with City of Scottsdale requirements. The meeting was held from 5:30 p.m. to approximately 6:30 p.m. in the C-1 room at the First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251), located about a quarter of a mile from the site. The meeting room was set up at 5:00 p.m. with a sign-in table at the entrance of the room, with sign-in sheets and name badges. The room was organized with five easels displaying 24" x 36" exhibit boards of the following:

1. Regional Context Aerial with Site Plan
2. Existing/Proposed General Plan
3. Existing/Proposed Zoning
4. Potential Elevations
5. Rendered Site Plan

Representatives of the applicant included:

Jennifer Hall, Rose Law Group  
Ben Cooper, Rose Law Group  
Alex Stedman, LVA Urban Design Studio

A total of 7 neighbors attended and signed into the meeting. All were supportive of development on the parcel, as the vacant lot has been a problem for the neighborhood for many years. Two residents filled out comment cards, which are attached to this report.

Most of the supportive comments can be summarized in the following statements:

- This project represents much needed reinvestment in the area.
- The current emphasis on fee-simple ownership versus rental apartments is appreciated.
- Attendees liked the proposed three-story product and the conceptual architecture displayed at the meeting.

Very few concerns were brought up in the meeting. Primary questions included:

- How the rezoning might impact future expansion of Vinson/Moss Automotive, located directly east of the parcel along Earll Dr.
- How the development might impact the residents of the townhome project to the west along Earll Dr., including lost views, swimming pool noise, and decreased setbacks.

K. Hovnanian Homes and its representatives pledge to work with surrounding neighbors to do their best to resolve these potential concerns.



# GALLERY | Open House Sign-in Sheet | 358-PA-2015

Thursday, July 9, 2015, 5:30 p.m., C-1 Building, First Baptist Church of Scottsdale (7025 E Osborn Rd, Scottsdale, AZ 85251)

Name	Address	Email	Phone
BRAD WRIGHT	3308 N 70TH STREET #118	U23615@Yahoo.com	414
Eric Sage	4400 N. Scottsdale Rd	EricSage72@gmail	—
MIKE WAGNER	11	M-S.wagse@hotmail.com	
TAY HAUGEN	8637 E AVALON	Home@THAUGENHomes.com	480-612-7475
MIKE VINSON	9123 E. EARLL DR.	MIKEVINSONAUTO@Yahoo.com	480-946-7155
Jim Hickey	7580 E. EARLL DR 85251	Hickley-James@607A11	
Michael Bouscher	7047 E Earll Drive Scottsdale, AZ 85251	mbouscher@gmail.com	540.429.6815



GALLERY (#358-PA-2015)  
Open House – July 9, 2015  
COMMENT CARD

Name:

JAMES HICKLEY

Address:

7680 E. EARL DR #83

Email/Phone:

Hickley, James@gmail

Comments:

Nine Project. Only concern  
is all the permits issued  
around Downtown Scottsdale  
Lot was vacant long time

3-GP-2015  
7/16/2015

GALLERY (#358-PA-2015)  
Open House – July 9, 2015  
COMMENT CARD

Name:

JAY HANSEN

Address:

Email/Phone:

Comments:

CITY SHOULD APPROVE PROJECT

DUE TO LONG TERM LACK OF USE.

HIGHEST & BEST PURPOSE SHOULD

BE RECONSIDERED.



June 25, 2015

Dear Property Owner and/or Interested Party:

The purpose of this letter is to inform you that a General Plan and Rezoning request will soon be filed for an approximately 1.2 acre site located at 7107 E. Earll Drive, Scottsdale, AZ 85251 ("Project Number: 358-PA-2015.")

**We invite you to attend an informational open house about the proposed project to be held from 5:30 p.m. to 6:30 p.m. on Thursday, July 9, 2015 in the C-1 Building of First Baptist Church of Scottsdale, located at 7025 E Osborn Rd, Scottsdale, AZ 85251.**

Please be advised that hearings before the Planning Commission and City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. A sign will be posted at the property in the future with these meeting dates in accordance with City of Scottsdale requirements.

You are welcome to attend these meetings to learn about the case and make your opinions known. Please confirm the meetings with the City of Scottsdale before attending as they are subject to change.

The following describes our request:

***Proposed change:*** The request is for a non-major general plan amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and a rezoning from C-3 "Highway Commercial" to R-5 "Multifamily Residential" to allow for a 19-unit gated residential community.

***Existing use:*** The site is currently vacant.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me (480) 291-07843 or bcooper@roselawgroup.com. You may also reach the City of Scottsdale Project Coordinator, Brad Carr, at (480) 312-7713 or bcarr@scottsdaleaz.gov. After submittal, project information will be available at: [www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress).

