

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**



# 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: 1-GP-2016 & 1-ZN-2016

Project Name: Scottsdale Executive Villas

Location: 6320 & 6350 E. Thomas Rd.

Site Posting Date: 3/31/16 sign modified: 5/14/16

Applicant Name: Withey Morris, PLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

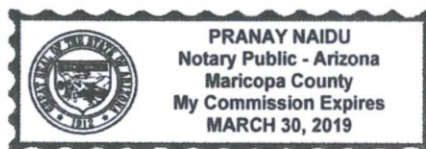
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pranay Naidu*  
Applicant Signature

5-12-16  
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 12 day of May 2016



*Pranay Naidu*  
Notary Public

My commission expires: 03-30-2019

**City of Scottsdale -- Current Planning Division**

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





City of Scottsdale  
**PUBLIC NOTICE**

# ZONING/PUBLIC HEARINGS

City Hall

3939 N. Drinkwater Boulevard

[www.Scottsdaleaz.gov/projects/Project in Process](http://www.Scottsdaleaz.gov/projects/Project%20in%20Process)

**PLANNING COMMISSION: 5:00 P.M., 4/20/2016**

**CITY COUNCIL: 5:00 P.M., 6/07/2016**

**REQUEST:** by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial and a Zoning District Map Amendment from Service-Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3 +/- acre site.

**LOCATION: 6320 & 6350 E. Thomas Road**

**Case Number: 1-GP-2016 & 1-ZN-2016**

**Applicant/Contact: George Pasquel**

**Phone Number: 602-230-0600**

Posting  
Date:  
3/31/16

**Email Address: [George@WitheyMorris.com](mailto:George@WitheyMorris.com)**

**Case File Available at City of Scottsdale 480-312-7000**

**Project information may be researched at: <http://www.scottsdaleaz.gov/projects/>**



**Citizen Review Report**  
Non-Major General Plan Amendment and Rezoning

Pre-Application No. 682-PA-2015

Updated March 4, 2016

Per the City of Scottsdale Citizen Review Checklist and the Neighborhood Involvement General Plan Checklist (both attached at **TAB A**), see the attached and the below Citizen Review Report.

As required, the applicant met with City Staff early in the process to discuss neighborhood involvement strategy. Beyond the required neighborhood open house and notification letters, the applicant also planned to do additional outreach to the immediately adjacent neighborhood to the north, known as Golden Keys.

In that effort, ownership met with Golden Key's HOA President Carl Thomas to discuss the planned improvements and get a better understanding of the Golden Key resident's interest. Ownership also met with HOA Board Member Elizabeth Enright at her home and then toured the community together to further discuss the community. Ownership has had, and will continue to have, ongoing dialogue with both of these residents and Board Members.

On December 15, 2015, the applicant and representatives of ownership attended the Golden Keys regularly scheduled HOA meeting to introduce the new ownership of the Property, discuss the planned applications and discuss and answer questions.

On, December 29, 2015, first class letters were mailed to property owners within 750 feet of the Property and registered Home Owner's Association within 750 feet of the Property, as provided by the City of Scottsdale. The letter detailed the Property location, provided a description of the proposed project and request and invited the recipient to attend an open house meeting to further discuss the request. The letter also provided contact information for the applicant as well as the City representative assigned to the project. A copy of the first class letter and mailing list are attached at **TAB B**.

On December 30, 2015, a Project Under Consideration sign was posted on site detailing the project request and description and providing contact information for the applicant and the City. See attached affidavit of posting attached at **TAB C**.

As of the date of this report, the applicant has received calls from four (4) nearby residents. The first caller on January 5, 2016 lives in Golden Keys and had general questions regarding the project and process. He also noted and similar concept potentially under construction near 46 Street and Thomas. The



gentleman called again on January 15, 2016 inquiring about how the neighborhood meeting went. He also stated support for the project as it would be better than a new, larger development or letting the existing complex continue to deteriorate. The second caller on January 7, 2016 also lives in Golden Keys. She noted her complete support and excitement for the project and stated that she could not attend the scheduled neighborhood meeting. The third caller on January 11, 2016 lives in The Casas community. She had general questions about the proposal and wondered if the new commercial uses would be open to the general public or just for the office tenants. She also stated that she could not attend the neighborhood meeting. On January 26, 2016 a resident of Golden Keys called inquiring as to the kind of restaurants envisioned. The caller was informed that no specific tenants had been identified at this time and some sample concepts were discussed.

On January 11, 2016, a neighborhood open house was held at 6pm at the City of Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Exhibits depicting the Property and surrounding area, the area of the rezoning and General Plan Amendment request and a rendering of planned renovation were on display. Representatives of the owner as well as a member of ownership were present to provide information and answer questions. A sign-in sheet was provided along with business cards with contact information for any follow up questions. Topics discussed included the following: the condition of the wall along the north property line, historic issues with alley maintenance, questions about potential noise and additional building height, lighting questions, the location of refuse, and hours of operation. See sign-in sheet and sample exhibits attached at **TAB D**.

A Community Input Certification summarizing some of these efforts has been provided at **TAB E**. Ownership and our office will continue to be available to discuss the project with interested parties.

