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Notices

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6830

## Public Notices

**NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY**  
Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at 6:00 p.m. on Tuesday, November 15, 2016, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for: **PUBLIC HEARING:** Consideration of an application submitted by the City of Scottsdale requesting a Conditional Use Permit to locate personal wireless service facility antennas on the existing ballroom building located at 5400 E. Lincoln Drive (Assessor's Parcel Numbers 169-28-365E and 169-28-365G). If you have questions about this application please call the Community Development Department at (480) 348-3692. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692. All agendas are subject to change. Pub. October 29, 2016.

**NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY**  
Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public meeting at 6:00 p.m. on Tuesday, November 15, 2016, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following application: **PUBLIC MEETING:** Consideration of an amendment to the proposed Conditional Use Permit (CUP 16-01) for the private roadway adjoining 6001 N. Naomi Valley Drive, This request is to amend the stipulations such that there be no curbing required. The subject private road is located adjoining 6001 N. Naomi Valley Drive (Assessor's Parcel 169-44-012 and 169-44-024). The subject right-of-way is 50 feet in width and approximately 745 feet in length. If you have questions about this application please call the Community Development Department at (480) 348-3692. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692. All agendas are subject to change. Pub. October 29, 2016.

CLASSIFIED

Call 602-444-4444



## NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on November 14, 2016, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

- 12-ZN-2016** (Alta Osborn) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use Type 2, Planned Block Development Overlay, Downtown Overlay (DDMU-2 PBO DO) zoning, including approval of a Development Plan with specific property development standards, for a +/- 4.2-acre site located at 3220 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, 480-385-2727.
- 24-UP-2005K3** (T-Mobile Monarch Property Type 4 Wireless Communication Facility) Request by applicant for a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within a 55-foot tall artificial palm tree located at 7220 E. McKellips Road (a.k.a. 409 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Declan Murphy, 602-326-0111.
- 3-GP-2016** (District at the Quarter) 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 Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airport Character Area Plan Future Land Use Map from Airport Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.
- 8-ZN-2016** (District at the Quarter) Request by the owner for approval of the Development Plan with amended development standards and a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.
- 3-TA-2016** (Vacation Rentals or Short-Term Rentals) Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), specifically, Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.100 (Use Regulations), which affects all other Single Family Residential and Two Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5, and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multi-family Residential (R-5)), Sec. 5.1003 (Use Regulations), Sec. 5.2800 (Western Theme Park (W-P)), Sec. 5.2804 (Use Regulations), Sec. 6.800 (Special Campus (S-C)), Sec. 6.803 (Use Regulations), add Sec. 7.203 (Vacation rentals or Short-term Rentals) to Article VII (General Provisions), Sec. 8.511 (Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D districts as follows), Sec. 8.512 (Travel accommodations and guest ranches (with one hundred or more guest rooms) in R-5, C-2, C-3 and D districts) and Sec. 8.513 (Travel accommodations and guest ranches in R-4R zones) to revise or eliminate definitions and Use Regulations related to vacation rental or short-term rental uses. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Greg Bloemberg, 480-312-4306.
- 5-ZN-2016** (Scottsdale Entrada) Request by owner for a Zoning District Map Amendment from approximately 23 acres of General Commercial (C-4) zoning and approximately 0.06 acres of Open Space (OS) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for a +/- 23-acre site located at the northeast corner of E. McDowell Road and N. 64th Street at 6520 E. McDowell Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Ed Bull, 602-234-9913.
- 7-AB-2016** (Arnold Residence) request by owner to abandon the western 33-foot half-lot, located along N. 71st Street, adjacent to the eastern boundary of 7070 E. Lowden (parcel number 216-67-252), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FD) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Cameron Carter, 480-240-5639.
- 1-NE-2016** (Lone Mountain Residence) Request by applicant for approval of Hardship Exemptions from the current ESL requirements pertaining to 15 foot setbacks for walls and fences from the side and rear property lines, and pertaining to the maximum building height of 24 feet above natural grade on a +/- 4.3-acre property located at 8195 E. Lone Mountain Road with Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) zoning. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Keith Zolman, 480-246-9332.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA. COUNCIL

Attest  
Alex Acevedo  
Planning Specialist

For additional information visit our web site at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO (480-312-2542).

## Community Classified

TO PLACE AN AD, PLEASE CALL 602-444-4444



Project Name: District at the Quarter  
Case Numbers: 3-GP-2016  
Location: 15501 N. 73rd Street and 15450 N. Greenway-Hayden Loop

Purpose: 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 Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airport Character Area Plan Future Land Use Map from Airport Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop.

Staff contact: Bryan Cluff, 480-312-2258  
Email - [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)  
Applicant Contact: Dennis M. Newcombe, 480-429-3065  
Email - [dnewcombe@peusslibert.com](mailto:dnewcombe@peusslibert.com)

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bidresources/Cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Remote Hearing Date: November 14, 2016 @ 5 P.M.  
Location: City Hall Kiva, 3939 N. Drinkwater Blvd

Attest  
Alex Acevedo  
Planning Specialist

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION SUCH AS A SIGN LANGUAGE INTERPRETER, BY CONTACTING ALEX ACEVEDO AT 480-312-2542. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO AT 480-312-2542.

NOTICE OF PUBLIC HEARING  
TOWN OF PARADISE VALLEY

Notice is hereby given of an upcoming public meeting and/or hearings. The Town of Paradise Valley Planning Commission will be holding Public Meetings/Hearings at 6:00 p.m. on Tuesday, November 15, 2016; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

**PUBLIC MEETINGS/HEARINGS:** Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from "Low Density Residential" (0 to 1 home per acre) to "Medium Density Residential" (up to 4.5 homes per acre).
- A text amendment to the Town's Zoning Ordinance, including Section 201 and Section 801, to allow the "R-10 Single-Family Residential District" to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
- A rezoning to change the zoning district from "R-43 Single Family Residential District" (minimum 43,560 square-foot lots) to the "R-10 Single-Family Residential District" (minimum 10,000 square-foot lots).
- A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 35,000 square-foot lots.

Except for the Conditional Use Permit, the Planning Commission action is a recommendation to Town Council. Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change.

NOTICE OF PUBLIC HEARING  
TOWN OF PARADISE VALLEY

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of the Town of Paradise Valley will hold a Public Hearing at 6:00 p.m. on Thursday, November 17, 2016 at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253, pursuant to A.R.S. §9-462.04 to receive public comment on issues or concerns that affected landowners or others may have with proposed amendments to Article X, Article XXII, Article XXV, and the Special Use Permit Guidelines of the Town Zoning Ordinance.

In summary, the sections of the Town Zoning Ordinance to be amended include:

- Article 10 Height and Area Regulations, Section 1023 Outdoor Lighting and Illumination;
- Article 22 Hillside Development Regulations, Section 2208 Outdoor Lighting;
- Article 25 Signs, Section 2506 Lighting; and
- Special Use Permit Guidelines, Section 2 Lighting

Other related amendments of the Town of Paradise Valley Town Code may be considered as a result of public comment during the public hearing process. If you have questions about this meeting please call the Community Development Department at (480) 348-3693.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3693.



Project Name: Vacation Rentals or Short-Term Rentals  
Case Numbers: 3-TA-2016  
Location: City-Wide  
Purpose: Text Amendment to Vacation Rentals or Short-Term Rentals.

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.100 (Use Regulations), which affects all other Single Family Residential and Two Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5, and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multi-family Residential (R-5)), Sec. 5.1003 (Use Regulations), Sec. 5.2800 (Western Theme Park (W-P)), Sec. 5.2804 (Use Regulations), Sec. 6.800 (Special Campus (S-C)), Sec. 6.803 (Use Regulations), add Sec. 7.203 (Vacation rentals or Short-term Rentals) to Article VII (General Provisions), Sec. 8.511 (Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D districts as follows), Sec. 8.512 (Travel accommodations and guest ranches (with one hundred or more guest rooms) in R-5, C-2, C-3 and D districts) and Sec. 8.513 (Travel accommodations and guest ranches in R-4R zones) to revise or eliminate definitions and Use Regulations related to vacation rental or short-term rental uses.

Staff/Applicant contact: Greg Bloemberg, 480-312-4306  
Email: [gblloemberg@scottsdaleaz.gov](mailto:gblloemberg@scottsdaleaz.gov)

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or click on "Projects in the Public Hearing Process" at: <http://eservices.scottsdaleaz.gov/cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Hearing Date: November 14, 2016 @ 5 P.M.  
Location: City Hall Kiva, 3939 N. Drinkwater Blvd

Attest  
Alex Acevedo  
Planning Specialist

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION SUCH AS A SIGN LANGUAGE INTERPRETER, BY CONTACTING ALEX ACEVEDO AT 480-312-2542. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO AT 480-312-2542.

# Community Classified

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See photos on [estatesales.net](http://estatesales.net)

6830 Public Notices  
To view public notices online please visit [publicnotices.azcentral.com](http://publicnotices.azcentral.com)

6830 Public Notices

**NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY PUBLIC NOTICE IS HEREBY GIVEN** that the Planning Commission of the Town of Paradise Valley will hold a Public Hearing at 6:00 p.m. on Tuesday, October 18, 2016 at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253, pursuant to A.R.S. §9-462.04 to receive public comment on issues or concerns that affected landowners or others may have with proposed amendments to Article XXIV, Walls and Fences, of the Town Zoning Ordinance. In summary, the sections of the Town Zoning Ordinance to be amended include: Article XXIV, Walls and Fences; Section 2402: Definitions; Section 2403: Wall Finishes; Section 2404: Height and Setback Regulations. Table 2404A - All Residential Setback and Height Regulations for Walls/View Fences. Other related amendments of the Town of Paradise Valley Zoning Ordinance and Town Code may be considered as a result of public comment during the public hearing process. If you have questions about this meeting please call the Community Development Department at (480) 348-3693. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3693  
Pub: October 1, 2016



**NOTICE OF PLANNING COMMISSION HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a remote public hearing on October 19, 2016, at 5:00 P.M. at (The Design Studio), 7506 E. Indian School Road Scottsdale, Arizona 85251, for the purpose of hearing all persons who wish to comment on the following:

**1-AB-2016** (Social Tap Outdoor Dining Patio) Request by applicant to abandon +/- 5,800-square feet of Drinkwater Boulevard and Brown Avenue right-of-way located along the boundary of 4310 N. Brown Avenue (Parcel Number 173-51-061), with Central Business, Downtown Overlay, Parking District (C-2/P-3 DD) and Parking District, Vehicle Parking, Downtown Overlay (P-2/DD) zoning designation. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Mike Marden, 602-319-5282.