Sincerely,

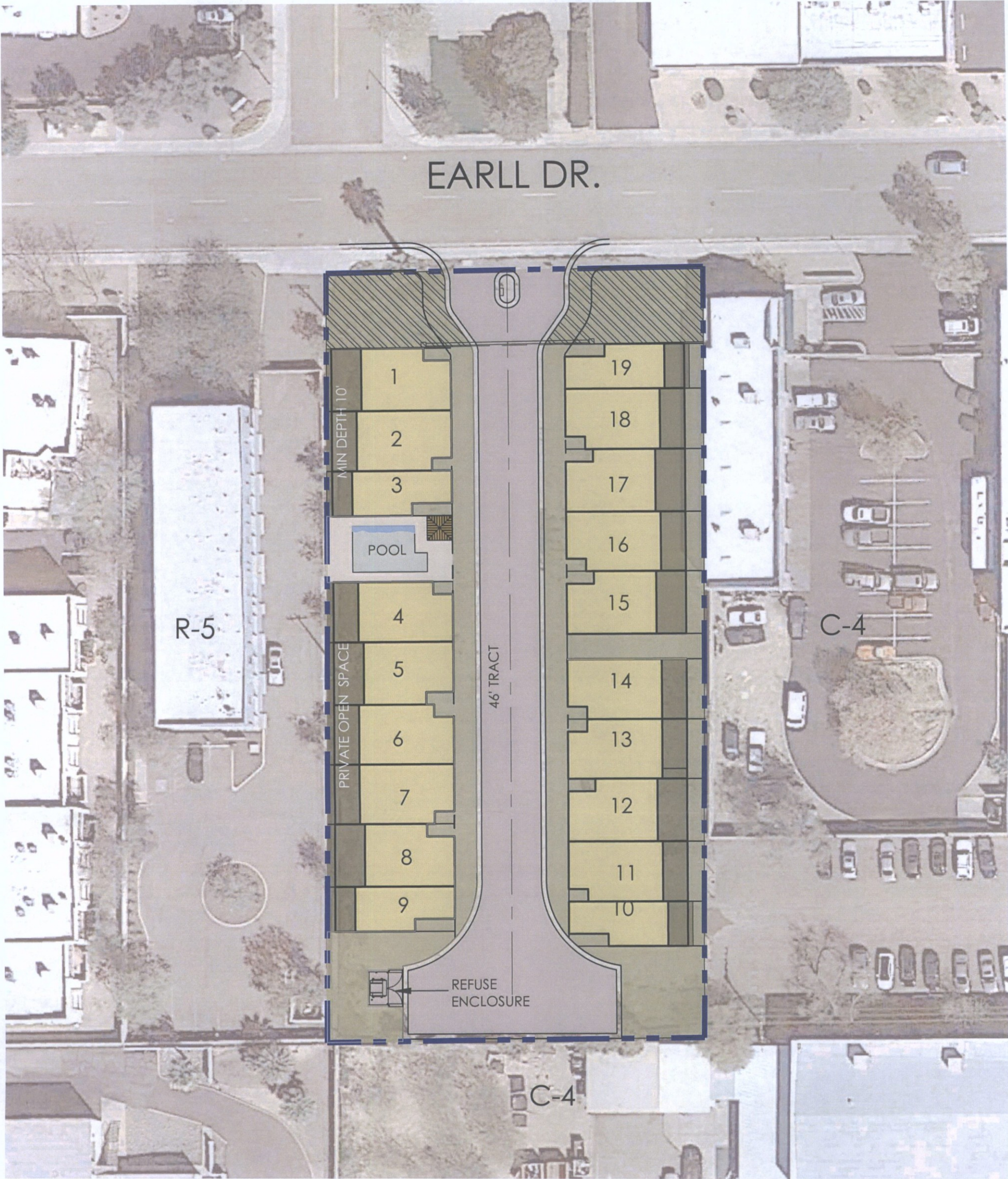


Ben Cooper  
Senior Project Manager

Attachment – Preliminary Site Plan

3-GP-2015  
7/16/2015





**SITE DATA:**

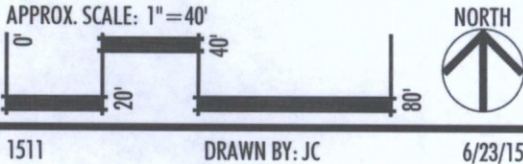
SITE AREA (GROSS):	51,400 SqFt (1.2 AC. +/-)
GROSS DENSITY:	15.8 DU/AC.
SITE AREA (NET):	46,800 SqFt (1.1 AC. +/-)
CURRENT ZONING:	C-3
PROPOSED ZONING:	R-5
PROPOSED # OF LOTS:	19
OPEN SPACE REQUIRED:	0.24 AC. (22% OF NET)
OPEN SPACE PROVIDED:	

\*ASSUMES UNDERGROUND STORMWATER STORAGE  
\*THIS SITE PLAN IS PRELIMINARY AND WILL REQUIRE MORE DETAILED ANALYSIS



**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

**GALLERY**  
CONCEPTUAL SITE PLAN





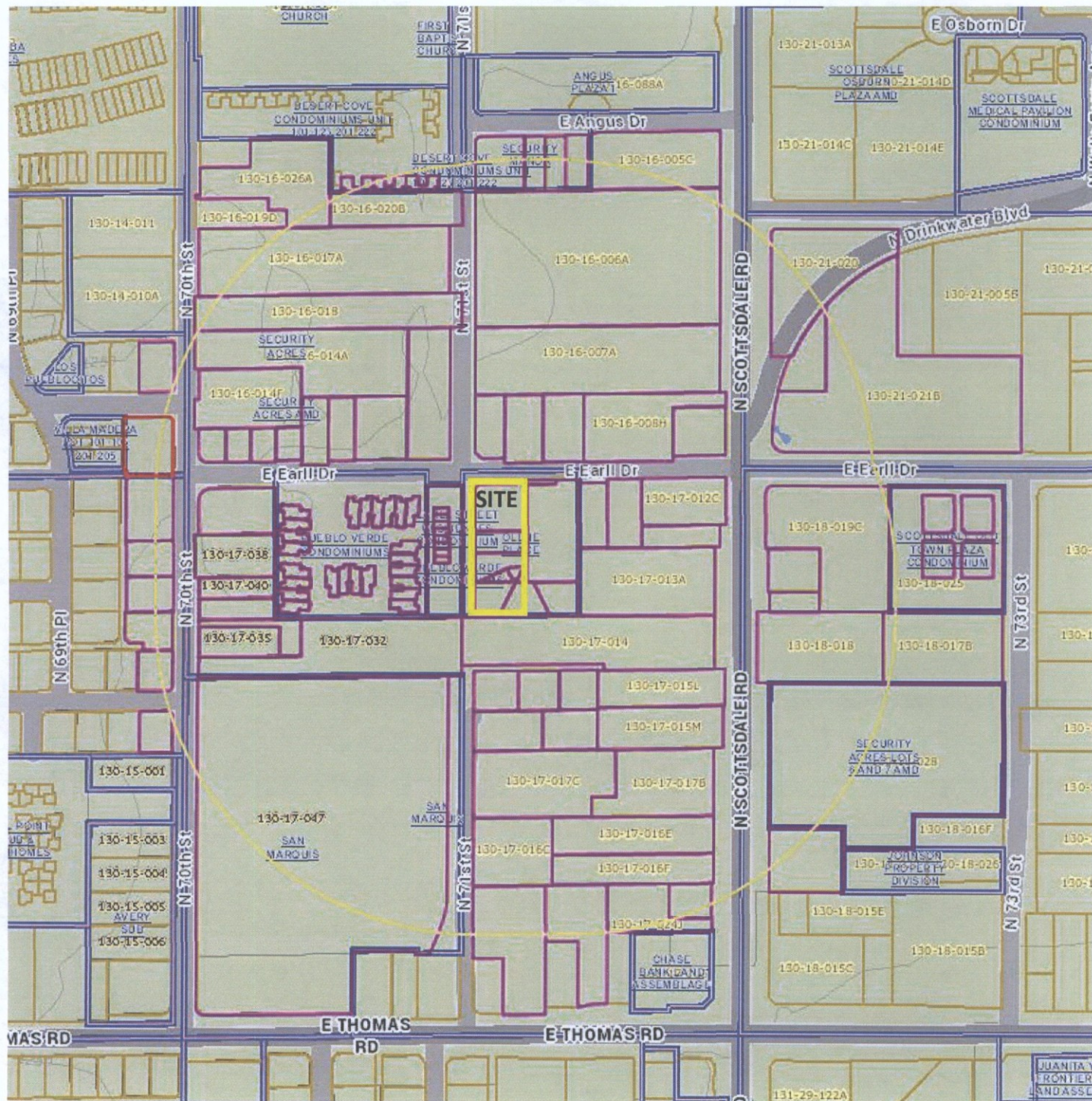
## 368-PA-2015

157 Owners  
within 750 feet

42 individuals on  
the “Interested  
Parties List”

## 8 Neighborhood Associations

Scottsdale Unified  
School District



3-GP-2015  
7/16/2015



Alan Kaufman  
8711 E Pinnacle Peak Road  
#241 Scottsdale, AZ 85255

Fred Unger  
7134 E. Stetson Drive; Suite 400  
Scottsdale, AZ 85251

Mike Merrill  
8713 E Vernon Avenue  
Scottsdale, AZ 85257

Avanindra/Anuradha Chaturvedi  
26885 Chaucer Place  
Stevenson Ranch, CA 92381

Hank Olsen H  
7711 E. Pozos Dr.  
Scottsdale, AZ 85255

Nancy Cantor  
5850 N. 83rd Street  
Scottsdale, AZ 85250

Brad Lundmark  
7740 N 16th St # 300  
Phoenix, AZ 85020

J. P. Lamer  
6945 E Glenrosa Ave  
Scottsdale, AZ 85251

Patti Smith, Property Manager  
7740 N 16th St # 300  
Phoenix, AZ 85020

Clif Tait GCA & RVA  
8302 E Buto Dr  
Scottsdale, AZ 85255

Jill Aguirre  
8605 E Via Dona Rd  
Scottsdale, AZ 85266

Patty Badenoch  
5027 N 71st Place  
Scottsdale, AZ 85251

Dan Sommer  
12005 N 84th Street  
Scottsdale, AZ 85250

Jim Heather  
6732 E Sheridan Street  
Scottsdale, AZ 85257

Rodney A. Knight  
9414 E San Salvador #225  
Scottsdale, AZ 85258

Darcy Clement  
7500 E Deer Valley Lot 67  
Scottsdale, AZ 85255

Joey Airdo  
23043 N. 16th Lane  
Phoenix, AZ 85027

Sarah Ferrara  
Scottsdale Airpark  
15000 N. Airport Drive  
Scottsdale, AZ 85260

David G. Gulino  
Land Development Services  
7525 E. Camelback Road, Suite  
104 Scottsdale, AZ 85251