Tab A





## 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 and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)

*Continued on page 2*

**Planning & Development Services Department**

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## 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

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# 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

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# 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:**

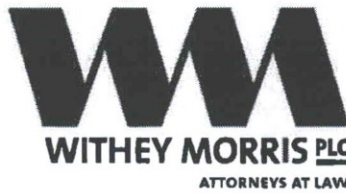
- |  |   |
|--|---|
| <input type="checkbox"/> Project Under Consideration Sign Posting Requirements | <input type="checkbox"/> Affidavit of Posting |
| <input type="checkbox"/> Public Hearing Sign Posting                           |   |
| <input type="checkbox"/> Collaborative City and School Planning packet         |   |

**Planning, Neighborhood & Transportation Division**

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# Tab B



December 29, 2015

**Re: 6300 East Thomas Road - Rezoning & Minor General Plan Amendment - Case No. 682-PA-2015**

Dear Property Owner / Neighbor

Our office represents EverWest Real Estate Partners LLC ("EverWest") with regard to the roughly 13.4 acre property located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street (the "Property"). See attached aerial map. As you probably know, the Property, referred to as the "Executive Villas", was developed in the early 80's and has seen few improvements since that time. The complex is in need of some major upgrades and repairs. It is our understanding there may have been some maintenance problems as well over the years. We are pleased to notify you that the Property has recently been acquired by EverWest. EverWest plans to invest millions of dollars to improve the Property and to make it more modern and of a higher quality. Improvements will include enhanced landscaping, upgraded building interiors, improved courtyards and increased shade features. The purpose of this letter is to introduce ourselves, and let you know who we are and what we intend to do.

It is our understanding most companies that have looked at redevelopment of this parcel have proposed demolishing all the buildings on site and constructing new buildings to maximize intensity and square footage. This would surely add overall building mass and reduce setbacks dramatically. The good news is EverWest plans to keep the existing buildings on site in their current configuration; there will be no new buildings and no additional building height. The overall goal of the project is to breathe new life into the aging complex and to bring new, high-quality tenants. This can all be done under the current land use entitlements that already exist on the Property.

As part of the overall improvements, however, Ownership also feels strongly that a boutique café and possible fitness center is necessary to provide amenities for the more upscale tenants that will be leasing space at this upgraded, improved office complex. The café/fitness center uses will be small and low scale. We anticipate each of these uses will only consist of approximately 3,500 square feet. Furthermore, these uses will be limited to a portion of two buildings on the south side of the complex, towards Thomas Road. To make that happen, a small portion of the Property fronting on Thomas Road will be rezoned from Service-Residential (S-R) to Neighborhood Commercial (C-1) (and the General Plan designation modified). The small area to be rezoned for these purposes is shown by the dashed line on the enclosed aerial.

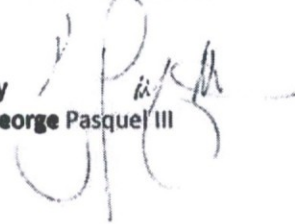
In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Monday, January 11, 2016 from 6:00-7:00pm, at the Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Feel free to stop by at any time between 6:00 and 7:00 pm. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or [George@witheymorris.com](mailto:George@witheymorris.com). The City's Project Coordinator is Brad Carr at 480.312.7713 or [BCarr@ScottsdaleAZ.gov](mailto:BCarr@ScottsdaleAZ.gov).



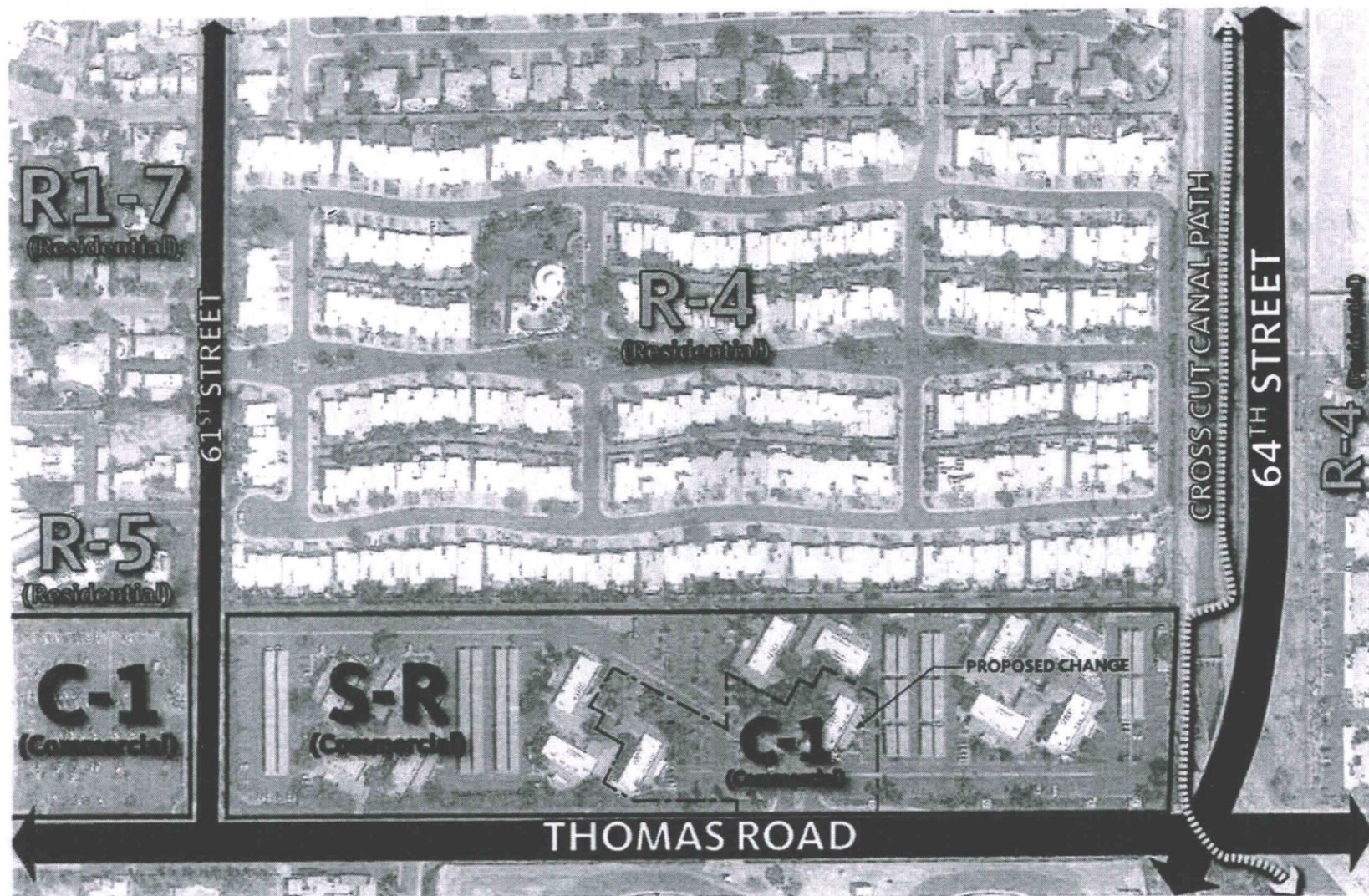
In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/projects>. Thank you for your courtesy and consideration.