**13-ZN-2016** (L'Esperance) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Downtown, Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2, DD) zoning located on a combined +/- 1.23-acre site located at 3126 N. Scottsdale Road and 7134 E. Earl Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Craig Waddell, 602-620-4561.

**3-GP-2016** (District at the Quarter) 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 Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Boulevard) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.

**8-ZN-2016** (District at the Quarter) Request by the owner for a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.

**5-UP-2016** (Phoenix Seminary Campus Addition and Remodel) Request by owner for a Conditional Use Permit for private colleges and universities having a regular curriculum, with their related services and activities, on a +/- 4.7-acre site with Single-family Residential (R1-35) zoning located at 7901 E. Shea Boulevard. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Paul Ladensack, 602-258-2211.

**6-AB-2016** (Shatila Residence Abandonments) Request by owner to abandon the 33-foot General Land Office Patent Easement (except the easternmost 25 feet) located along the northern boundary, and the western 8 feet of the 33-foot General Land Office Patent Easement located along the eastern boundary, of the subject property located at 27990 N. 77th Street, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is James Lattis, 480-990-0545.

**6-ZN-2016** (South Scottsdale Mixed-Use) Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-948-9766.

**9-AB-2016** (Perstein Abandonment) Request by owner to abandon the 25-foot Roadway Easement along the northern boundary of a property located at 8845 E. Sierra Pinta Drive (Parcel Number 217-12-019), with Single-family Residential, Environmentally Sensitive Lands (R1-35/ESL) zoning. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Ashley Porter, 480-682-3916.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard  
Online at: <http://www.ScottsdaleAZ.gov/Boards/planning-commission>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA

CHAIRMAN  
Attest  
ALEX ACEVEDO  
Planning Specialist

For additional information visit our web site at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO (480-312-2542).



**Project Name:** District at the Quarter  
**Case Numbers:** 3-GP-2016  
**Location:** 15501 N. 73rd Street and 15450 N. Greenway-Hayden Loop

**Purpose:** 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 Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Boulevard) and 15450 N. Greenway-Hayden Loop.

**Staff contact:** Bryan Cluff, 480-312-2258  
Email - [bccluff@scottsdaleaz.gov](mailto:bccluff@scottsdaleaz.gov)

**Applicant Contact:** Dennis M. Newcombe, 480-429-3065  
Email - [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

**Remote Hearing Date:** October 19, 2016 @ 5 P.M.  
**Location:** (The Design Studio), 7506 E. Indian School Road

Attest  
Alex Acevedo  
Planning Specialist

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Alex Acevedo at 480-312-2542. Requests should be made as early as possible to allow time to arrange accommodation. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT Alex Acevedo at 480-312-2542.

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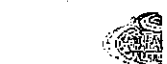
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WEEKLY SPECIALS





# 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: 3-GP-2016 and 8-ZN-2016

Project Name: District at the Quarter

Location: 15501 N 73rd St and 15450 N Greenway-Hayden Loop

Site Posting Date: September 27, 2016

Applicant Name: Dennis M. Newcombe

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

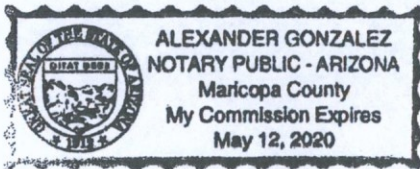
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Meghan [Signature]*  
Applicant Signature

9/27/16  
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 27 day of September 2016



*[Signature]*  
Notary Public

My commission expires: May 12, 2020

## 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

(The Design Studio), 7506 E. Indian School Road  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

**PLANNING COMMISSION: 5:00 P.M., 10/19/2016**  
**CITY COUNCIL: 5:00 P.M., TBD**

**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 Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) and a request by the owner for a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site.

**LOCATION:** 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop.

**Case Number:** 3-GP-2016 and 8-ZN-2016  
**Applicant/Contact:** DENNIS M. NEWCOMBE  
**Phone Number:** 480-429-3065  
**Email Address:** [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

Case File Available at City of Scottsdale

Posting Date: 9/27/16 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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

9/27/16 07:22:34



City of Scottsdale  
PUBLIC NOTICE

# ZONING/PUBLIC HEARINGS

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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**Phone Number:** 480-429-3065  
**Email Address:** [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

Case File Available at City of Scottsdale

Posting Date: 9/27/16 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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

9/27/16 07:28:23

# DISTRICT AT THE QUARTER

## **PRELIMINARY NEIGHBORHOOD INVOLVEMENT REPORT**

### ***Project Notification:***

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.

***(See Attachment A: Property Owner & Interested Parties Notification List)***



The list of notified property owners within 750 feet generated from the Maricopa County Assessor's site and the staff supplied City of Scottsdale "Interested Parties List" constitutes our comprehensive notification list.

***(See Attachment A: Property Owner & Interested Parties Notification List)***

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on March 4, 2016.

**3-GP-2016**  
**3/30/2016**

The letter and accompanying materials was sent to the entire Property Owner & Interested Parties Mailing List on March 4, 2016.

*(See Attachment B: Notification Letter & Mailing Materials)*

***Project Under Review Sign Posting:***

The completed property posting of "Project Under Consideration" sign was posted on March 3, 2016.

*(See Attachment C: (Site Posting Photos & Affidavit)*

***Open House:***

The Open House Meeting was held Thursday, March 17, 2016 at 6:30 P.M. at the Hampton Inn & Suites Scottsdale/ Phoenix inside the Quail Room. A total of 7 neighbors and/or interested parties attended, none expressed concerns about the project. The few comments and questions were out of interest and curiosity regarding understanding of the project and plan. Such as if there is and what type of the retail component would be included if any and why the name "District at the Quarter".

*(See Attachment D: Open House Meeting Notes)*

The Open House Sign-In Sheet from March 17, 2016

*(See Attachment E: Open House Sign-In Sheet)*

***Other Public Involvement:***

The applicant is/ will be available to meet with individuals, homeowner associations, and other interested parties at any time during the process. We have performed proactive outreach with key contacts and organizations in the community. To date, no negative feedback to the project has been received. Additionally, one email has been received to date from "Coalition Of Greater Scottsdale" which has been included. To date, we have not received any follow up comments from COGS.

*(See Attachment F: Correspondence)*

ATTACHMENT A

***PROPERTY OWNER & INTERESTED PARTY LIST***



OWNER	ADDRESS	CITY	ST	ZIP CODE	CO
SCOTTSDALE COMMERCE CENTER LLC	PO BOX 1679	MERCER ISLAND	WA	98040	USA
K2H AIRPARK DESIGN LLC	1314 E MYRNA LN	TEMPE	AZ	85284	USA
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306	USA
G & J PROPERTIES LIMITED PARTNERSHIP	10881 N SCOTTSDALE RD STE 200	SCOTTSDALE	AZ	852545241	USA
ENRIGHT WESTAR LP	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
MTM INVESTMENT COMPANY LLC	15464 N GREENWAY-HAYDEN LOOP	SCOTTSDALE	AZ	85260	USA
GUENTHER PROPERTIES LLC	6735 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253	USA
HUCKLEBERRY FRIEND LLC	29938 N 77TH PL	SCOTTSDALE	AZ	85266	USA
ROWLEY BLUE WATER INVESTMENTS LLC	10030 N 25TH AVE	SCOTTSDALE	AZ	85021	USA
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253	USA
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA B #140	SCOTTSDALE	AZ	85260	USA
7399 E TIERRA BUENA LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260	USA
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260	USA
DESERT SIERRA HOLDINGS LLC	5721 SNOWMASS CREEK RD	SNOWMASS	CO	81654	USA
G H SCOTTSDALE I LLC	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
ROBERTSON SCOTTSDALE 7432 LLC	3990 WASHINGTON ST	SAN FRANCISCO	CA	94118	USA
JPSL III LLC	7730 E REDFIELD RD BLDG 2	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE AIRPARK I LLC	11980 NE 24TH ST #200	BELLEVUE	WA	98005	USA
GARVIN HOLDINGS LLC	8315 N SENDERO TRES	PARADISE VALLEY	AZ	85253	USA
MONTE CRISTO LLC	4350 E CAMELBACK RD STE #L-205	PHOENIX	AZ	850182720	USA
BENNE FAMILY TRUST	18074 N CIRCLE S TRL	RATHDRUM	ID	83858	USA
H J NICK CORPORATION	8554 E CHOLLA	SCOTTSDALE	AZ	852600000	USA
CAPITAL CREEK GOLD LLC	4425 N 24TH ST 225	PHOENIX	AZ	85016	USA
OX II LLC	7317 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
LUCAS GREGORY L/DAWN M	1865 E LELAND CIR	MESA	AZ	85203	USA
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	USA
WATTS INVESTMENTS L L C	5552 E WASHINGTON ST	PHOENIX	AZ	85034	USA
SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215	USA
PACWEST ENERGY LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	USA
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	USA
ENRIGHT ZOCALLO LP	340-12 AVE SW STE 450	CALGARY	AB	T2R 1L5	CANADA

SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014	USA
DUNLOGIN GROUP LLC	20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255	USA
PLINTH VENTURE LLC	1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417	USA
SDQ III BK-L LLC	180 E BROAD ST 21ST FL	COLUMBUS	OH	43125	USA
SDQ III RETAIL LLC	180 E BROAD ST	COLUMBUS	OH	43215	USA
CRESCENT-SDQ III VENTURE LLC	227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202	USA
Alan Kaufman - Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255	
Avanindra/Anuradha Chaturvedi	26885 Chaucer Place	Stevenson Ranch	CA	92381	
Brad Lundmark, Property Manager - La Vista at Pinnacle Peak	7740 N 16th St # 300	Phoenix	AZ	85020	
Clif Tait - GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255	
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260	
Darcy Clement	7500 E Deer Valley Lot 67	Scottsdale	AZ	85255	
David G. Gulino - Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251	
Dr. Sonnie Kirtley - COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822	
Ed Toschik, President - La Vista at Pinnacle Peak Homeowners	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255	
Emily Ryan - Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3116	
Fred Unger	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251	
Hank Olsen, President - Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255	
J. P. Lamer	6945 E Glenrosa Ave	Scottsdale	AZ	85251	
Jill Aguirre	8605 E Via Dona Rd	Scottsdale	AZ	85266	
Jim Heather	6732 E Sheridan Street	Scottsdale	AZ	85257	
Joey Airdo - North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027	
John Washington	3518 N Cambers Court	Scottsdale	AZ	85251	
Leon Spiro	7814 E Oberlin Way	Scottsdale	AZ	85255	
Linda Whitehead	9681 E Chuckwagon Lane	Scottsdale	AZ	85262	
Michael Jacks, Secretary - La Vista at Pinnacle Peak Homeown	7725 E Camino Del Monte	Scottsdale	AZ	85255	
Mike Leary	10278 E. Hillery Dr.	Scottsdale	AZ	85255	
Mike Merrill - Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257	
Nancy Cantor - Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250	
Patti Smith, Property Manager - Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020	
Rodney A. Knight	9414 E San Salvador #225	Scottsdale	AZ	85258	
Patty Badenoch	5027 N 71st Place	Scottsdale	AZ	85251	
Sarah Ferrara - Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260	
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260	

