

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: 19-ZN-2002#5

Project Name: _____

Location: 18555 N Scottsdale Rd

Site Posting Date: Orig Posted 11/23/16; Updated December 19, 2016

Applicant Name: Diversified Parnters, LLC

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 Leggett
Applicant Signature

12-19-16
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 19th day of December 2016



Marybeth Conrad
Notary Public
My commission expires: 10-25-20

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 KIVA
3939 N. Drinkwater Boulevard

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

PLANNING COMMISSION: 5:00 P.M., 12/14/2016
CITY COUNCIL: 5:00 P.M., 01/24/2017

REQUEST: by owner for a Zoning District Map Amendment from Planned Community District, Planned Regional Center (PCD PRC) to Planned Community District, Planned Regional Center, Planned Shared Development (PCD PRC PSD) on a +/- 10-acre site. Located at the northeast corner of Scottsdale Road and Chauncey Lane.

LOCATION: the northeast corner of Scottsdale Road and Chauncey Lane

Case Number: 19-ZN-2002#5

Applicant Contact:

Alexandra Schuchter 480-947-8830
Alexandra@DPCRE.Com

City Contact:

Greg Bloemberg 480-312-4306
gbloemberg@scottsdaleaz.gov

Case File Available at City of Scottsdale

Posting Date: 11/21/16 480-312-7000

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

12-19-16 1:24

Owner	Address	City	State	ZIP	APN
NORTH SCOTTSDALE CAD L L C	1311 E BELL RD	PHOENIX	AZ	85022	21505007
BCB GROUP INVESTMENTS LLC	4255 W THUNDERBIRD RD	PHOENIX	AZ	85053	21507244
SCOTTSDALE CROSSROADS LUXURY APARTMENTS LLP	8434 N 90TH ST	SCOTTSDALE	AZ	85258	21507390
BCB GROUP INVESTMENTS LLC	4255 W THUNDERBIRD RD	PHOENIX	AZ	85053	21507391
101 & SCOTTSDALE LLC (LEASE)	15475 N 84TH ST	SCOTTSDALE	AZ	85260	21504721C
101 & SCOTTSDALE LLC (LEASE)	15475 N 84TH ST	SCOTTSDALE	AZ	85260	21504721D
ARIZONA STATE LAND DEPT	1725 W GREENTREE DR STE 114	TEMPE	AZ	85284	21507004F
JLB REALTY LLC CP # 53-117739	9237 E VIA DE VENTURA STE 215	SCOTTSDALE	AZ	85255	21507004G

Interested Parties List (required for all zoning cases)

Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place	Stevenson	CA	92381
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak Homeowners Assoc	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	85251-182
Ed Toschik, President	La Vista at Pinnacle Peak Homeowners Assoc	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Emily Ryan	Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3111
Fred Unger		7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255
J. P. Lamer		6945 E Glenrosa Ave	Scottsdale	AZ	85251
Jill Aguirre		8605 E Via Dona Rd	Scottsdale	AZ	85266
Jim Heather		6732 E Sheridan Street	Scottsdale	AZ	85257
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85255
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Michael Jacks, Secretary	La Vista at Pinnacle Peak Homeowners Assoc	7725 E Camino Del Monte	Scottsdale	AZ	85255
Mike Leary	Michael P. Leary, LTD	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



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"/> City 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:

- ☒ 1st 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, application type (e.g. Zoning District Map Amendment) existing and proposed site zoning district,
- 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
- Sign posting date
- Any additional information indicated on Project Under Consideration Sign Posting Requirements

Planning and Development Services Division

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19-ZN-2002#5

6/3/16



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
- Application type (e.g. Zoning District Map Amendment)
- Existing and proposed site zoning district
- 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. 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 related resources)
- B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:
1. The substance of the comments, issues, concerns and problems.
 2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Related Resources:

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

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