Very truly yours,

WITHEY MORRIS P.L.C.

By   
George Pasquel III

Attachment: Aerial



# **ZONING PLAN**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | **Gensler**



6119 E MONTEREY WAY LLC  
7702 E THIRD ST  
SCOTTSDALE, AZ 85251

ABRAMOWITZ STEPHEN  
6283 E AVALON DR  
SCOTTSDALE, AZ 85251

ALDRICH GAYLORD D/BEVERLY A  
6322 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

ALVAREZ YANITZA  
40647 N PARISI PL  
QUEEN CREEK, AZ 85140

ARVIZU JOANN  
3028 N 62ND ST  
SCOTTSDALE, AZ 85251

BABBITT JAMES D/ALICE C TR  
6266 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

BARNES LORI L  
6326 E AVALON DR  
SCOTTSDALE, AZ 85251

BECKWITH FORREST MARY PATRICIA  
2823 N 61ST PL  
SCOTTSDALE, AZ 85257

BLOCK TAMARA  
6929 N HAYDEN RD STE C4-509  
SCOTTSDALE, AZ 85250

BOTT ELIZABETH M/CHARLES A  
6309 E CATALINA DR  
SCOTTSDALE, AZ 85251

6258 E CATALINA DR LLC  
6258 E CATALINA DR  
SCOTTSDALE, AZ 85251

ADAMSON HAROLD D JR  
4611 N ROCKY CREST PL  
TUCSON, AZ 85750

ALSEIKE DARYL D/MARGARETA K TR  
6229 E PINCHOT DR  
SCOTTSDALE, AZ 85251

ANDERSON SUZANNE  
2808 N 61ST ST  
SCOTTSDALE, AZ 85257

AVALON GOLDEN KEYS LLC  
4111 E WINSLOW  
PHOENIX, AZ 85040

BAKER ALBERT/WEISS ALLISON/MARK  
6333 E CATALINA DR  
SCOTTSDALE, AZ 85251

BARRETT JAMES LAWRENCE/JOAN  
ROSEANN TR  
6238 E CATALINA DR  
SCOTTSDALE, AZ 85251

BERG SHANE MICHAEL/LINDA ANN TR  
16034 S 45TH ST  
PHOENIX, AZ 85044

BOORMAN ROBERT W/HELEN C TR  
6201 E CATALINA DR  
SCOTTSDALE, AZ 85251

BOURNE MARJORIE L TR  
6253 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

6401 THOMAS LLC  
12633 N CAVE CREEK ROAD STE 3  
PHOENIX, AZ 85022

ADDINGTON NORMAN W/NOLA  
6145 E CATALINA  
SCOTTSDALE, AZ 85018

ALSEIKE DAVID/SONJA  
6279 E AVALON DR  
SCOTTSDALE, AZ 85251

ANITA J BENZING REVOCABLE LIVING  
TRUST  
6273 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

AYRES LINDA L/RONALD A  
6413 E WINDSOR AVE  
SCOTTSDALE, AZ 85257

BALDRIDGE LOUISE H/SANDRA K  
6262 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

BARRY AND CATHERINE DOWNS  
REVOCABLE TRUST  
6222 E PINCHOT  
SCOTTSDALE, AZ 85251

BESSON CLYDE C/CATHY N J TR  
6321 E CATALINA DR  
SCOTTSDALE, AZ 85018

BORDER ROBERT L / BEVERLY I TR  
6318 E CATALINA  
SCOTTSDALE, AZ 85251

BRIDGES SHAWN C  
6214 E CATALINA  
SCOTTSDALE, AZ 85251

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2938 N 61ST PL UNIT 111  
SCOTTSDALE, AZ 85251