Jim Haxby	7336 E. Sunnyside Dr.	Scottsdale	AZ	85250	
Stephanie Bradley	13330 E. Jomax Road	Scottsdale	AZ	85262	
Judith Burns - South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259	
Annette Petrillo	5136 N. 82nd St	Scottsdale	AZ	85250	
Whitney M. Bostic - Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Jim Funk - Gainey Ranch Community Association	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	
Richard Alt	7532 E Cactus Wren Road	Scottsdale	AZ	85250	
Tom Gagen	7649 E Sierra Vista Drive	Scottsdale	AZ	85250	

ATTACHMENT B

***NOTIFICATION LETTER & MAILING MATERIALS***

**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3000  
FAX (480) 429-3100

March 4, 2016

52042-0002

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC will be filing an application (Project # - 733-PA-2015) with the City of Scottsdale for a proposed Non-Major General Plan Amendment from Airpark Mixed-Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed-Use Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to Planned Unit Development (PUD) to allow for a Mixed-Use Multi-Family Residential development.

The subject site is approximately 8.83 acres located at the Northeast corner of 73<sup>rd</sup> Street and Greenway-Hayden Loop within the Scottsdale Airpark. The proposed mixed-use development includes approx. 4,000 square feet of retail/ commercial and two (2) four-story residential luxury apartment buildings totaling 644 residential units. The proposed project will be complimentary to the character of the area and include high quality architecture, internal courtyard open spaces, and native landscaping.

With that said, we are pleased to invite you to an open house to discuss this proposal. The open house will be held at:

**Date:** Thursday, March 17, 2016

**Time:** 6:30 PM

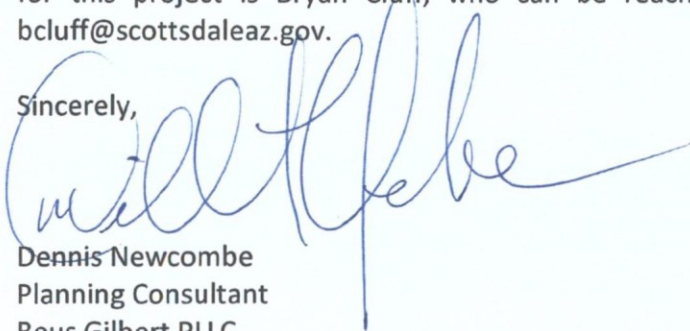
**Location:** Hampton Inn & Suites Scottsdale/ Phoenix – (Quail Room)

**Address:** 16620 North Scottsdale Road Scottsdale, AZ 85254

(Southwest corner of Scottsdale Road and Frank Lloyd Wright Boulevard/ Bell Road)

In the meantime, if you have any questions, please feel free to contact me by telephone at 480-429-3065, or by email at [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com). The City of Scottsdale Project Coordinator for this project is Bryan Cluff, who can be reached by phone at 480-312-2258, or by email at [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov).

Sincerely,

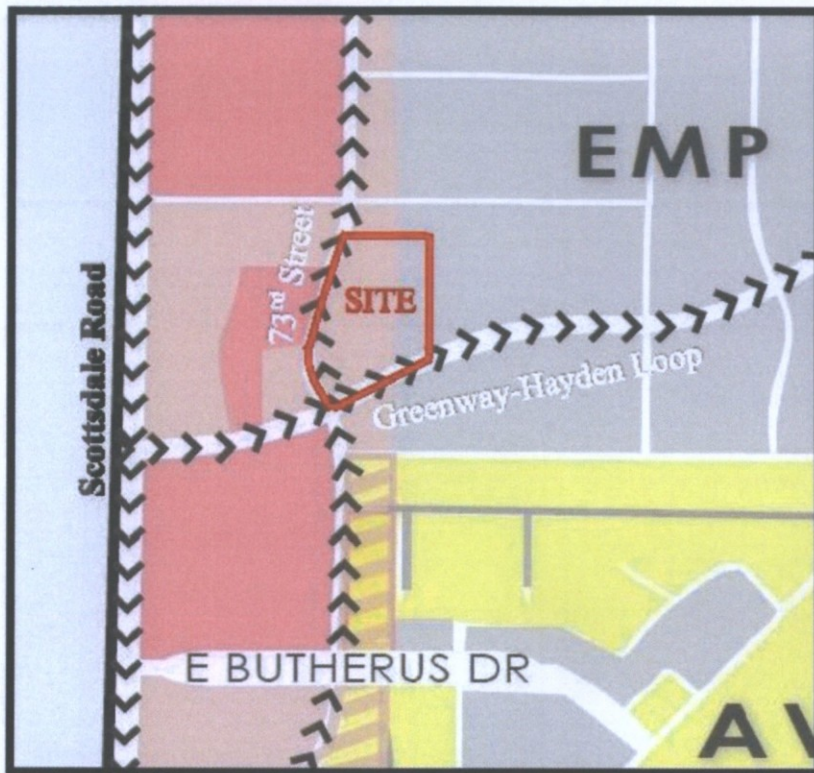


Dennis Newcombe  
Planning Consultant  
Beus Gilbert PLLC

Enclosed:

- 1) General Plan Existing/ Proposed
- 2) Project Site / Landscape Plan
- 3) Building Elevations

Scottsdale Airpark Land Use – Existing

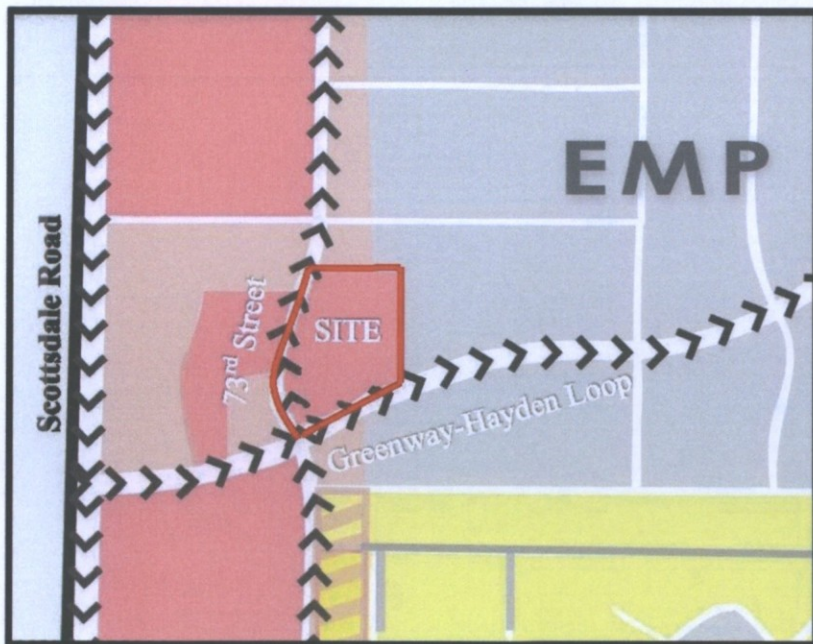


LEGEND

Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project

Scottsdale Airpark Land Use – Proposed



LEGEND

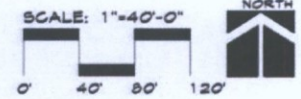
Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
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- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project



**DISTRICT AT THE QUARTER**  
**OVERALL LANDSCAPE MASTER PLAN**

15501 N. DIAL BLVD. SCOTTSDALE, AZ 85260  
 DECEMBER 28TH, 2015





N. DIAL BLVD  
BUILDING B'



N. DIAL BLVD  
BUILDING A'



BUILDING B'

PROJECT ENTRY



N. DIAL BLVD  
STREET SCENE

BUILDING A'

15-443 December 28, 2013

DISTRICT AT THE QUARTER

CONCEPT ELEVATIONS

SCOTTSDALE, AZ



A3.0

NO. ITEM DATE

KAPLAN AQUISITIONS, LLC

7150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

ARCHITECTS ORANGE

164 NORTH ORANGE ST., ORANGE, CALIFORNIA 92665 (714) 638-0880

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CASE FILE NUMBER



**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3065  
dnewcombe@beusgilbert.com

52042-0002

March 2, 2016

**VIA US MAIL**

Superintendent Dr. James Lee  
15002 North 32<sup>nd</sup> Street  
Paradise Valley School District  
Phoenix, AZ 85032

RE: School District Determination of Adequate Facilities  
City of Scottsdale Project Number: 733-PA-2015

Dear Dr. Lee:

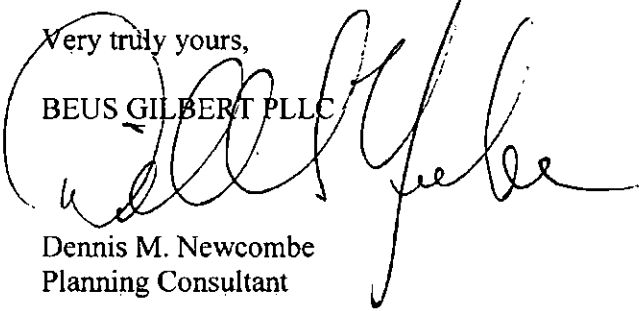
This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification from non-residential to a residential classification resulting in greater residential units (apartments) allowed on the subject property. The property is currently zoned for 0 residential units; our application will result in a total of 644 apartment units, an increase of 644%.