John Washington  
3518 N Cambers Court  
Scottsdale, AZ 85251

Chris Schaffner  
7346 E. Sunnyside Dr.  
Scottsdale, AZ 85260

Dr. Sonnie Kirtley  
8507 East Highland Avenue  
Scottsdale, AZ 85251-1822

Leon Spiro  
7814 E Oberlin Way  
Scottsdale, AZ 85255

Jim Haxby  
7336 E. Sunnyside Dr.  
Scottsdale, AZ 85250

Ed Toschik  
7657 E Mariposa Grande Dr.  
Scottsdale, AZ 85255

Linda Whitehead  
9681 E Chuckwagon Lane  
Scottsdale, AZ 85262

Stephanie Bradley  
13330 E. Jomax Road  
Scottsdale, AZ 85262

Emily Ryan  
Capitol Consulting LLC  
PO Box 13116  
Phoenix, AZ 85002-3116

Michael Jacks  
7725 E Camino Del Monte  
Scottsdale, AZ 85255

Judith Burns  
9979 N. 131st Street  
Scottsdale, AZ 85259



BARON KATHERINE MARY B  
3126 N 70TH ST  
SCOTTSDALE, AZ 85251

REYMONT ROBERT A  
PO BOX 42277  
MESA, AZ 85274-2277

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE.  
MEMPHIS, TN 38138

LANDMARK SCOTTSDALE  
70TH STREET SOUTH LLC  
9771-54 AVENUE  
EDMONTON, AB T6E 5J4

ALBERS DANIEL J  
12637 OHERN ST  
OMAHA, NB 68137

WRIGHT BRIAN ALLEN  
3309 N 70TH ST # 118  
SCOTTSDALE, AZ 85251

ZINDA GLADYS H  
3309 N 70TH STREET  
SCOTTSDALE, AZ 85251-0000

REDLINGER TROY  
3309 N 70TH ST NO 120  
SCOTTSDALE, AZ 85251

SCHULTZ DANIEL J/BARBARA  
6121 E FOREST ST  
APACHE JUNCTION, AZ 85119

KLIMCZAK CRAIG ALLEN/LISA  
3309 N 70TH ST NO 122  
SCOTTSDALE, AZ 85251

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

VINSON MICHAEL  
SCOTT/JUDY LYNNE TR  
9425 N 87TH ST  
SCOTTSDALE, AZ 85258

DOANE JAMES K  
PO BOX 55  
SCOTTSDALE, AZ 85254

DOANE JAMES K  
PO BOX 55  
SCOTTSDALE, AZ 85254

DOANE JAMES K  
PO BOX 55  
SCOTTSDALE, AZ 85254



LGC ENTERPRISE LLC  
9626 N 37TH ST  
Phoenix, AZ 85258

BUSINESS SYSTEM  
TECHNOLOGY LLC  
15424 S 50TH ST  
PHOENIX, AZ 85044

PROSSER LEE KENNETH/LIND-  
PROSSER JULIE F  
30226 N 172ND ST  
RIO VERDE, AZ 85263

LGC ENTERPRISE LLC  
9626 N 37TH ST  
Phoenix, AZ 85258

HAECHLER MAX/ELIZABETH TR  
7525 E 6th AVE  
SCOTTSDALE, AZ 85251

CRLP 2929 PHOENIX LLC  
6584 POPLAR AVE  
MEMPHIS, TN 38138

BRALU LLC  
6632 N 66TH PL  
Paradise Valley, AZ 85253

STORAGE EQUITIES PS PARTNERS  
IV-70TH ST  
PO BOX 25025  
GLENDALE, CA 31201

CRAHAN PROPERTIES LLC  
3636 E HIGHLAND AVE  
PHOENIX, AZ 85018

PEGLER PEARL D TRUST  
14635 N KIERLAND BLVD STE  
111  
SCOTTSDALE, AZ 85254

GLASSER ELLIOTT J TR  
P O BOX 8449  
SCOTTSDALE, AZ 85257

COFFMAN MONTE G/BETTY S TR  
3445 COMSTOCK DR  
RENO, NV 89512

HAECHLER MAX/ELIZABETH TR  
7525 E 6th AVE  
SCOTTSDALE, AZ 85251

ALBRIGHT DONITA R TR  
9638 E VOLTAIRE DR  
SCOTTSDALE, AZ 85260

EARLL PROPERTIES SCOTTSDALE  
LLC/FRANCIS ETAL  
5827 E WALTANN LN  
SCOTTSDALE, AZ 85254

HAECHLER MAX/ELIZABETH TR  
7525 E 6th AVE  
SCOTTSDALE, AZ 85251

VWIN L L C  
8279 S HOMESTEAD LN  
TEMPE, AZ 85284

JANUS MICHAEL  
9136 LARKSPUR DR  
CORONA, CA 92883

PEGLER PEARL D TRUST  
14635 N KIERLAND BLVD STE 111  
SCOTTSDALE, AZ 85254

SEVENTY-FIRST STREET LLC  
3034 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85251

CRAHAN PROPERTIES LLC  
3636 E HIGHLAND AVE  
PHOENIX, AZ 85018

DUESEY INVESTMENTS FLP  
3020 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85034

LCD PARTNERSHIP INC  
5032 E WAGONER RD  
SCOTTSDALE, AZ 85254

CRAHAN PROPERTIES LLC  
3636 E HIGHLAND AVE  
PHOENIX, AZ 85018

HAECHLER MAX & ELIZABETH  
MARIA  
7525 E 6th AVE  
SCOTTSDALE, AZ 85251

ALBRIGHT DONITA R TR  
9638 E VOLTAIRE DR  
SCOTTSDALE, AZ 85260

STORAGE EQUITIES PS PARTNERS  
IV-70TH ST  
PO BOX 25025  
GLENDALE, CA 31201

DUESEY INVESTMENTS FLP  
3020 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85034