BURKONS HOWARD/DONNA TR  
6290 E AVALON DR  
SCOTTSDALE, AZ 85251

CARTER ELIZABETH A TR  
6289 E CATALINA DR  
SCOTTSDALE, AZ 85251

CASAS THE  
2500 S POWER RD STE 221  
MESA, AZ 85209

CASTLE CAROLE J  
6314 E AVALON  
SCOTTSDALE, AZ 85251

CHARLES VICTORIA L TR/CHARLES DONALD P  
6218 E CATALINA DR  
SCOTTSDALE, AZ 85251

CHARLTON RONALD A/PHYLLIS A  
2814 N 62ND ST  
SCOTTSDALE, AZ 85257

CHASE GEORGE M/SUE ANN TR  
6269 E CATALINA DR  
SCOTTSDALE, AZ 85251

CHILL BRUCE W/MIRIAM G  
6414 E CAMBRIDGE AVE  
SCOTTSDALE, AZ 85257

CHRISTENSEN JOANN M TR  
6255 E AVALON DR  
SCOTTSDALE, AZ 85251

CHRISTMAN SARAH F/JOHN A  
8547 E VIA DE RISA  
SCOTTSDALE, AZ 85258

CHRISTOPHER POLLYANNA  
6270 E AVALON DR  
SCOTTSDALE, AZ 85251

CHURCH MARY HELEN  
6222 E CATALINA  
SCOTTSDALE, AZ 85251

COCHRAN DOUGLAS  
6107 E CARNATION CIR  
PHOENIX, AZ 85018

COLARIC JACK A/SUMMERS KAAREN A  
7241 A FELIZ DR  
TEMPE, AZ 85283

CONKLE DONALD E  
50 NAVIGATOR LN  
PORT LUDLOW, WA 98365

COOMBS JERROLD R/CHARLOTTE  
6205 E CATALINA DR  
SCOTTSDALE, AZ 85251

COON LANCE/MITCHELL JUDITH C  
2856 N 61ST ST  
SCOTTSDALE, AZ 85257

COPPINS JAMES B  
6274 E CATALINA DR  
SCOTTSDALE, AZ 85251

CORRAO JOSEPH T/SUSAN R  
6277 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

COUNCIL THOMAS E/DONNA M TR  
6282 E AVALON DR  
SCOTTSDALE, AZ 85251

CRAWFORD PHILLIP Q  
2938 N 61ST PL NO 108  
SCOTTSDALE, AZ 85251

CRLP EAST THOMAS ROAD LLC  
6584 POPLAR AVE  
MEMPHIS, TN 38138

CROSS BRUCE B TR  
6261 E CATALINA DR  
SCOTTSDALE, AZ 85251

CSP LIVING TRUST  
2862 W 61ST ST  
SCOTTSDALE, AZ 85257

CULP STEVEN A  
2743 N 66TH ST  
SCOTTSDALE, AZ 85257

DALLETT NANCY L  
6286 E CATALINA DR  
SCOTTSDALE, AZ 85251

DALLYN SELWYN L/MIGHT JENIFFER A  
6202 E CATALINA DR  
SCOTTSDALE, AZ 85251

DAVIS DENISE L  
4000 LYMAN RD  
OAKLAND, CA 94602

DAY JAMES R TR  
6306 E AVALON DR  
SCOTTSDALE, AZ 85251

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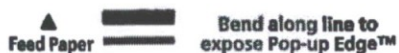
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6310 E AVALON DR  
SCOTTSDALE, AZ 85251

DEAR PERIHAN  
2938 N 61ST PL UNIT 124  
SCOTTSDALE, AZ 85251

DEL NERO LYNDA C/SALISBURY LAURIE J  
6321 E AVALON DR  
SCOTTSDALE, AZ 85251

DELGADO LEONARD J/GLENN M  
6261 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

DELMONICO ROSE M TR  
6313 E AVALON DR  
SCOTTSDALE, AZ 85251

DENFELD PAUL/CHRIS  
15040 SW HOLLY HILL RD  
HILLSBORO, OR 97123

DENT DIANE  
6273 E CATALINA DR  
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
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TRUST  
6286 E PINCHOT AVE  
SCOTTSDALE, AZ 85251

WILLIAM LAWRENCE THWING LIVING TRUST  
6291 EAST AVALON DR  
SCOTTSDALE, AZ 85251

WOLCOTT DELORES J  
6293 E CATALINA DR  
SCOTTSDALE, AZ 85251

WONGMA ENTERPRISES LLC  
PO BOX 15  
APACHE JUNCTION, AZ 85117

YOUNG BRENDA L  
4351 E LONE CACTUS DR  
PHOENIX, AZ 85050

YOUNG THOMAS C/BILLIE J TR  
2401 N 57TH ST  
SCOTTSDALE, AZ 85257

YVONNE T CID TRUST  
6325 E AVALON DR  
SCOTTSDALE, AZ 85251

ZAYANTA LLC  
PO BOX 2676  
SCOTTSDALE, AZ 85252

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10040 E HAPPY VALLEY RD #451  
SCOTTSDALE, AZ 85255

WHITEHEAD LINDA  
9681 E CHUCKWAGON LN  
SCOTTSDALE, AZ 85262

ENGLISH SHERRI  
6400 E THOMAS RD  
SCOTTSDALE, AZ 85251

DOWNS BARRY  
6222 E PINCHOT  
SCOTTSDALE, AZ 85251

ENRIGHT ELIZABETH  
6222 E AVALON  
SCOTTSDALE, AZ 85251

SVOBODA DANIEL  
6330 E CATALINA DR  
SCOTTSDALE, AZ 85251


COPPINS BILL  
6274 E CATALINA DR  
SCOTTSDALE, AZ 85251

GHIRARDI ROSEMARY  
6514 E PALM LANE  
SCOTTSDALE, AZ 85257

CONTOR NANCY  
3408 N PAUITE WAY  
SCOTTSDALE, AZ 85251

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# Tab C





# Affidavit of Sign Posting

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 682-PA-2015  
Project Name: Scottssdale Executive Villas  
Location: 6320-6350 East Thomas Road  
Site Posting Date: 01/01/16  
Applicant Name: Withey Morris, PLC  
  
Sign Company Name: Dynamite Signs  
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.