Enclosed please find a detailed project narrative, a location map, site plan and the City's Determination Form required per the above Ordinance. If necessary, we can meet to discuss the above proposal further, please let me know and we can schedule a time. I can be reached by phone at (480)-429-3065 or email (dnewcombe@beusgilbert.com) at your convenience.

Very truly yours,

BEUS GILBERT PLLC

  
Dennis M. Newcombe  
Planning Consultant

**Enclosures:**

- 1) Project Narrative
- 2) Location/ Context Map
- 3) Site Plan
- 4) Determination Form

cc: City of Scottsdale Current Planning Department



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 733 -PA- 2015

Project name: "District at the Quarter"

Project Location 15501 N. 73rd Street (Northeast corner of 73rd Street & Greenway-Hayden Loop)

Applicant Name: Dennis Newcombe, Beus Gilbert PLLC Phone: 480-429-3065

Applicant E-mail: dnewcombe@beusgilbert.com Fax: 480-429-3100

School District: Paradise Valley

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 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.

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

\_\_\_\_\_  
Date

### Planning and Development Services Department

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

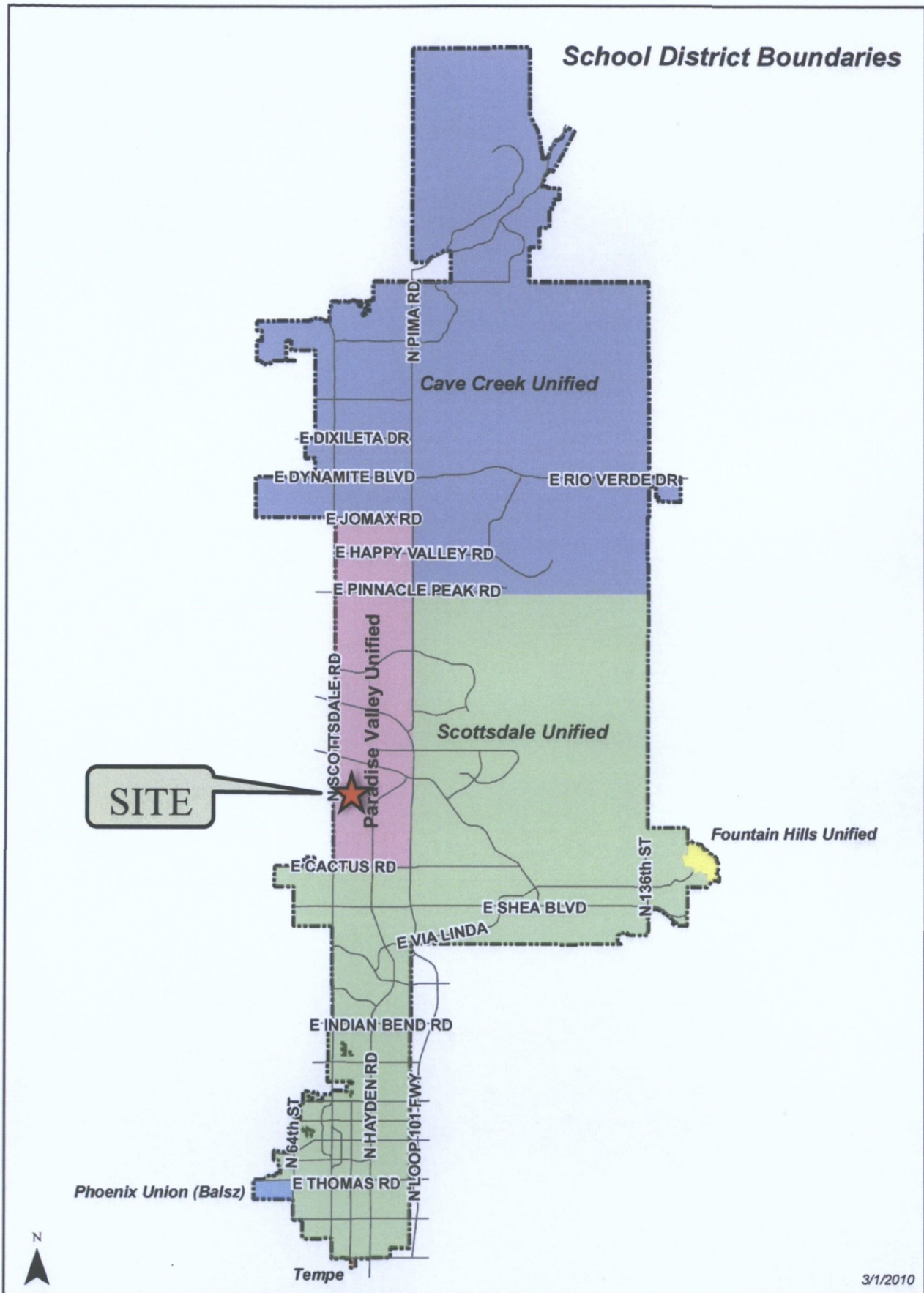
### **"District at the Quarter" - Project Summary & Narrative**

This request is for a Non-Major General Plan Amendment (GPA) from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and a rezoning from Industrial Park (I-1) to Planned Unit Development District (PUD) on 8.83+/- gross acre site located at 15501 North 73<sup>rd</sup> Street (the "Site") (also referred to as Dial Boulevard). The applicant intends to create a small mixed-use luxury residential multi-family community of approximately 644 units. The property is currently zoned for zero residential units.

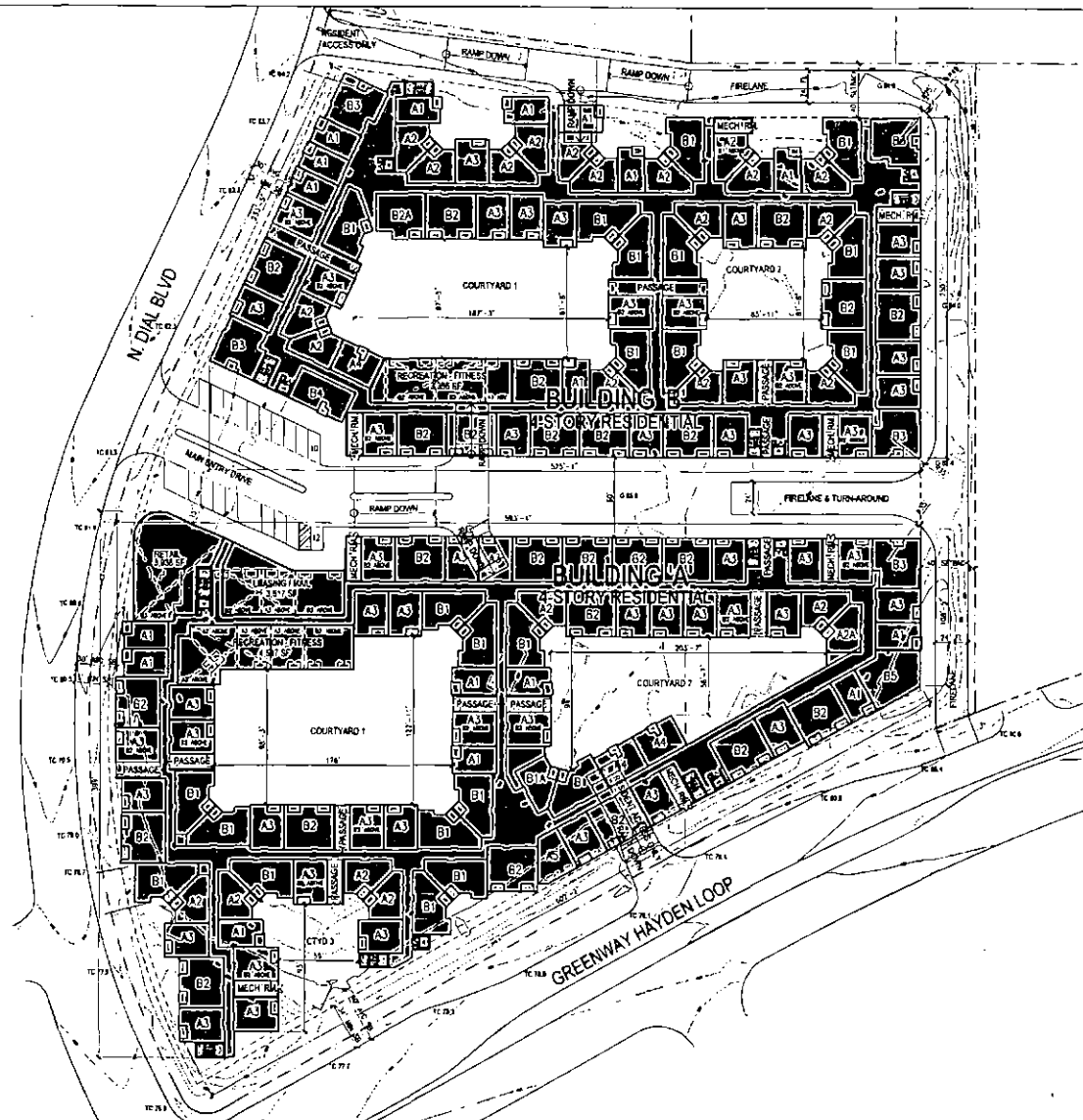
The design for this property features a main entrance off of 73rd Street which features some above ground parking spaces (approximately 22 spaces) and a ramp leading to underground parking garage where the majority of parking will be located. Additionally, a secondary access to underground parking will be located at the south end off of Greenway-Hayden loop. The commercial/ retail portion is located near the main entrance facing 73rd Street. Two four-story luxury residential buildings enclose a total of four interior courtyards, one central courtyard, and one courtyard that fronts onto Greenway-Hayden Loop. These outdoor activity areas provide for recreation, relaxation, and an abundance of open space. The main building structures are navigated through a series of pedestrian passages that lead throughout the site and ultimately to the surrounding area. The north and east boundaries facing existing businesses are buffered by an internal roadway from the proposed units.

The District at the Quarter residential community will provide an exciting mixed-use project featuring upscale residences with a small retail/ commercial component to blend and transition with the commercial/ retail businesses close by along with the jobs in the Scottsdale Airpark, which is the second largest employment center in the state of Arizona. The proposed development would further many of the goals set forth in the Greater Airpark Character Area Plan ("GACAP") by creating a dynamic walkable community based on live, work, and play principles.

The proposed project will provide an ideal fit for this location and beyond. The ease of accessibility, proximity to businesses, shopping, entertainment, recreation, and airport makes this development a compliment to its surroundings.