ATKINSON WARD J/JOAN F TR  
3423 E MARLETTE AVE  
PARADISE VALLEY, AZ 85253

ATKINSON WARD J/JOAN F TR  
3423 E MARLETTE AVE  
PARADISE VALLEY, AZ 85253



PROSSER LEE  
KENNETH/LIND-PROSSER  
JULIE F  
30226 N 172ND ST  
RIO VERDE, AZ 85263

HURST WILLIAM J  
7021 E EARLL DR UNIT 102  
SCOTTSDALE, AZ 85251

MESSRIE TOBY/ISIS  
187 KELLY BLVD  
STATEN ISLAND, NY 10314

TAKENAKA KAZUO  
7855 S RIVER PKWY STE 115  
TEMPE, AZ 85284

FOX JONATHAN C  
5114 E KAREN DR  
SCOTTSDALE, AZ 85254

NUNES ROBERT L/SHAWNA L  
2522 IOWA AVE  
MODESTO, CA 95358

HICKS JEFFERY T/KATHLENE  
ROGERS  
7021 E EARLL DR UNIT 107  
SCOTTSDALE, AZ 85251

BOECKMANN LUDGER/BUESSING-  
BOECKMANN DOROTHEA  
ROSENGARTEN 5  
CLOPPENBURG, GERMANY 49661

INGLISH FAMILY TRUST  
7021 E EARLL DR NO 109  
SCOTTSDALE, AZ 85251

HINCKLEY JAMES R  
7580 E EARLL DR  
SCOTTSDALE, AZ 85251

COX DOUG H  
1326 W MARSHALL AVE  
PHOENIX, AZ 85013

MARX BRUCE  
9550 S EASTERN AVE STE 253  
LAS VEGAS, NV 89123

MARX BRUCE  
9550 S EASTERN AVE STE 253  
LAS VEGAS, NV 89123

AZ FINE ENTERPRISES LLC  
PO BOX 1136  
CORNVILLE, AZ 86325

FLYNN BARBARA L  
7021 E EARLL DR  
SCOTTSDALE, AZ 85251

PASLEY CO  
11429 E LE MARCHE DR  
SCOTTSDALE, AZ 85251

WALDRON SCOTT M/BOBBI J TR  
1161 N 160 E  
AMERICAN FORK, UT 84003

PUEBLO VERDE 114 LLC  
53 N COUNTRY CLUB DR  
PHOENIX, AZ 85014

AVRAHAM ARDMAN LIVING  
TRUST/SARA ARDMAN LIVIN  
26 FREDMIR DOLLARD DES  
ORMEAUX, QC H9A 2R2

EDGELOW CLAYTON/DIANE  
7021 E EARLL DR UNIT 116  
SCOTTSDALE, AZ 85251

MANTIONE JOSEPH  
59 PRINCESS LN  
WEST SENECA, NY 14224

DEANNE TAYLOR TRUST  
1687 LAKE BLAINE RD  
KALISPELL, MT 59901

HIX SHARON  
7021 E EARLL DR NO 119  
SCOTTSDALE, AZ 85251

TIMBO STACEY R  
7021 E EARL DR  
SCOTTSDALE, AZ 85251

SCHEIB JUAN JAIME/JARAMILLO  
JULIANA OCHOA  
3686 PASEO TORINERE  
MONTEREY, NM 64926

2012 EVANS FAMILY TRUST  
2231 FRANCISCO ST  
SAN FRANCISCO, CA 94123

EGER KENT  
7021 E EARLL DR UNIT 123  
SCOTTSDALE, AZ 85251

LEWIS MARGARET A/LAWRENCE D  
TR  
7021 E EARLL DR  
SCOTTSDALE, AZ 85251

JOEL AND JOLENE TORNABENI  
FAMILY TRUST  
9812 E GRANITE PEAK TRL  
SCOTTSDALE, AZ 85262

DUKE RESIDENCE 1002 LLC  
5910 E SENTINEL ROCK RD  
CAVE CREEK, AZ 85331



CURTIS ALEXANDRA  
7047 E EARLL DR  
SCOTTSDALE, AZ 85251

KONDRASHOV PAVEI/ELENA  
PO BOX 3880  
GILBERT, AZ 85299

KIM YOUNGHO  
7047 E EARLL DR NO 1005  
SCOTTSDALE, AZ 85251

OGBURY JAMES D  
9110 W VIRGINIA AVE  
LAKEWOOD, CO 80226

SECOND AMENDED AND RESTATED  
DOERZBACHER REVOC  
PO BOX 802  
SOLANA BEACH, CA 92075

BOUSCHER MICHAEL  
7047 E EARLL DR UNIT 1008  
SCOTTSDALE, AZ 85251

EARLL STREET PROPERTY LLC  
15241 N 60TH ST  
SCOTTSDALE, AZ 85254

ARIZONA BANK  
101 N TRYON ST - NC10010381  
CHARLOTTE, NC 28255

GUNKEL ROBERT M/BONNIE  
BETH  
3114 N 70TH ST  
SCOTTSDALE, AZ 85251

GAUTHIER FAMILY LIVING TRUST  
2946 S ESTRELLA CIR  
MESA, AZ 85202

FGR PROPERTY  
INVESTMENTS VI L L C  
4414 N CIVIC CENTER PLAZA  
STE 201  
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF  
3739 CIVIC CENTER PLAZA  
SCOTTSDALE, AZ 85251

DRINKWATER CROSSING LLC  
4735 N LAUNFAL AVE  
PHOENIX, AZ 85018

SCOTTSDALE HIX LLC  
4350 VON KARMAN AVE - 400  
NEWPORT BEACH, CA 92660

DAVID L CHAPMAN TRUST  
6601 E MCDOWELL RD  
SCOTTSDALE, AZ 85257



LORRAINE HAUSMANN ELLIS  
FAMILY TRUST  
626 S LAKE AVE  
PASADENA, CA 91106

EARLL DR PROPERTY LLC  
7102 E EARLL DR  
SCOTTSDALE, AZ 85251

EJG INVESTMENTS LLC  
PO BOX 8449  
SCOTTSDALE, AZ 85257

ALLEN A LEHMAN JR FAMILY  
TRUST  
7122 E EARLL DR  
SCOTTSDALE, AZ 85251

ALLEN A LEHMAN JR FAMILY  
TRUST  
7122 E EARLL DR  
SCOTTSDALE, AZ 85251

EJG INVESTMENTS LLC  
PO BOX 8449  
SCOTTSDALE, AZ 85257

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED  
PARTNERSHIP  
6584 POPLAR AVE  
MEMPHIS, TN 38138

FISHER ROBERT P/GINGER  
L/THEODORE G  
9048 N ARROYO VISTA DR  
MEMPHIS, TN 38138

THOMPSON ELVIRA  
3309 N 70TH ST, #218  
SCOTTSDALE, AZ 85251

RW SWAN LLC  
6708 E MONTE VISTA RD  
SCOTTSDALE, AZ 85257

PARNAMI MOHIT  
3309 N 70TH ST NO 220  
SCOTTSDALE, AZ 85251

LINDQUIST DERON S/ANGELA  
2511 YUKON AVE S  
ST LOUIS PARK, MN 55426

ES ROYALE LLC  
UNIT 3190 BOX 143  
DPO  
AA  
34024

GREEN DANIEL C/PAULA  
3732 E POMEGRANATE ST  
MESA, AZ 85215

MANG JASON  
7021 E EARLL DR NO 202  
SCOTTSDALE, AZ 85251

JACKSON HOWARD G/JUDITH M  
107 SILVERSTONE RD NW  
CALGARY ALBERTA  
T3B4Y6 CANADA

LOS DAVID J/LAURA  
18209 29TH DRIVE SE  
BOTHELL, WA 98012

CONTE ANTHONY/NELLIE  
61265 KILLOWAN LN  
BEND, OR 97702

SHINKLE DAVID B  
7021 E EARLL DR UNIT 206  
SCOTTSDALE, AZ 85251



JACKSON HOWARD/JUDITH  
107 SILVERSTONE RD NW  
CALGARY, AB  
T3B 4Y6 CANADA

CALDWELL ROBIN  
JAMES/LUCILLE JOAN  
688 ECHO LAKE RD  
BIG FORK, MT 59911

WHITE BRIAN E  
7021 E EARL DR #209  
SCOTTSDALE, AZ 85251

GOTTARDI  
ALESSANDRO/KELLE SARA E  
7021 E EARLL DR UNIT 210  
SCOTTSDALE, AZ 85251

GEHRES JOHN F/DIANE T  
4533 E RANCHO LAREDO DR  
PHOENIX, AZ 85331

ELDER DARREN  
7021 E EARLL DR NO 212  
SCOTTSDALE, AZ 85257

RKR INVESTMENTS LLC  
12705 31ST AVE NORTH  
PLYMOUTH, MN 55441

GUASTELLO  
ALFRED/LEGRETA  
28510 HARPER  
ST CLAIR SHORES, MI 48081

HULL SUSAN L  
11517 N 131ST WAY  
SCOTTSDALE, AZ 85259

WALDRON FAMILY LIMITED  
PARTNERSHIP  
7021 E EARLL DR UNIT 216  
SCOTTSDALE, AZ 85251

D HOLDINGS LLC  
320 S STATE ST STE 1  
OREM, UT 84058

WILKINSON FAMILY TRUST  
600 S CREEKSIDE DR  
SHOW LOW, AZ 85901

GRAMER TOM G/EVE S  
1092 WHITTINGTON CT  
GURNEE, IL 60031

TANNER JOANN  
688 ECHO LAKE RD  
BISFORK, MT 59911

MOORE JEFFREY W  
7021 E EARLL DR UNIT 221  
SCOTTSDALE, AZ 85251

HINCKLEY JAMES R  
7580 E EARLL DR NO 83  
SCOTTSDALE, AZ 85251

DAMMEN ALEXANDRA L  
7021 E EARLL DR UNIT 223  
SCOTTSDALE, AZ 85251

PORTER JULIE L  
7021 E EARLL DR 224  
SCOTTSDALE, AZ 85251

ANGUS PLAZA LLC  
3238 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85251