[Signature]  
Applicant Signature

1/1/16  
Date

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.

Acknowledged before me this the 11<sup>th</sup> day of January 2016



[Signature]  
Notary Public

My commission expires: 10-12-19

## Planning, Neighborhood & Transportation 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: Monday, January 11, 2016  
Time: 6:00 - 7:00 P.M.  
Location: Scottsdale Civic Center Library, Silver Room  
3839 N. Drinkwater Blvd., Scottsdale, AZ

Site Address: 6320 - 6350 East Thomas Road, Scottsdale

### Project Overview:

- Request: Non-Major General Plan Amendment from Office to Commercial, Rezoning from Service-Residential (S-R) to Neighborhood Commercial (C-1), and Development Review
- Description of Project and Proposed Use: Renovation of the full office complex including the allowance of boutique commercial uses within 2 of the existing buildings
- Site Acreage: +/- 3 acres
- Site Zoning: Service Residential (S-R)

### Applicant Contact:

George Pasquel III, Withey Morris, PLC  
Phone: 602-230-0600  
Email: George@WitheyMorris.com

### City Contact:

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

Pre-Application #: 682-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <http://www.scottsdaleaz.gov/projects/>

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



# Tab D

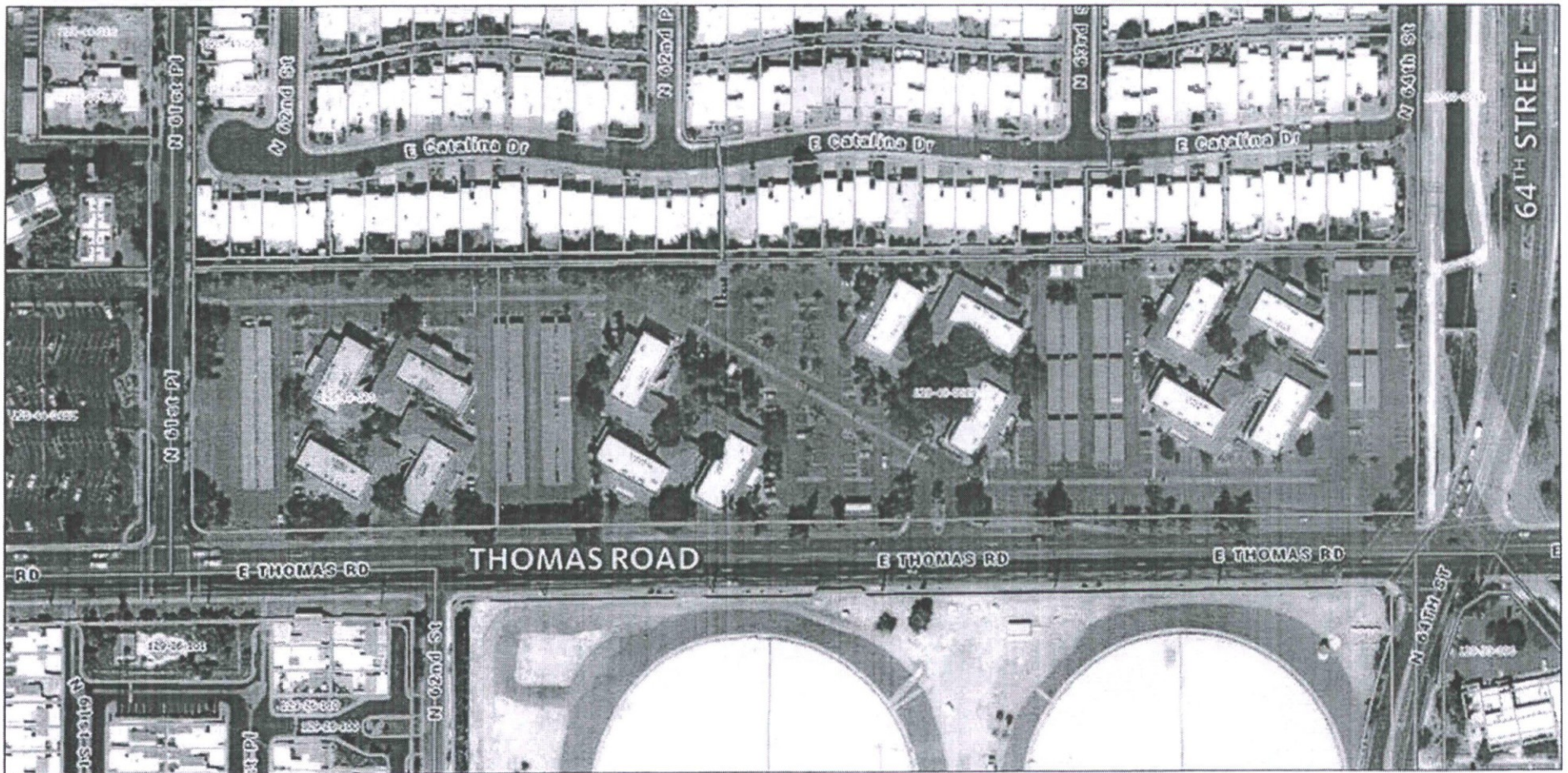
# SIGN-IN

6300 EAST THOMAS ROAD  
CASE NUMBER 682-PA-2015

NEIGHBORHOOD OPEN HOUSE MEETING  
1/11/16, SCOTTSDALE CIVIC LIBRARY, SILVER ROOM, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. SUE ANN CHASE	6269 E. Catalina			GK HOA
2. Connie Fenwick	6202 E Pinchot			GK HOA
3. Donna Council	6282 E Avista Dr.			GK HOA
4. Shelly Lear	6289 E Pinchot Av			GK HOA
5. Ginny & Victor	6250 E Pinchot			GK HOA
6. Leonard Delyad	6261 E Pinchot			GK HOA
7. Barry Downs	6222 E. Pinchot			GK HOA
8. Shaun Bridger	6214 E. Catalina			GK HOA
9.				
10.				