**School District Location Map**



**DISTRICT AT THE QUARTER**

**KAPLAN AQUISITIONS, LLC**  
 7150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

**SCOTTSDALE, AZ**

**ARCHITECTS ORANGE**  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



15-448 December 11, 2015



© 2015 Architects Orange  
 This plan was prepared for the use of the client and is not to be used for any other purpose without the written consent of Architects Orange.

No.	ITEM	DATE
1	1ST SUBMITTAL	X.X.X

CASE FILE NUMBER:

PLANNING SUBMITTAL E.X.X

ATTACHMENT C

***SITE POSTING PHOTOS & AFFIDAVIT***



# 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: 733-PA-2015

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

Location: NEC of 73rd St. & Greenway-Hayden Loop

Site Posting Date: MARCH 3, 2016

Applicant Name: Beus Gilbert, PLLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

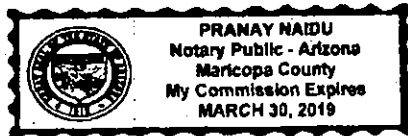
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pamela Swartz*  
Applicant Signature

3.3.16  
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 3 day of March, 2016



*[Signature]*  
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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Thursday, March 17, 2016  
Time: 6:30 P.M.  
Location: Hampton Inn & Suites of Phoenix/ Scottsdale, Quail Room  
16620 North Scottsdale Road, Scottsdale, AZ 85254

**Site Address:** NEC of 73rd St. & Greenway-Hayden Loop, Scottsdale, AZ

**Project Overview:** A proposed Mixed-Use, Multi-Family Development consisting of two (2) four-story buildings with 644 residential units (apts.) and approx. 4,000 sq. ft. of retail/commercial space within Scottsdale Airpark.

- Request: Non-Major General Plan Amendment from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to PUD (Planned Unit Development)

- Description of Project and Proposed Use: Mixed-Use, Multi-Family Development

- Site Acreage: 8.83 Acres      • Site Zoning: I-1 (Light-Industrial)

### Applicant/Contact:

Dennis Newcombe, Beus Gilbert  
Phone: 480-429-3065  
Email: [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

### City Contact:

Brian Cluff 480-312-2258  
[bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)

Pre-Application #: 733-PA-2015 Available at City of Scottsdale: 480-312-7000

Posting Date:  
3/3/16

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



ATTACHMENT D

***OPEN HOUSE MEETING NOTES***

**Notes from District at the Quarter Neighborhood Meeting**  
*Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room*  
*March 17, 2016 6:30 PM (Start)-7:30 PM (End)*

- *Paul Gilbert:* Introduction of project team.
- *Paul Gilbert:* Introduction of project location, site plan, project overview, and approval process.

**Questions from attendees:**

- *Neighbor Question:* Will the development be luxury apartments for rent?

*Answer, Paul Gilbert (Beus Gilbert):* Yes. They will be luxury apartments for rent. Provides a housing opportunity at the Scottsdale Airpark for the concept “live, work, and play.”

- *Neighbor Question:* Will there be a retail component and how much (i.e. 6,000 square feet) and what uses?

*Answer, Paul Gilbert (Beus Gilbert):* Actually it will be approximately 4,000 square feet and could be retail, commercial, or restaurant. It will be planned for the ability of multiple uses, which may include shops or possibly a restaurant.

- *Neighbor Question:* Why the name of “District at the Quarter”?

*Answer, Mike Kaplan (Kaplan):* All of Kaplan’s projects are named “District at...” and the general location of an area. However, they amicable to re-review the name so no confusion or name infringement occurs.

- *Neighbor Question:* Curious where ICE is relocating to?

*Answer, Marcia Rowley (ICE):* We are relocating within Scottsdale near perimeter.

**\*\*END OF MEETING – NO MORE QUESTIONS FROM ATTENDEES.\*\***

ATTACHMENT E

***OPEN HOUSE SIGN-IN SHEET***

**SIGN-IN SHEET**  
**NEIGHBORHOOD MEETING**

**MARCH 17, 2016**

**HAMPTON INN & SUITES OF SCOTTSDALE/PHOENIX**  
**16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ**

**6:30 PM**

**PROPOSED NON-MAJOR GENERAL PLAN AMENDMENT & REZONING**  
**FOR A SMALL MIXED-USE & LUXURY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
**NORTHEAST CORNER OF 73<sup>RD</sup> STREET AND HAYDEN-GREENWAY LOOP**

**(PRE-APPLICATION # 733-PA-2015)**

NAME	ADDRESS	PHONE # OR EMAIL
Richard Hunt	scottsdale Quarter	Richard.Hunt@wpjglincher.com
Zach Buckhardt	Scottsdale Quarter	zach.Buckhardt@wpjglincher.com
David Eckert	Zocalo	david@spectrangmt.com
Tom Miller	Clark Way	pmusa11ay@cox.net
Sandy & Jere Clark	CLARK-WAYLAND	602-316-1010
STRAT LEGGAT	SCOTTSDALE	S.LEGGAT@KOOTWAYHOLDINGS.COM
NAME	ADDRESS	PHONE # OR EMAIL

# SIGN-IN SHEET

## NEIGHBORHOOD MEETING

MARCH 17, 2016

HAMPTON INN & SUITES OF SCOTTSDALE/ PHOENIX

16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ

6:30 PM

### PROPOSED NON-MAJOR GENERAL PLAN AMENDMENT & REZONING

### FOR A SMALL MIXED-USE & LUXURY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NORTHEAST CORNER OF 73<sup>RD</sup> STREET AND HAYDEN-GREENWAY LOOP

(PRE-APPLICATION # 733-PA-2015)

RONALD FINKEL	9.9375 E. SHEA BLVD, #106 SCOTTSDALE, AZ 85260	RF@AZFRE.COM
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL

**Typed Attendees from the District at the Quarter Neighborhood Meeting**  
*Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room*  
*March 17, 2016 6:30 PM (Start)-7:30 PM (End)*

<u>Name</u> :	<u>Address:</u>	<u>Phone or Email:</u>
1. Richard Hunt	Scottsdale Quarter	<a href="mailto:richard.hunt@wpglmcher.com">richard.hunt@wpglmcher.com</a>
2. Zach Buckhardt	Scottsdale Quarter	<a href="mailto:zach.buckhardt@wpglmcher.com">zach.buckhardt@wpglmcher.com</a>
3. David Eckhardt	Zocallo	<a href="mailto:david@spectramgmt.com">david@spectramgmt.com</a>
4. Tony Miller	Greenway-Hayden Loop	<a href="mailto:pianogallery@cox.net">pianogallery@cox.net</a>
5. Sandy & Jere Clark	Clark-Wayhand	602-316-1010
6. Strat Leggat	Scottsdale	<a href="mailto:sleggat@kootenayholdings.com">sleggat@kootenayholdings.com</a>
7. Ronald Finkel	9375 E. Shea #100, 85260	<a href="mailto:rf@az7re.com">rf@az7re.com</a>

ATTACHMENT F

***CORRESPONDENCE***

*Neighbor Correspondence*

**From:** COGS AZ [mailto:cogsaz@gmail.com]  
**Sent:** Monday, March 07, 2016 2:51 PM  
**To:** Dennis Newcombe  
**Subject:** Monday, March 7 Invitation for March 17th

Good afternoon, Dennis. Any comments will be e mailed to you after reviewing the proposed project case file. Thanks for the invitation. Sonnie Kirtley, COGS Chair (The Coalition of Greater Scottsdale) cellular 602 717 3886 anytime

---

This email has been sent from a virus-free computer protected by Avast.  
[www.avast.com](http://www.avast.com)

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No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2015.0.6189 / Virus Database: 4540/11770 - Release Date: 03/07/16





# 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

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

## Planning & Development Services Department

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

# DISTRICT AT THE QUARTER

## *NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION PROGRAM*

### ***Project Notification:***

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.

***(See Attachment A: Property Owner & Interested Parties Notification List)***



The list of notified property owners within 750 feet generated from the Maricopa County Assessor's site and the staff supplied City of Scottsdale "Interested Parties List" constitutes our comprehensive notification list.

***(See Attachment A: Property Owner & Interested Parties Notification List)***

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on March 4, 2016.

**3-GP-2016**  
**3/30/2016**

The letter and accompanying materials was sent to the entire Property Owner & Interested Parties Mailing List on March 4, 2016.

*(See Attachment B: Notification Letter & Mailing Materials)*

***Project Under Review Sign Posting:***

The completed property posting of "Project Under Consideration" sign was posted on March 3, 2016.

*(See Attachment C: (Site Posting Photos & Affidavit)*

***Open House:***

The Open House Meeting was held Thursday, March 17, 2016 at 6:30 P.M. at the Hampton Inn & Suites Scottsdale/ Phoenix inside the Quail Room. A total of 7 neighbors and/or interested parties attended, none expressed concerns about the project. The few comments and questions were out of interest and curiosity regarding understanding of the project and plan. Such as if there is and what type of the retail component would be included if any and why the name "District at the Quarter".

*(See Attachment D: Open House Meeting Notes)*

The Open House Sign-In Sheet from March 17, 2016

*(See Attachment E: Open House Sign-In Sheet)*

***Other Public Involvement:***

The applicant is/ will be available to meet with individuals, homeowner associations, and other interested parties at any time during the process. We have performed proactive outreach with key contacts and organizations in the community. To date, no negative feedback to the project has been received.