7117 ANGUS LLC  
3238 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85251

7117 ANGUS LLC  
3238 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85251

JONAS LINDA L/HAAS  
MICHELLE C  
4841 E CALLE TUBERIA  
PHOENIX, AZ 85018

G&G DEVELOPMENT  
COMPANIES LLC  
PO BOX 27224  
TEMPE, AZ 85285

GAUTHIER RONALD  
C/MARILYN K TR  
2946 S ESTRELLA CIR  
MESA, AZ 85202

CFT DEVELOPMENTS LLC  
1683 WALNUT GROVE AVE  
ROSEMEAD, CA 91770

RONALD C AND DOROTHY C  
DAVIDSON REV LIV TRUST  
5602 E EXETER BLVD  
PHOENIX, AZ 85018

U-HAUL REAL ESTATE CO  
P O BOX 29046  
PHOENIX, AZ 85038

CLAYTON-CONNELL LLC  
200 CONNELL DR  
BERKELEY HEIGHTS, NJ 7922



BOB VAIRO  
10040 E. HAPPY VALLEY RD.  
#451  
SCOTTSDALE, AZ 85255-2388

LINDA WHITEHEAD  
9681 E. CHUCKWAGON LN  
SCOTTSDALE, AZ 85262

MIKE OTT  
16441 N. 91<sup>ST</sup> ST #104  
SCOTTSDALE, AZ 85260

BARB FLYNN  
7021 E. EARLL DR #111  
GILBERT, AZ 85233

JON PASSEY  
42 S. HAMILTON PL 101  
GILBERT, AZ 85233

JIM HEATHER  
6732 E. SHERIDAN ST.  
SCOTTSDALE, AZ 85257

NANCY CANTOR  
3408 N. PAUTE WY  
SCOTTSDALE, AZ 85251

ALVIN & AVA KINSLEY  
3202 N. SCOTTSDALE RD 37  
SCOTTSDALE, AZ 85251-6412



Annette Petrillo  
5136 N. 82nd St  
Scottsdale, AZ 85250

Whitney M. Bostic  
7720 Gainey Ranch Road  
Scottsdale, AZ 85258

Jim Funk  
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

Scottsdale Unified School District  
3811 N. 44th Street  
Phoenix, AZ 85018



## Ben Cooper

**From:** Fitzpatrick, Karen <KFitzpatrick@Scottsdaleaz.gov>  
**Sent:** Thursday, June 25, 2015 9:22 AM  
**To:** Ben Cooper  
**Subject:** HOA's for 7107 E. Earll

Ben – I had my co-worker, Steve, run the report again this morning. See below. I knew there had to be something!

*Karen Fitzpatrick*

City of Scottsdale  
Planning Assistant  
7447 E. Indian School Road  
Scottsdale, AZ 85251  
480-312-7015

---

**From:** Perone, Steve  
**Sent:** Thursday, June 25, 2015 9:18 AM  
**To:** Fitzpatrick, Karen  
**Subject:**

### Neighborhoods and their Contacts

Nbhd Name	Title	Last Name	First Name	Address	City	ST	Zip Code	Ann. Nbhd Updt
Coalition of Pinnacle Peak (C.O.P.P.)		Vairo	Bob	10040 E Happy Valley Rd # 451	Scottsdale	AZ	85255-2388	4/9/2014
Coalition of Pinnacle Peak (C.O.P.P.)	Captain	Whitehead	Linda	9681 E Chuckwagon Ln	Scottsdale	AZ	85262	4/9/2014
Desert Cove Condominium HOA	Property Manager	Ott	Mike	16441 N 91st St 104	Scottsdale	AZ	85260	4/30/2014
Pueblo Verde Condominium Assoc HOA	Vice-President	Flynn	Barb	7021 E Earll Dr 111	Scottsdale	AZ	85251	2/26/2015
Pueblo Verde Condominium Assoc HOA	Property Manager	Passey	Jon	42 S Hamilton Pl 101	Gilbert	AZ	85233	2/26/2015
Scottsdale Coalition	Vice-President	Heather	Jim	6732 E Sheridan St	Scottsdale	AZ	85257	11/19/2014
Scottsdale Coalition	President	Cantor	Nancy	3408 N Pautie Wy	Scottsdale	AZ	85251	11/19/2014
Scottsdale Trailer Corral	Resident	Kinsey	Alvin & Ava	3202 N Scottsdale Rd 37	Scottsdale	AZ	85251-6412	12/11/2014

**Steve Perone**

**3-GP-2015**  
**7/16/2015**



Planning Assistant  
480-312-2307  
[sperone@scottsdaleaz.gov](mailto:sperone@scottsdaleaz.gov)





# 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: 358-PA-2015

Project Name: \_\_\_\_\_

Location: 7107 E. Earll Dr.

Site Posting Date: 6.26.15

Applicant Name: Rose Law Group

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

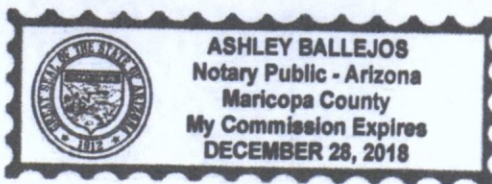
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Dan S. Swartz*  
Applicant Signature

6.26.15  
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 June day of 26, 2015



*Ashley Ballejos*  
Notary Public  
My commission expires: 12.28.18

## 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

## Nighborhood Open House Meeting:

Date: Thursday July 9, 2015

Time: 5:30 P.M.

Location: First Baptist Church of Scottsdale  
7025 E. Osborn Rd., Scottsdale, AZ 85251

**Site Address: 7107 E. Earll Dr., Scottsdale, AZ 85251**

### Project Overview:

- Request: Non-Major General Plan Amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and Re-Zoning from "C-3" to "R-5"
- Description of Project and Proposed Use: 19-Unit Residential Development
- Site Acreage: 1.2 acres
- Site Zoning: C-3

### Applicant Contact:

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

### City Contact:

Brad Carr 480-312-7713  
bcarr@scottsdaleaz.gov

Pre-Application #: 358-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<http://www.scottsdaleaz.gov/projects/ProjectsInProgress>

Posting Date:  
6/26/15

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

3-GP-2015  
7/16/2015





## SCHOOL DISTRICT

### Determination of Adequate Facilities

City of Scottsdale Project Number: 358 -PA- 2015

Project name: Gallery

Project Location 7107 E Earll Drive

Applicant Name: Rose Law Group pc Phone: 480-505-3936

Applicant E-mail: bcooper@roselawgroup.com Fax: 480-505-3925

School District: Scottsdale Unified School District

I, DAVID PETERSON 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 be 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.