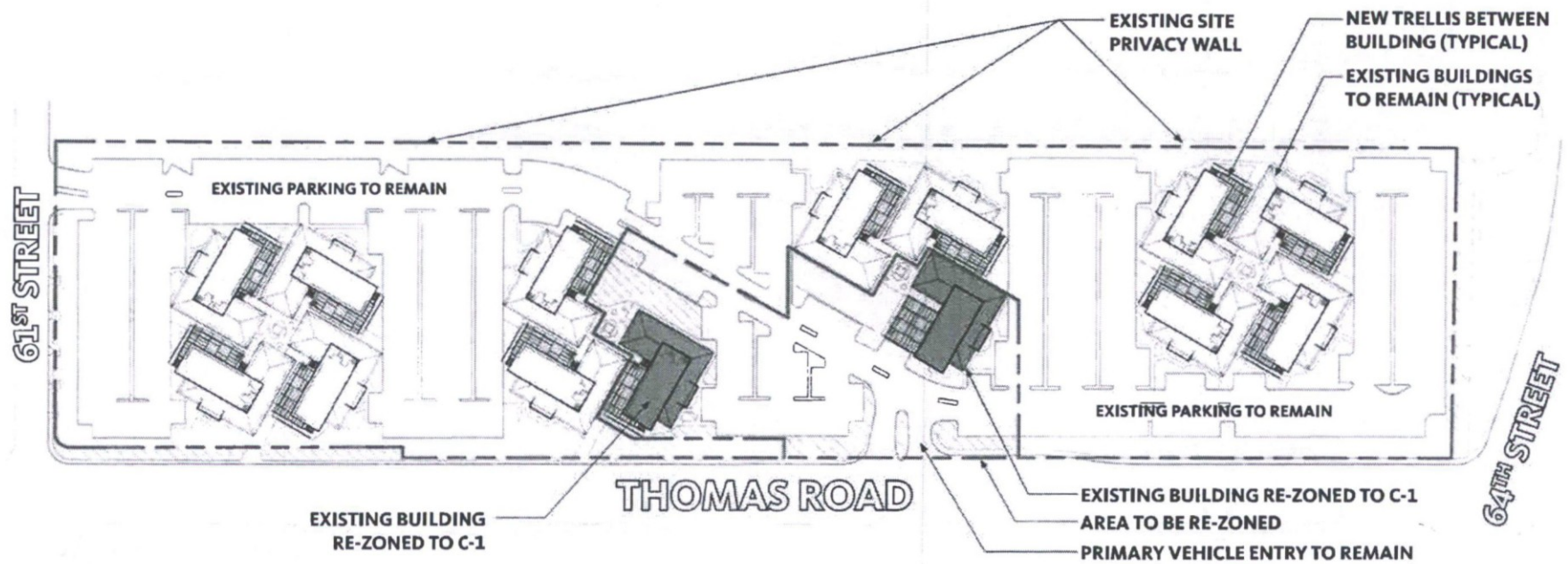
**AERIAL**

12.15.2015

EVERWEST PARTNERS | **Gensler**



# GOLDEN KEYS



## SITE PLAN

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | Gensler





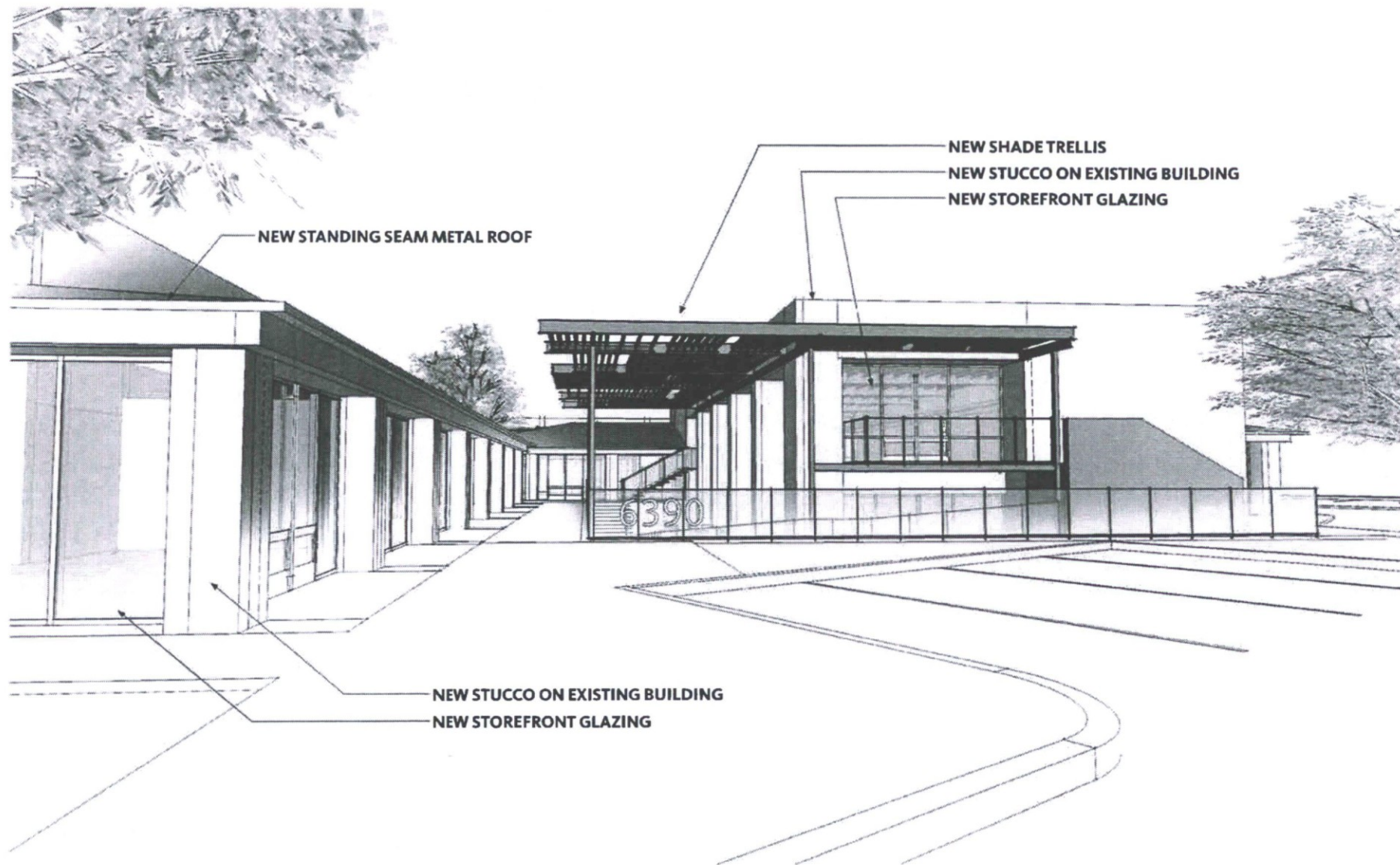
**EXISTING TYPICAL BUILDING**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | **Gensler**