*(See Attachment F: Correspondence)*

ATTACHMENT A

***PROPERTY OWNER & INTERESTED PARTY LIST***

OWNER	ADDRESS	CITY	ST	ZIP CODE	CO
SCOTTSDALE COMMERCE CENTER LLC	PO BOX 1679	MERCER ISLAND	WA	98040	USA
K2H AIRPARK DESIGN LLC	1314 E MYRNA LN	TEMPE	AZ	85284	USA
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306	USA
G & J PROPERTIES LIMITED PARTNERSHIP	10881 N SCOTTSDALE RD STE 200	SCOTTSDALE	AZ	852545241	USA
ENRIGHT WESTAR LP	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
MTM INVESTMENT COMPANY LLC	15464 N GREENWAY-HAYDEN LOOP	SCOTTSDALE	AZ	85260	USA
GUENTHER PROPERTIES LLC	6735 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253	USA
HUCKLEBERRY FRIEND LLC	29938 N 77TH PL	SCOTTSDALE	AZ	85266	USA
ROWLEY BLUE WATER INVESTMENTS LLC	10030 N 25TH AVE	SCOTTSDALE	AZ	85021	USA
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253	USA
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA B #140	SCOTTSDALE	AZ	85260	USA
7399 E TIERRA BUENA LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260	USA
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260	USA
DESERT SIERRA HOLDINGS LLC	5721 SNOWMASS CREEK RD	SNOWMASS	CO	81654	USA
G H SCOTTSDALE I LLC	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
ROBERTSON SCOTTSDALE 7432 LLC	3990 WASHINGTON ST	SAN FRANCISCO	CA	94118	USA
JPSL III LLC	7730 E REDFIELD RD BLDG 2	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE AIRPARK I LLC	11980 NE 24TH ST #200	BELLEVUE	WA	98005	USA
GARVIN HOLDINGS LLC	8315 N SENDERO TRES	PARADISE VALLEY	AZ	85253	USA
MONTE CRISTO LLC	4350 E CAMELBACK RD STE #L-205	PHOENIX	AZ	850182720	USA
BENNE FAMILY TRUST	18074 N CIRCLE S TRL	RATHDRUM	ID	83858	USA
H J NICK CORPORATION	8554 E CHOLLA	SCOTTSDALE	AZ	852600000	USA
CAPITAL CREEK GOLD LLC	4425 N 24TH ST 225	PHOENIX	AZ	85016	USA
OX II LLC	7317 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
LUCAS GREGORY L/DAWN M	1865 E LELAND CIR	MESA	AZ	85203	USA
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	USA
WATTS INVESTMENTS L L C	5552 E WASHINGTON ST	PHOENIX	AZ	85034	USA
SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215	USA
PACWEST ENERGY LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	USA
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	USA
ENRIGHT ZOCALLO LP	340-12 AVE SW STE 450	CALGARY	AB	T2R 1L5	CANADA

SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014	USA
DUNLOGIN GROUP LLC	20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255	USA
PLINTH VENTURE LLC	1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417	USA
SDQ III BK-L LLC	180 E BROAD ST 21ST FL	COLUMBUS	OH	43125	USA
SDQ III RETAIL LLC	180 E BROAD ST	COLUMBUS	OH	43215	USA
CRESCENT-SDQ III VENTURE LLC	227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202	USA
Alan Kaufman - Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255	
Avanindra/Anuradha Chaturvedi	26885 Chaucer Place	Stevenson Ranch	CA	92381	
Brad Lundmark, Property Manager - La Vista at Pinnacle Peak	7740 N 16th St # 300	Phoenix	AZ	85020	
Clif Tait - GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255	
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260	
Darcy Clement	7500 E Deer Valley Lot 67	Scottsdale	AZ	85255	
David G. Gulino - Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251	
Dr. Sonnie Kirtley - COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822	
Ed Toschik, President - La Vista at Pinnacle Peak Homeowners	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255	
Emily Ryan - Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3116	
Fred Unger	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251	
Hank Olsen, President - Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255	
J. P. Lamer	6945 E Glenrosa Ave	Scottsdale	AZ	85251	
Jill Aguirre	8605 E Via Dona Rd	Scottsdale	AZ	85266	
Jim Heather	6732 E Sheridan Street	Scottsdale	AZ	85257	
Joey Airdo - North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027	
John Washington	3518 N Cambers Court	Scottsdale	AZ	85251	
Leon Spiro	7814 E Oberlin Way	Scottsdale	AZ	85255	
Linda Whitehead	9681 E Chuckwagon Lane	Scottsdale	AZ	85262	
Michael Jacks, Secretary - La Vista at Pinnacle Peak Homeowners	7725 E Camino Del Monte	Scottsdale	AZ	85255	
Mike Leary	10278 E. Hillery Dr.	Scottsdale	AZ	85255	
Mike Merrill - Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257	
Nancy Cantor - Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250	
Patti Smith, Property Manager - Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020	
Rodney A. Knight	9414 E San Salvador #225	Scottsdale	AZ	85258	
Patty Badenoch	5027 N 71st Place	Scottsdale	AZ	85251	
Sarah Ferrara - Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260	
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260	

Jim Haxby	7336 E. Sunnyside Dr.	Scottsdale	AZ	85250	
Stephanie Bradley	13330 E. Jomax Road	Scottsdale	AZ	85262	
Judith Burns - South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259	
Annette Petrillo	5136 N. 82nd St	Scottsdale	AZ	85250	
Whitney M. Bostic - Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Jim Funk - Gainey Ranch Community Association	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	
Richard Alt	7532 E Cactus Wren Road	Scottsdale	AZ	85250	
Tom Gagen	7649 E Sierra Vista Drive	Scottsdale	AZ	85250	



ATTACHMENT B

***NOTIFICATION LETTER & MAILING MATERIALS***

**BEUS GILBERT**

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3000  
FAX (480) 429-3100

March 4, 2016

52042-0002

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC will be filing an application (Project # - 733-PA-2015) with the City of Scottsdale for a proposed Non-Major General Plan Amendment from Airpark Mixed-Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed-Use Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to Planned Unit Development (PUD) to allow for a Mixed-Use Multi-Family Residential development.

The subject site is approximately 8.83 acres located at the Northeast corner of 73<sup>rd</sup> Street and Greenway-Hayden Loop within the Scottsdale Airpark. The proposed mixed-use development includes approx. 4,000 square feet of retail/ commercial and two (2) four-story residential luxury apartment buildings totaling 644 residential units. The proposed project will be complimentary to the character of the area and include high quality architecture, internal courtyard open spaces, and native landscaping.

With that said, we are pleased to invite you to an open house to discuss this proposal. The open house will be held at:

**Date:** Thursday, March 17, 2016

**Time:** 6:30 PM

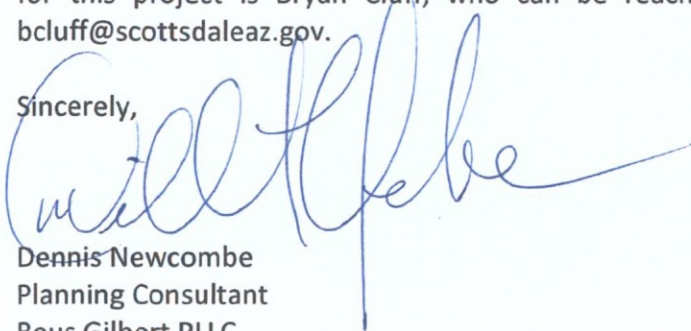
**Location:** Hampton Inn & Suites Scottsdale/ Phoenix – (Quail Room)

**Address:** 16620 North Scottsdale Road Scottsdale, AZ 85254

(Southwest corner of Scottsdale Road and Frank Lloyd Wright Boulevard/ Bell Road)

In the meantime, if you have any questions, please feel free to contact me by telephone at 480-429-3065, or by email at [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com). The City of Scottsdale Project Coordinator for this project is Bryan Cluff, who can be reached by phone at 480-312-2258, or by email at [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov).

Sincerely,

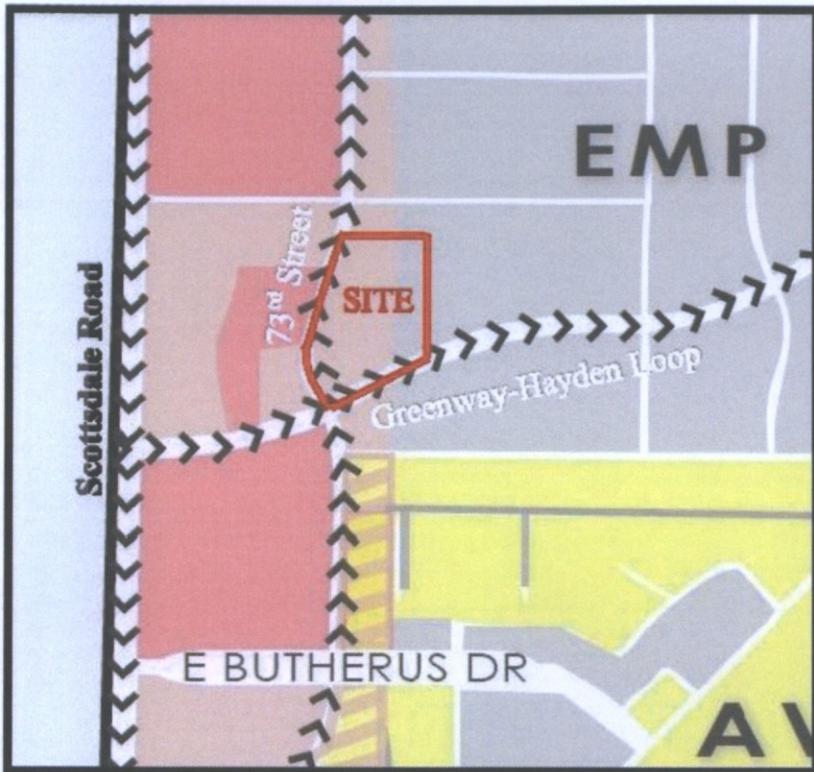


Dennis Newcombe  
Planning Consultant  
Beus Gilbert PLLC

Enclosed:

- 1) General Plan Existing/ Proposed
- 2) Project Site / Landscape Plan
- 3) Building Elevations

Scottsdale Airpark Land Use – Existing

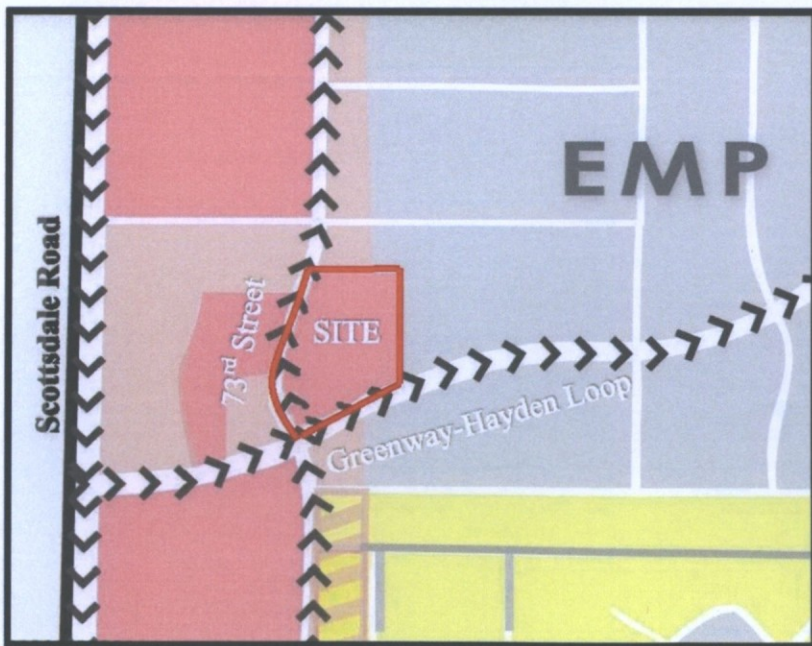


LEGEND

Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project

Scottsdale Airpark Land Use – Proposed



LEGEND

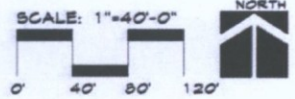
Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project