[Signature]  
Superintendent or Designee

6/6/15  
Date

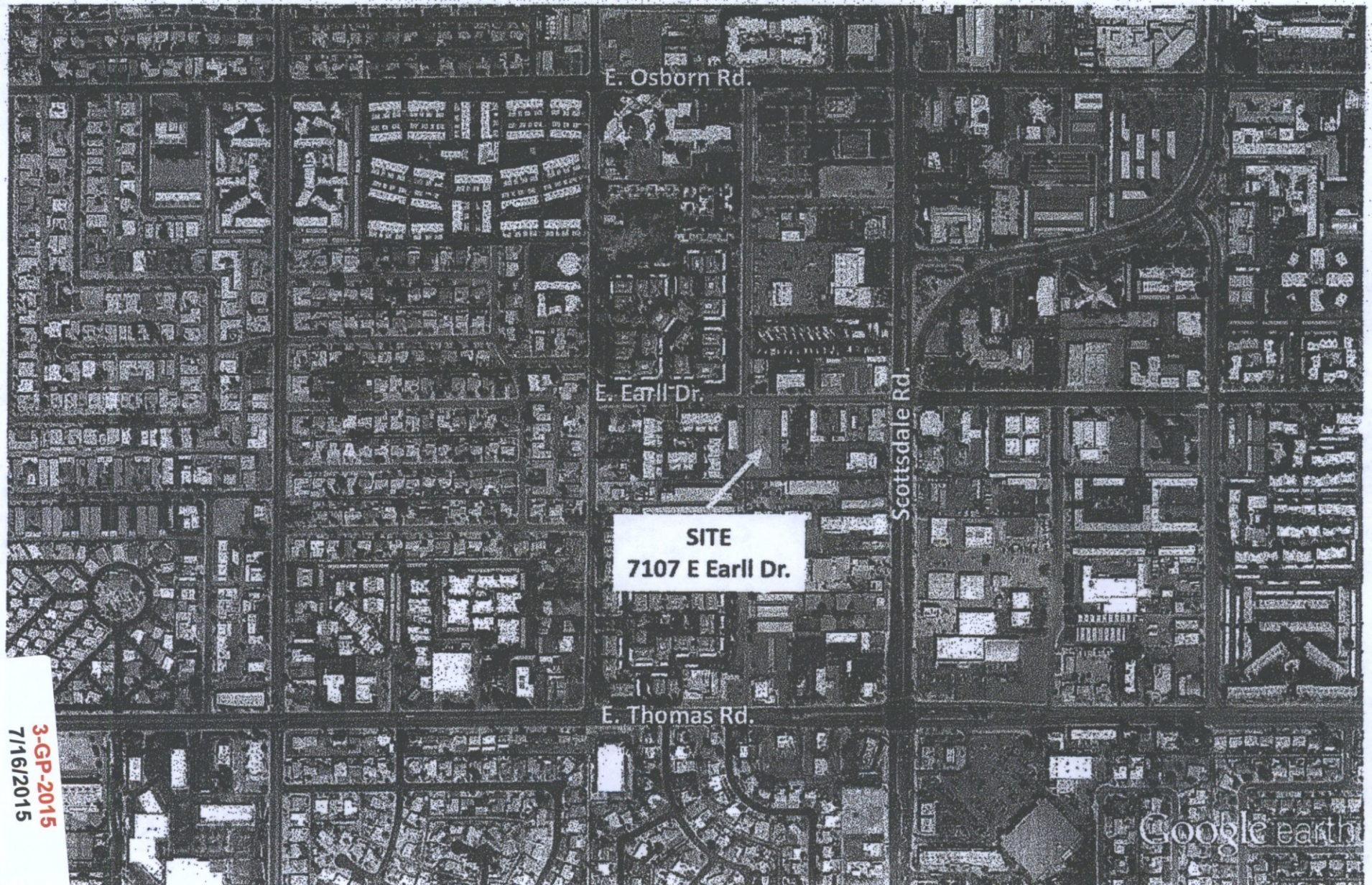
### Planning and Development Services Department

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



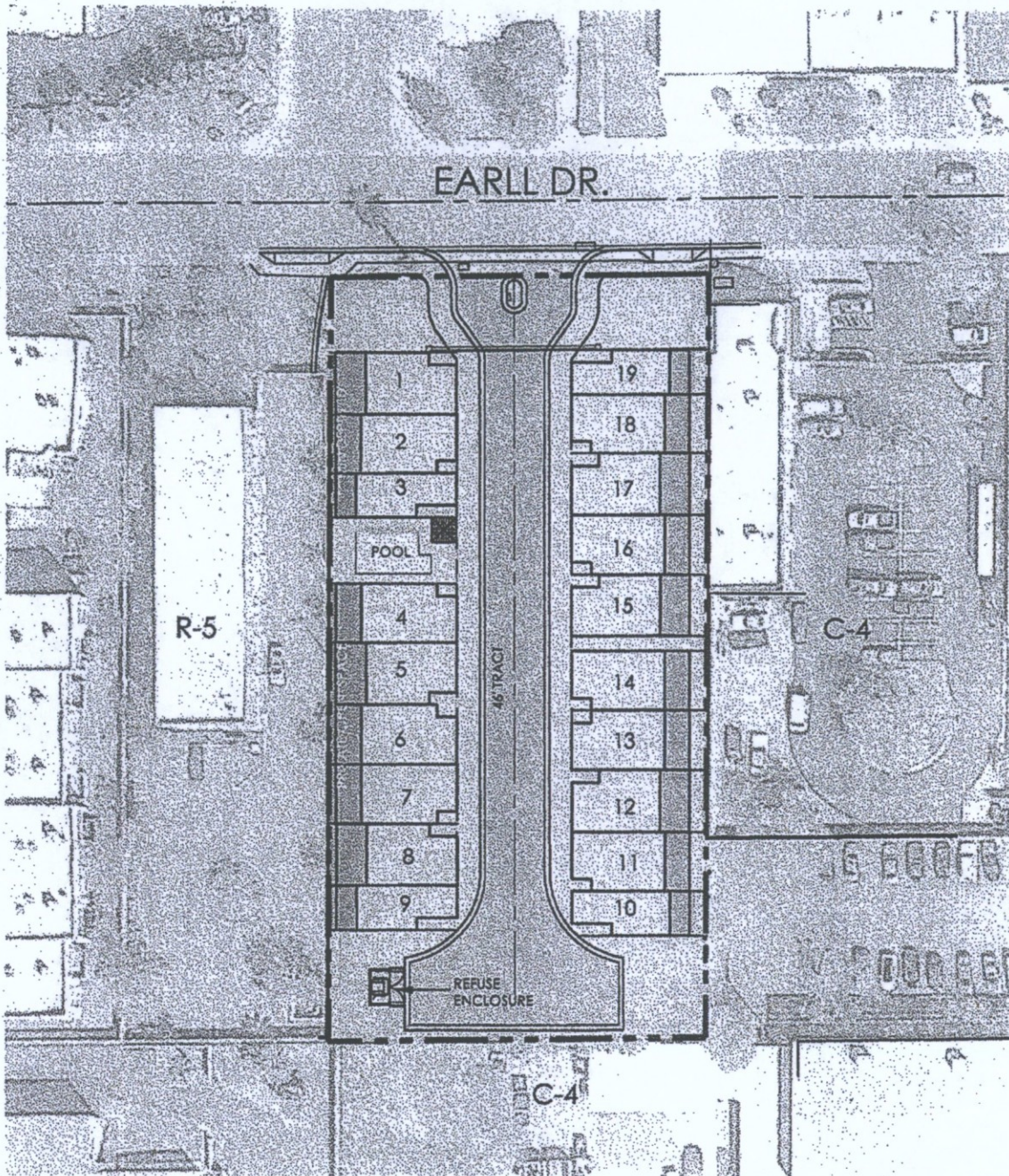
# GALLERY

south scottsdale | infill



3-GP-2015  
7/16/2015





#### SITE DATA:

SITE AREA (GROSS): 51,400 SqFt (1.2 AC. +/-)  
 GROSS DENSITY: 15.8 DU/AC.  
 SITE AREA (NET): 46,800 SqFt (1.1 AC. +/-)  
 CURRENT ZONING: C-3  
 PROPOSED ZONING: R-5  
 PROPOSED # OF LOTS: 19  
 OPEN SPACE REQUIRED: 0.24 AC. (22% OF NET)  
 OPEN SPACE PROVIDED:

\*ASSUMES UNDERGROUND STORMWATER STORAGE

\*THIS SITE PLAN IS PRELIMINARY AND WILL REQUIRE MORE DETAILED ANALYSIS

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south 4th avenue • tempe, arizona 85281 • 480.994.0994

**GALLERY**  
 CONCEPTUAL SITE PLAN

APPROX. SCALE: 1" = 40'  
 1511  
 DRAWN BY: JC  
 4/30/15  
 NORTH

PRELIMINARY NOT FOR CONSTRUCTION • SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL • © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the drawings and design presented herein, is an instrument of service, is prepared only for the specific purpose and for the client named herein, and is not to be used for any other purpose without the written authorization and approval of LVA Urban Design Studio, L.L.C. All rights are reserved.