## PROPOSED CONCEPT FOR TYPICAL BUILDING

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

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# Tab E



# Community Input Certification

CASE NO: 682-PA-2015

PROJECT LOCATION: 6320-6350 East Thomas Road

## 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
Oct-Nov 2015	Calls and in-person discussions with HOA President and Board Member	X	X	
Dec 15	Golden Keys HOA meeting	x		
Dec 29	Mailing letter regarding project and open house			X
Dec 30	Sign posting regarding project and open house			
Jan 5	Golden Key resident		X	
Jan 7	Golden Key resident		X	
Jan 11	The Casas resident		X	
Jan 11	Open house meeting	X		
Jan 15	Same caller as Jan 5		X	
Jan 26	Golden Key Resident		X	

Signature of owner/applicant

Date

3/3/16

## Planning, Neighborhood & Transportation Division

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



December 29, 2015

**Re: 6300 East Thomas Road - Rezoning & Minor General Plan Amendment - Case No. 682-PA-2015**

Dear Property Owner / Neighbor

Our office represents EverWest Real Estate Partners LLC ("EverWest") with regard to the roughly 13.4 acre property located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street (the "Property"). See attached aerial map. As you probably know, the Property, referred to as the "Executive Villas", was developed in the early 80's and has seen few improvements since that time. The complex is in need of some major upgrades and repairs. It is our understanding there may have been some maintenance problems as well over the years. We are pleased to notify you that the Property has recently been acquired by EverWest. EverWest plans to invest millions of dollars to improve the Property and to make it more modern and of a higher quality. Improvements will include enhanced landscaping, upgraded building interiors, improved courtyards and increased shade features. The purpose of this letter is to introduce ourselves, and let you know who we are and what we intend to do.

It is our understanding most companies that have looked at redevelopment of this parcel have proposed demolishing all the buildings on site and constructing new buildings to maximize intensity and square footage. This would surely add overall building mass and reduce setbacks dramatically. The good news is EverWest plans to keep the existing buildings on site in their current configuration; there will be no new buildings and no additional building height. The overall goal of the project is to breathe new life into the aging complex and to bring new, high-quality tenants. This can all be done under the current land use entitlements that already exist on the Property.

As part of the overall improvements, however, Ownership also feels strongly that a boutique café and possible fitness center is necessary to provide amenities for the more upscale tenants that will be leasing space at this upgraded, improved office complex. The café/fitness center uses will be small and low scale. We anticipate each of these uses will only consist of approximately 3,500 square feet. Furthermore, these uses will be limited to a portion of two buildings on the south side of the complex, towards Thomas Road. To make that happen, a small portion of the Property fronting on Thomas Road will be rezoned from Service-Residential (S-R) to Neighborhood Commercial (C-1) (and the General Plan designation modified). The small area to be rezoned for these purposes is shown by the dashed line on the enclosed aerial.

In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Monday, January 11, 2016 from 6:00-7:00pm, at the Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Feel free to stop by at any time between 6:00 and 7:00 pm. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or [George@witheymorris.com](mailto:George@witheymorris.com). The City's Project Coordinator is Brad Carr at 480.312.7713 or [BCarr@ScottsdaleAZ.gov](mailto:BCarr@ScottsdaleAZ.gov).



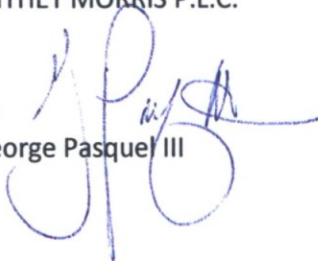
In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/projects>. Thank you for your courtesy and consideration.