**DISTRICT AT THE QUARTER**  
**OVERALL LANDSCAPE MASTER PLAN**

15501 N. DIAL BLVD. SCOTTSDALE, AZ 85260  
 DECEMBER 28TH, 2015





N. DIAL BLVD  
BUILDING B



N. DIAL BLVD  
BUILDING A



BUILDING B

PROJECT ENTRY



N. DIAL BLVD  
STREET SCENE

BUILDING A

DISTRICT AT THE QUARTER

CONCEPT ELEVATIONS

SCOTTSDALE, AZ

KAPLAN AQUISITIONS, LLC

ARCHITECTS ORANGE

7150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92665 (714) 639-8880

15-443 December 28, 2019



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**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3065  
dnewcombe@beusgilbert.com

52042-0002

March 2, 2016

**VIA US MAIL**

Superintendent Dr. James Lee  
15002 North 32<sup>nd</sup> Street  
Paradise Valley School District  
Phoenix, AZ 85032

RE: School District Determination of Adequate Facilities  
City of Scottsdale Project Number: 733-PA-2015

Dear Dr. Lee:

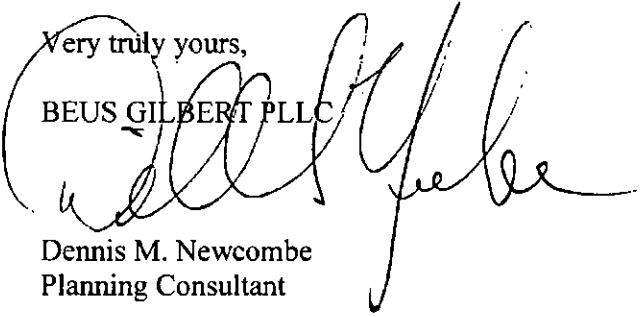
This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification from non-residential to a residential classification resulting in greater residential units (apartments) allowed on the subject property. The property is currently zoned for 0 residential units; our application will result in a total of 644 apartment units, an increase of 644%.

Enclosed please find a detailed project narrative, a location map, site plan and the City's Determination Form required per the above Ordinance. If necessary, we can meet to discuss the above proposal further, please let me know and we can schedule a time. I can be reached by phone at (480)-429-3065 or email (dnewcombe@beusgilbert.com) at your convenience.

Very truly yours,

BEUS GILBERT PLLC

  
Dennis M. Newcombe  
Planning Consultant

**Enclosures:**

- 1) Project Narrative
- 2) Location/ Context Map
- 3) Site Plan
- 4) Determination Form

cc: City of Scottsdale Current Planning Department



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 733 -PA- 2015

Project name: "District at the Quarter"

Project Location 15501 N. 73rd Street (Northeast corner of 73rd Street & Greenway-Hayden Loop)

Applicant Name: Dennis Newcombe, Beus Gilbert PLLC Phone: 480-429-3065

Applicant E-mail: dnewcombe@beusgilbert.com Fax: 480-429-3100

School District: Paradise Valley

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: 480-312-7000 ♦ Fax: 480-312-7088

**"District at the Quarter" - Project Summary & Narrative**

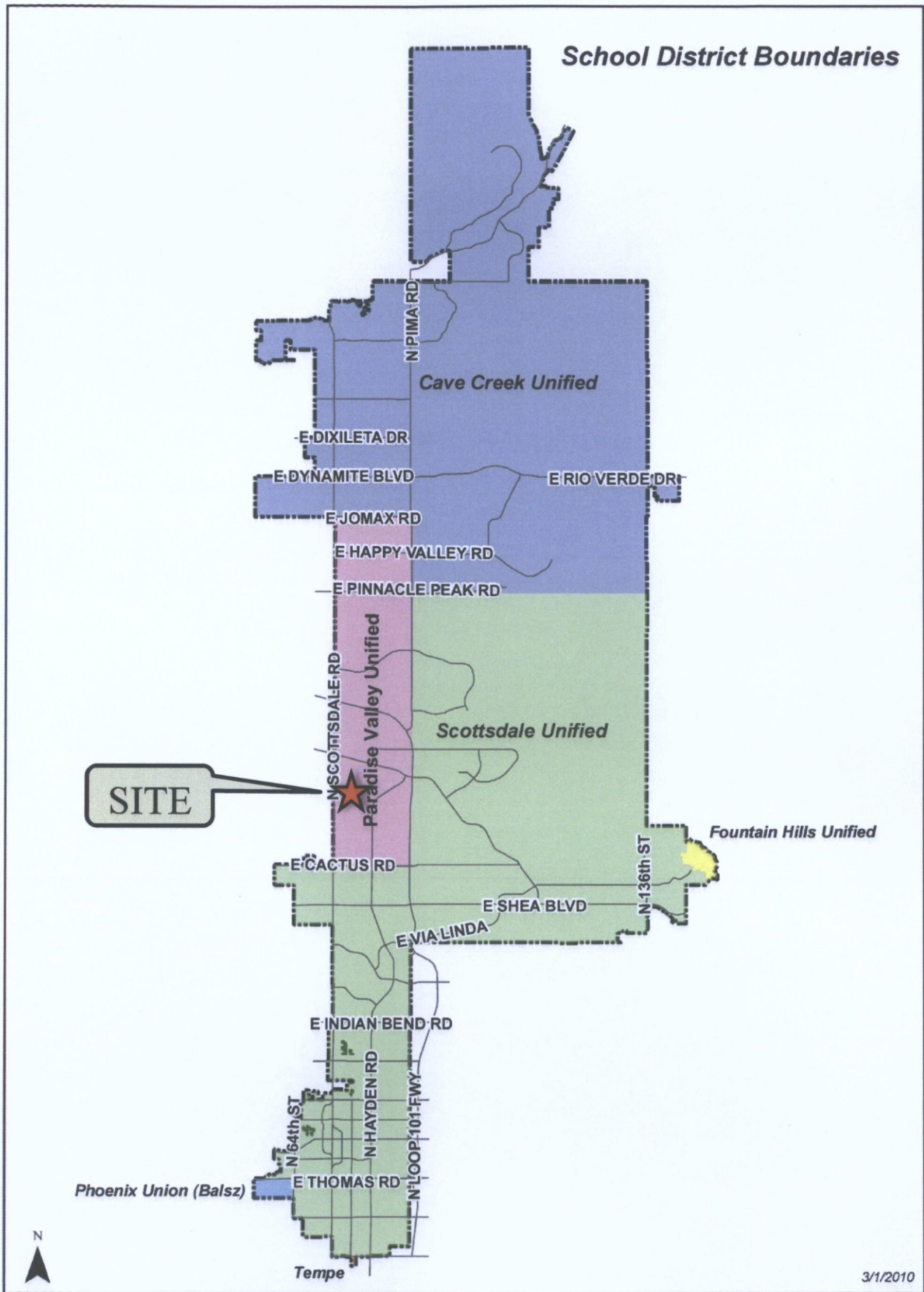
This request is for a Non-Major General Plan Amendment (GPA) from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and a rezoning from Industrial Park (I-1) to Planned Unit Development District (PUD) on 8.83+/- gross acre site located at 15501 North 73<sup>rd</sup> Street (the "Site") (also referred to as Dial Boulevard). The applicant intends to create a small mixed-use luxury residential multi-family community of approximately 644 units. The property is currently zoned for zero residential units.

The design for this property features a main entrance off of 73rd Street which features some above ground parking spaces (approximately 22 spaces) and a ramp leading to underground parking garage where the majority of parking will be located. Additionally, a secondary access to underground parking will be located at the south end off of Greenway-Hayden loop. The commercial/ retail portion is located near the main entrance facing 73rd Street. Two four-story luxury residential buildings enclose a total of four interior courtyards, one central courtyard, and one courtyard that fronts onto Greenway-Hayden Loop. These outdoor activity areas provide for recreation, relaxation, and an abundance of open space. The main building structures are navigated through a series of pedestrian passages that lead throughout the site and ultimately to the surrounding area. The north and east boundaries facing existing businesses are buffered by an internal roadway from the proposed units.

The District at the Quarter residential community will provide an exciting mixed-use project featuring upscale residences with a small retail/ commercial component to blend and transition with the commercial/ retail businesses close by along with the jobs in the Scottsdale Airpark, which is the second largest employment center in the state of Arizona. The proposed development would further many of the goals set forth in the Greater Airpark Character Area Plan ("GACAP") by creating a dynamic walkable community based on live, work, and play principles.

The proposed project will provide an ideal fit for this location and beyond. The ease of accessibility, proximity to businesses, shopping, entertainment, recreation, and airport makes this development a compliment to its surroundings.