3-GP-2015  
 7/16/2015



# **GALLERY**

south scottsdale | infill

**SOUTHEAST CORNER OF 71<sup>ST</sup> STREET & EARLL DRIVE**

## **PRE-APP NARRATIVE**

**June 22, 2015**

### ***Property Description***

The applicant is proposing a 19 lot subdivision on a 1.2 acre property located south of the Earll Drive and 71<sup>st</sup> Street intersection. The property is currently vacant and is comprised of portions of 8 individual parcels.

The property maintains a General Plan land use designation of "Mixed Use Neighborhoods" and is located outside of the Downtown Overlay area. The current zoning designation on the property is C-3. Surrounding properties are zoned C-4 (east), R-5 (west), R1-7 & C-3 (north), and C-4 & C-3 (south).

### ***Development Proposal***

The development proposal will include a proposal to rezone the property from C-3 to R-5 to allow for 19 for sale units (15.8 DU/Ac). The units will front onto an internal private and gated street, and will be 3 stories in height with ground level garages. Access to the site is from Earll Drive. The community will also include an amenity area located near the center of the site. The western portion of the property includes an undeveloped segment of public right-of-way that will be proposed for abandonment.

The applicant does not believe that a General Plan amendment is required for the proposed use.



June 23, 2015

Dr. David Peterson  
Superintendent  
Scottsdale Unified School District  
3811 N. 44<sup>th</sup> Street  
Phoenix, AZ 85018

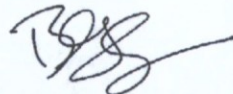
Dear Dr. Peterson,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration And Procedures, Section 1.1500, Collaborative City And School Planning.

Mockingbird Group LLC is applying for a rezoning application that changes the zoning classification from non-residential to residential classification (Project Number: 358-PA-2015). The 1.2 acre property is located at 7107 E Earll Dr. and is currently zoned C-3 "Highway Commercial" which does not allow for residential units; our application for R-5 "Multiple Family Residential" will result in a total of 19 units allowed.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. I would like to schedule a meeting with you to discuss the above proposal. I can be reached (480) 291-0743 or bcooper@roselawgroup.com. Should you believe a meeting is not necessary, please return the attached form to me at your earliest convenience.

Sincerely,



Ben Cooper  
Senior Project Manager

cc: City of Scottsdale Current Planning Department

Attachments:

Narrative  
Location Map  
Site Plan  
School District Response Form

**3-GP-2015**  
**7/16/2015**



# GALLERY

south scottsdale | infill

## SOUTHEAST CORNER OF 71<sup>ST</sup> STREET & EARLL DRIVE

### PRE-APP NARRATIVE

June 22, 2015

#### ***Property Description***

The applicant is proposing a 19 lot subdivision on a 1.2 acre property located south of the Earll Drive and 71<sup>st</sup> Street intersection. The property is currently vacant and is comprised of portions of 8 individual parcels.

The property maintains a General Plan land use designation of "Mixed Use Neighborhoods" and is located outside of the Downtown Overlay area. The current zoning designation on the property is C-3. Surrounding properties are zoned C-4 (east), R-5 (west), R1-7 & C-3 (north), and C-4 & C-3 (south).

#### ***Development Proposal***

The development proposal will include a proposal to rezone the property from C-3 to R-5 to allow for 19 for sale units (15.8 DU/Ac). The units will front onto an internal private and gated street, and will be 3 stories in height with ground level garages. Access to the site is from Earll Drive. The community will also include an amenity area located near the center of the site. The western portion of the property includes an undeveloped segment of public right-of-way that will be proposed for abandonment.

The applicant does not believe that a General Plan amendment is required for the proposed use.



# GALLERY

south scottsdale | infill

E. Osborn Rd.

E. Earll Dr.

Scottsdale Rd.

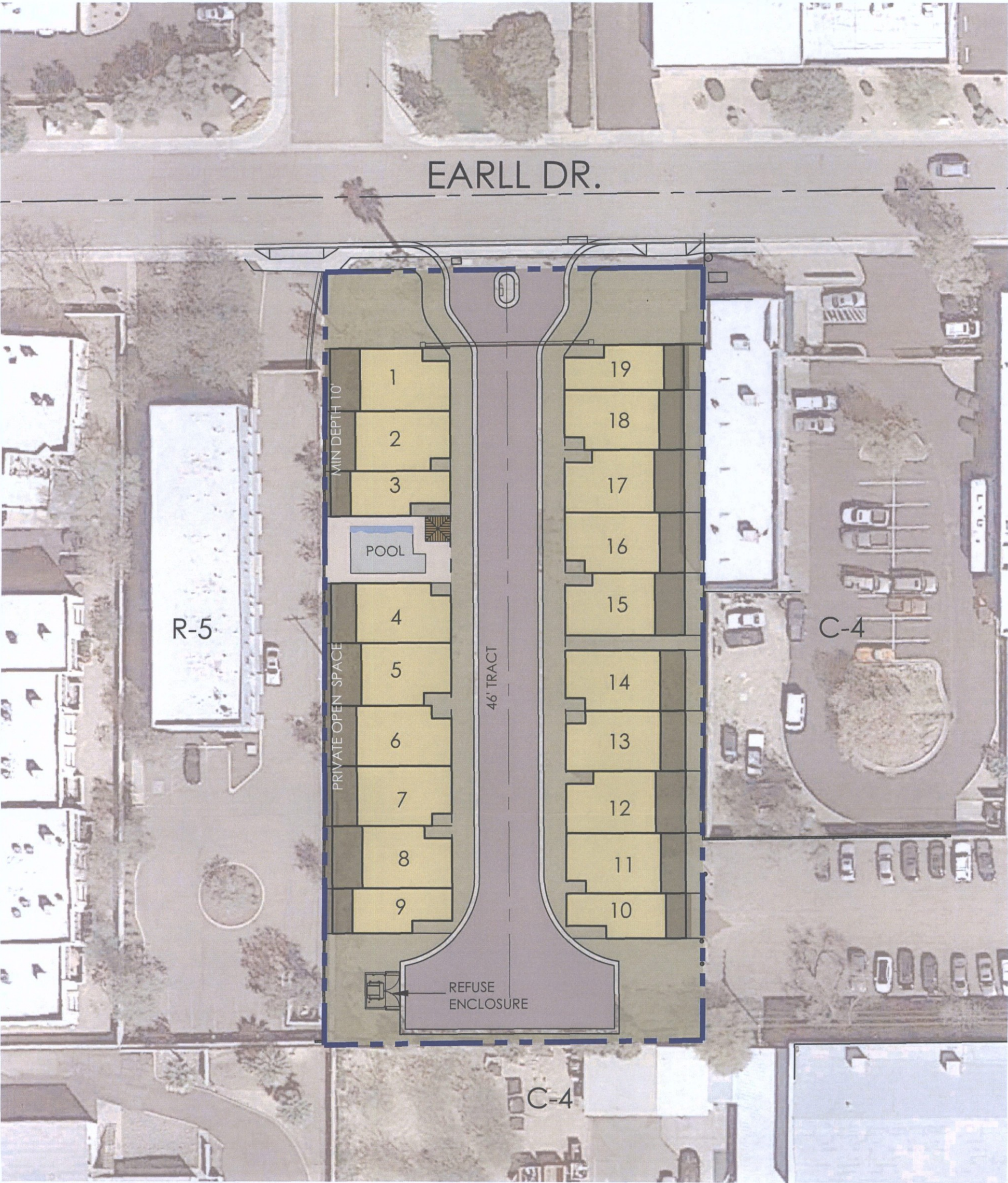
SITE  
7107 E Earll Dr.