Very truly yours,

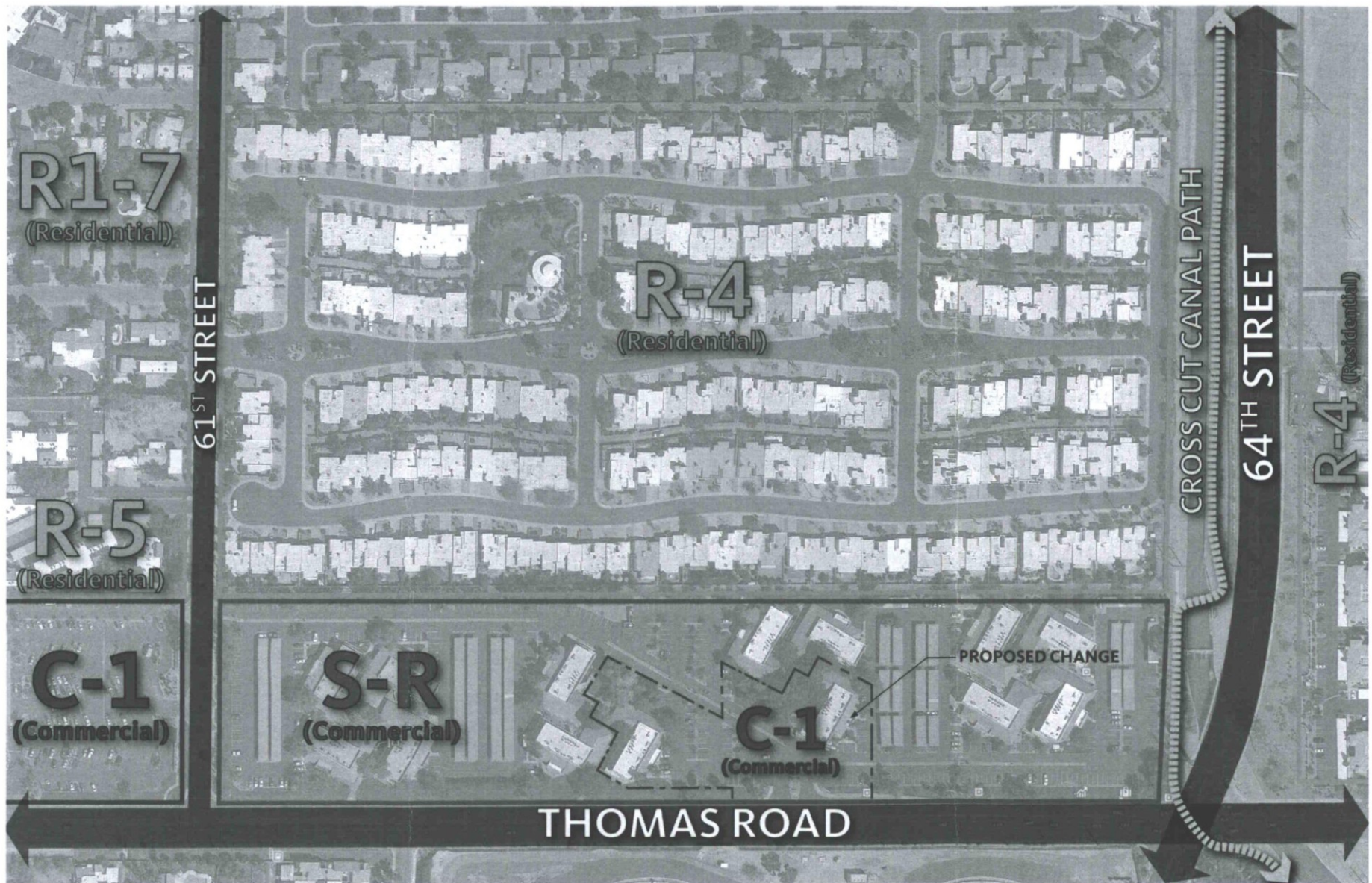
WITHEY MORRIS P.L.C.

By

George Pasquel III

A handwritten signature in blue ink, appearing to be "G. Pasquel III", written over the printed name.

Attachment: Aerial



## ZONING PLAN

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | Gensler





December 10, 2015

Mr. Carl Thompson  
President  
Golden Keys Home Owners Association  
Scottsdale, Arizona

RE: Scottsdale Executive Villas

Dear Mr. Thompson:

As the new owners of the Scottsdale Executive Villas, we wanted to say hello and give you the opportunity to hear about the improvements we have planned for the complex. As you probably know, the Scottsdale Executive Villas office complex was developed in the early 80's and has seen few improvements since that time. Our plan is to keep the existing buildings in place and implement a series of aesthetic and functional upgrades to make the buildings more inviting and the outdoor space more useable and enjoyable. This includes enhanced pedestrian connections, improved courtyards, and increased landscaping and shaded areas.

During this process will also be rezoning a small portion of the site (2 existing buildings) along Thomas Road to enable the park to have a coffee/lunch provider for use accessible to the office tenants as well as the surrounding neighborhood. We have significantly scaled back our project and made changes to the plan on file with the city in the hopes we will deliver a product that fits into the landscape much better.

We believe these improvements will enable the complex to continue to attract high-quality tenants, maintain property values and continue to be an asset for the neighborhood. If you would like to hear more, we will be attending your December 15, 2015 Board meeting and will be looking forward to meeting all of you.

EverWest Real Estate Partners, LLC  
Sincerely,

EVERWEST REAL ESTATE PARTNERS, LLC

A handwritten signature in dark ink, appearing to be "C/K", written over a horizontal line.

Curtis M. Kremer  
Managing Director – Arizona