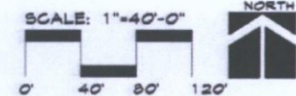


**School District Location Map**



**DISTRICT AT THE QUARTER**  
**OVERALL LANDSCAPE MASTER PLAN**

1550 1 N. DIAL BLVD. SCOTTSDALE, AZ 85260  
 DECEMBER 20TH, 2015





N. DIAL BLVD  
BUILDING B'



N. DIAL BLVD  
BUILDING A'



BUILDING B'

PROJECT ENTRY



N. DIAL BLVD  
STREET SCENE

BUILDING A'

15-448 December 29, 2019

**DISTRICT AT THE QUARTER**

**CONCEPT ELEVATIONS**

**SCOTTSDALE, AZ**



**A3.0**

**KAPLAN AQUISITIONS, LLC**

1150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

**ARCHITECTS ORANGE**

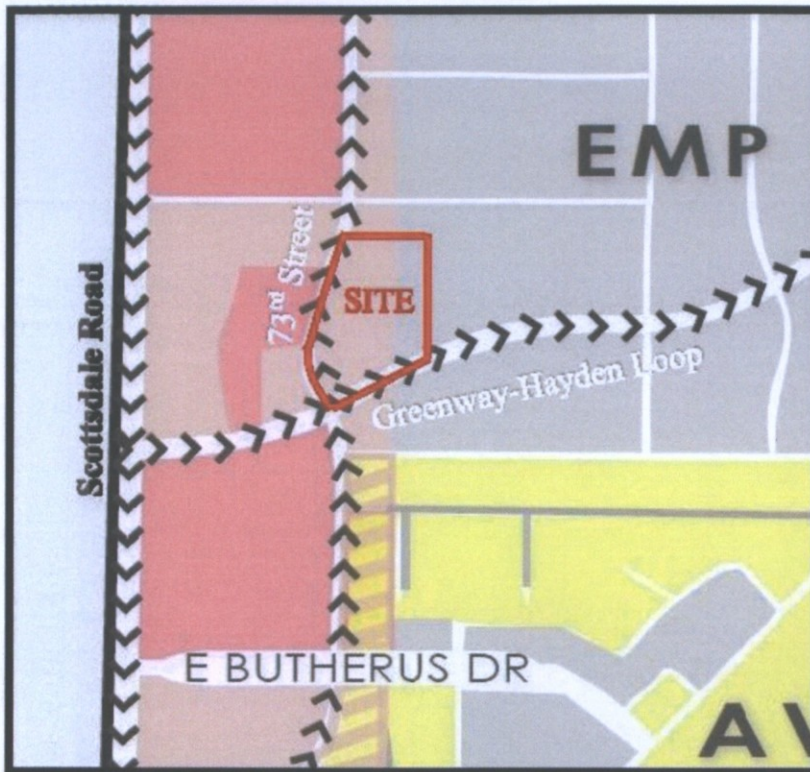
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 630-0500

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NO./ITEM	DATE

DATE FILE NUMBER

Scottsdale Airpark Land Use – Existing

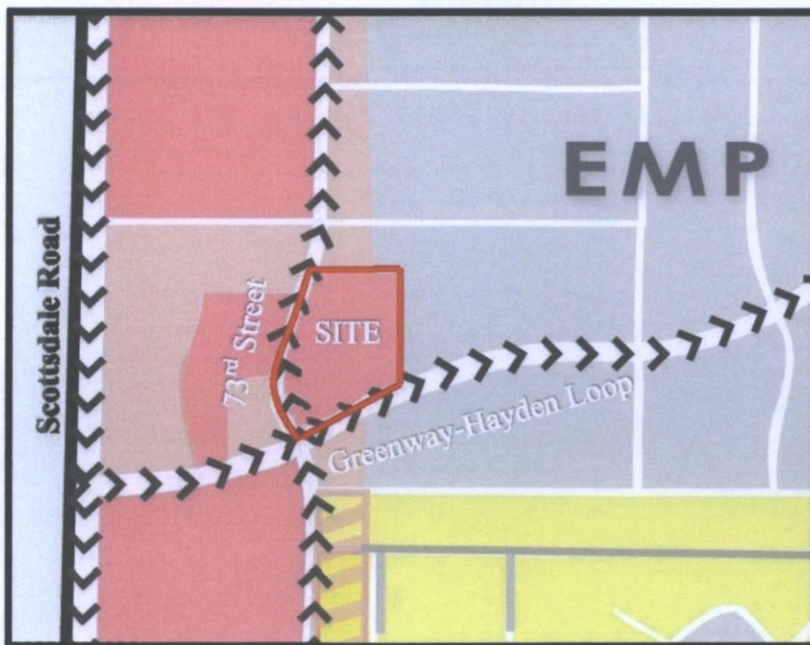


LEGEND

Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project

Scottsdale Airpark Land Use – Proposed



LEGEND

Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project

ATTACHMENT C

***SITE POSTING PHOTOS & AFFIDAVIT***



# 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: 733-PA-2015

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

Location: NEC of 73rd St. & Greenway-Hayden Loop

Site Posting Date: MARCH 3, 2016

Applicant Name: Beus Gilbert, PLLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

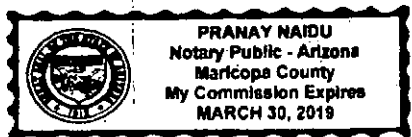
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pamela Swartz*  
Applicant Signature

3.3.16  
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 3 day of March, 2016



*[Signature]*  
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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Thursday, March 17, 2016  
Time: 6:30 P.M.  
Location: Hampton Inn & Suites of Phoenix/ Scottsdale, Quail Room  
16620 North Scottsdale Road, Scottsdale, AZ 85254

**Site Address:** NEC of 73rd St. & Greenway-Hayden Loop, Scottsdale, AZ

**Project Overview:** A proposed Mixed-Use, Multi-Family Development consisting of two (2) four-story buildings with 644 residential units (apts.) and approx. 4,000 sq. ft. of retail/commercial space within Scottsdale Airpark.

- Request: Non-Major General Plan Amendment from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to PUD (Planned Unit Development)
- Description of Project and Proposed Use: Mixed-Use, Multi-Family Development
- Site Acreage: 8.83 Acres      • Site Zoning: I-1 (Light-Industrial)

### Applicant/Contact:

Dennis Newcombe, Beus Gilbert  
Phone: 480-429-3065  
Email: [dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

### City Contact:

Brian Cluff 480-312-2258  
[bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)

Pre-Application #: 733-PA-2015 Available at City of Scottsdale: 480-312-7000

Posting Date:  
3/3/16

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

ATTACHMENT D

***OPEN HOUSE MEETING NOTES***



**Notes from District at the Quarter Neighborhood Meeting**  
*Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room*  
*March 17, 2016 6:30 PM (Start)-7:30 PM (End)*

- *Paul Gilbert:* Introduction of project team.
- *Paul Gilbert:* Introduction of project location, site plan, project overview, and approval process.

**Questions from attendees:**

- *Neighbor Question:* Will the development be luxury apartments for rent?

*Answer, Paul Gilbert (Beus Gilbert):* Yes. They will be luxury apartments for rent. Provides a housing opportunity at the Scottsdale Airpark for the concept “live, work, and play.”

- *Neighbor Question:* Will there be a retail component and how much (i.e. 6,000 square feet) and what uses?

*Answer, Paul Gilbert (Beus Gilbert):* Actually it will be approximately 4,000 square feet and could be retail, commercial, or restaurant. It will be planned for the ability of multiple uses, which may include shops or possibly a restaurant.

- *Neighbor Question:* Why the name of “District at the Quarter”?

*Answer, Mike Kaplan (Kaplan):* All of Kaplan’s projects are named “District at...” and the general location of an area. However, they amicable to re-review the name so no confusion or name infringement occurs.

- *Neighbor Question:* Curious where ICE is relocating to?

*Answer, Marcia Rowley (ICE):* We are relocating within Scottsdale near perimeter.

**\*\*END OF MEETING – NO MORE QUESTIONS FROM ATTENDEES.\*\***

ATTACHMENT E

***OPEN HOUSE SIGN-IN SHEET***

**SIGN-IN SHEET**  
**NEIGHBORHOOD MEETING**

**MARCH 17, 2016**

**HAMPTON INN & SUITES OF SCOTTSDALE/PHOENIX**  
**16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ**

**6:30 PM**

**PROPOSED NON-MAJOR GENERAL PLAN AMENDMENT & REZONING**  
**FOR A SMALL MIXED-USE & LUXURY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

**NORTHEAST CORNER OF 73<sup>RD</sup> STREET AND HAYDEN-GREENWAY LOOP**

**(PRE-APPLICATION # 733-PA-2015)**

NAME	ADDRESS	PHONE # OR EMAIL
Richard Hunt	scottsdale Quarter	Richard.Hunt@wpjglincher.com
Zach Buckhardt	Scottsdale Quarter	zach.Buckhardt@wpjglincher.com
David Eckardt	Zoala	david@spectramgmt.com
Tom Miller	Clark Loop	pmcgallag@cof.net
Sandy & Jere Clark	CLARK-WAYHAND	602-316-1010
STRAT LEGGAT	SCOTTSDALE	S.LEGGAT@KOOTENAYHOLDINGS.COM
NAME	ADDRESS	PHONE # OR EMAIL



**Typed Attendees from the District at the Quarter Neighborhood Meeting**

*Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room*

*March 17, 2016 6:30 PM (Start)-7:30 PM (End)*

**Name :**

**Address:**

**Phone or Email:**

1. Richard Hunt	Scottsdale Quarter	<a href="mailto:richard.hunt@wpglimcher.com">richard.hunt@wpglimcher.com</a>
2. Zach Buckhardt	Scottsdale Quarter	<a href="mailto:zach.buckhardt@wpglimcher.com">zach.buckhardt@wpglimcher.com</a>
3. David Eckhardt	Zocallo	<a href="mailto:david@spectramgmt.com">david@spectramgmt.com</a>
4. Tony Miller	Greenway-Hayden Loop	<a href="mailto:pianogallery@cox.net">pianogallery@cox.net</a>
5. Sandy & Jere Clark	Clark-Wayhand	602-316-1010
6. Strat Leggat	Scottsdale	<a href="mailto:sleggat@kootenayholdings.com">sleggat@kootenayholdings.com</a>
7. Ronald Finkel	9375 E. Shea #100, 85260	<a href="mailto:rf@az7re.com">rf@az7re.com</a>

ATTACHMENT F  
*CORRESPONDENCE*

*Neighbor Correspondence*

**From:** COGS AZ [mailto:cogsaz@gmail.com]  
**Sent:** Monday, March 07, 2016 2:51 PM  
**To:** Dennis Newcombe  
**Subject:** Monday, March 7 Invitation for March 17th

Good afternoon, Dennis. Any comments will be e mailed to you after reviewing the proposed project case file. Thanks for the invitation. Sonnie Kirtley, COGS Chair (The Coalition of Greater Scottsdale) cellular 602 717 3886 anytime

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This email has been sent from a virus-free computer protected by Avast.  
[www.avast.com](http://www.avast.com)

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No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2015.0.6189 / Virus Database: 4540/11770 - Release Date: 03/07/16