E. Thomas Rd.

Google earth

3-GP-2015  
7/16/2015





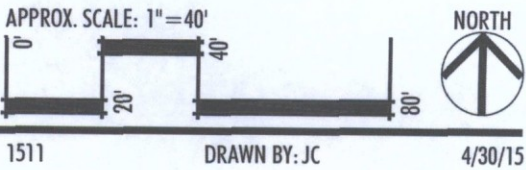
**SITE DATA:**

SITE AREA (GROSS):	51,400 SqFt (1.2 AC. +/-)
GROSS DENSITY:	15.8 DU/AC.
SITE AREA (NET):	46,800 SqFt (1.1 AC. +/-)
CURRENT ZONING:	C-3
PROPOSED ZONING:	R-5
PROPOSED # OF LOTS:	19
OPEN SPACE REQUIRED:	0.24 AC. (22% OF NET)
OPEN SPACE PROVIDED:	

\*ASSUMES UNDERGROUND STORMWATER STORAGE  
\*THIS SITE PLAN IS PRELIMINARY AND WILL REQUIRE MORE DETAILED ANALYSIS

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

**GALLERY**  
CONCEPTUAL SITE PLAN







# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: \_\_\_\_\_-PA-\_\_\_\_\_

Project name: \_\_\_\_\_

Project Location \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

School District: \_\_\_\_\_

I, \_\_\_\_\_ 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.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

**Planning and Development Services Department**

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7

**3-GP-2015**  
**7/16/2015**





# Community Input Certification

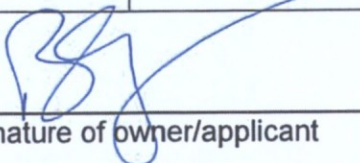
CASE NO: 358-PA-2015

PROJECT LOCATION: 7107 E Earll Dr.

## 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
6/25/2015	See attached notification list for detail			X

  
Signature of owner/applicant

7/13/2015  
Date

**Planning, Neighborhood & Transportation**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-31

**3-GP-2015**  
**7/16/2015**

8





# Neighborhood Involvement General Plan Checklist (GP)

**Neighborhood Involvement is required for all General Plan Amendment requests.** Refer to the City of Scottsdale Resolution No. 5135, and the Arizona Revised Statutes Title 9, for additional General Plan Amendment review and guideline information. The check boxes on the Neighborhood Involvement GP checklist that are checked are the items that are required by resolution and/or state requirements, items that are not checked are optional at the coordinator's discretion and are based on the complexity of the proposed project. *If you have questions on these requirements, please contact Planning & Development Services at 480-312-7000.*

**This checklist is for General Plan Amendment requests:** If you are submitting an application for Rezoning, 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).

*This Document Constitutes A Public Disclosure Under ARS Section 39-121. Inspection of Public Records.*

Complete the following Steps and marked items **prior to** submitting your application.

**Step 1: Pre-submittal meeting:** The applicant will meet with staff to discuss their Neighborhood Involvement plan. It is encouraged that "neighbors" be **contacted at least twice** prior to the public hearing for the request. Applicants are advised to maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement.

## Step 2: Neighborhood Notification

### Provide information by:

- ☒ 1<sup>st</sup> Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

### To:

- ☒ Each Real Property owner in proposed area
- ☐ Property owners and HOAs within 750'
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)

### 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
- General Plan existing and proposed graphics
- Applicant and City contact names and phone numbers
- Scheduled open house(s) - including time, date, and location

## Step 3: Project Under Consideration

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

## Step 4: You are required to hold a minimum of 1 Open House Meeting.

Provide open house date, time, and location to Project Coordinator **at least 14** calendar days prior to each meeting. E-mail open house information to the Project Coordinator at [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)

*Continued on page 2*

**3-GP-2015**  
**7/15/2015**

## Planning & Development Services Department

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





# Neighborhood Involvement General Plan Checklist (GP)

## Step 4: Continued from page 1

- ☐ **Additional Open House Meeting(s) required \_\_\_\_.** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

## Step 5: Complete a Neighborhood Involvement Report

Provide all of the checked items in a Neighborhood Involvement Report that is to be submitted no later than 7 calendar days prior to the Planning Commission public hearing.

- ☒ **Submit either the original or a copy of this marked Neighborhood Involvement Packet.**

- ☒ **Document your Project Notification efforts as follows:**

- Provide a map showing the number of and where notified neighbors are located.
- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide the dates contacted, how they were contacted, and the number of times contacted (minimum of two).
- Provide copies of letters or other means used to contact neighbors, school districts, and HOA's.
- Provide originals of all comments, letters, and correspondence received.

- ☒ **Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:**

- Provide completed affidavit of the sign posting with a time/date stamped photo. (See attached)
- Provide a copy of the 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 who attended the meeting(s), and comment sheets.
- A written summary of topics discussed and comments, issues and concerns provided at the open house meeting(s).

- ☒ **Provide steps taken to keep neighbors informed and involved.**

- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process and open house meetings.
- List how neighbors were contacted regarding changes and updates to the proposed General Plan Amendment.
- Provide any other outreach and communication efforts.

## Related Resources:

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

**3-GP-2015  
7/16/2015**

## Planning & Development Services Department

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





# Citizen Review Checklist

(ZN)

The Citizen Review Process is required for all: Rezoning, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000*

This application is for a:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Rezoning           | <input type="checkbox"/> Council Approved Amended Development Standards |
| <input type="checkbox"/> Zoning Stipulation Amendments | <input type="checkbox"/> City Council Site Plan Approvals               |

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.

**Step 1: Citizen Review Plan:** Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

- Where and when the open house will be held
- How and when neighbors will be notified:

**Provide information by:**

- ☒ 1<sup>st</sup> Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

**To:**

- ☐ All property owners and HOAs within proposed area
- ☐ Property owners and HOAs within 750'
- ☐ School District(s)\*
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Residents/Tenants

- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

\* School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

**Step 2: Project Under Consideration:** Post the Sign - (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:

- Project Overview: description of request, proposed use, site acreage, site zoning
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
- City's web site address: [www.scottsdaleAZ.gov/projects/ProjectsInProgress](http://www.scottsdaleAZ.gov/projects/ProjectsInProgress)
- Sign posting date

**3-GP-2015**  
**7/16/2015**

## Planning, Neighborhood & Transportation Division

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





# Citizen Review Checklist

(ZN)

**Step 3:** **Notification Letters:** Send a letter, by first class mail at least ten (10) calendar days\* prior to the open house meeting. Include the following items:

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Preliminary site plan and/or project location map

**Step 4:** **Open House Meeting:** Hold the Open House Neighborhood Meeting onsite or at a location near the site, within *45 days prior* to your formal submittal. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov). From the Open House provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.

☐ **Additional Open House Meeting(s) required \_\_\_\_.** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

**Step 5:** **Complete a Citizen Review Report:** All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:

A. Details of the methods used to involve the public including:

1. A map showing the number of and where notified neighbors are located.
2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
3. The dates contacted, how they were contacted, and the number of times contacted.
4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
5. List of dates and locations of all meetings
6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
7. The completed affidavit of sign posting with a time/date stamped photo. (See attached)

B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:

1. The substance of the comments, issues, concerns and problems.
2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

## Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Public Hearing Sign Posting
- ☐ Collaborative City and School Planning packet
- ☐ Affidavit of Posting

**3-GP-2015**  
**7/16/2015**

## Planning, Neighborhood & Transportation Division

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