

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

Cluff, Bryan

From: Nick Labadie <nick@roselawgroup.com>
Sent: Wednesday, November 23, 2016 3:47 PM
To: Cluff, Bryan
Cc: Angelica Romo; Jordan Rose
Subject: RE: Block L

Hi Bryan, hopefully, you're already enjoying some time off for the holiday. Our client is still considering their options, but I will let you know as soon as I have anything to report.

Thanks and happy Thanksgiving!

Nick Labadie
Senior Planner/Project Manager
7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct: 480.240.5640 Cell: 480.202.0781



roselawgroup.com roselawgroupreporter.com social.roselawgroup.com

RLG is Service :: Winner "Best places to work in Arizona"

The author of this email is not an attorney. This communication does not constitute legal advice and should not be construed as such. The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 480.240.5640 or fax 480.505.3925 and delete or destroy any copy of this message. Thank you.
Think green, please don't print unnecessarily

From: Cluff, Bryan [mailto:BCluff@Scottsdaleaz.gov]
Sent: Thursday, November 17, 2016 9:36 AM
To: Nick Labadie <nick@roselawgroup.com>
Cc: Angelica Romo <aromo@roselawgroup.com>; Jordan Rose <JRose@roselawgroup.com>
Subject: RE: Block L

Nick,


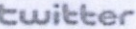
Just wanted to give you an update on the status of this zoning request (18-ZN-2013#2). We have scheduled the case for the 12/14/16 Planning Commission meeting. We are still working out the City Council schedule for next year, but it will probably end up on 1/17/16 or 1/24/16 for City Council.

Do you have any updates on the status of the opposition? I understand WPG has been in contact with the apartment owner. Has there been any resolution?

Thank you,

Bryan D. Cluff, LEED AP
Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

Get informed!
Subscribe to [Scottsdale P & Z Link](#) newsletter

 follow us on Facebook


From: Nick Labadie [<mailto:nick@roselawgroup.com>]
Sent: Thursday, October 06, 2016 4:29 PM
To: Cluff, Bryan
Cc: Angelica Romo; Jordan Rose
Subject: Block L

Hi Bryan,

Thanks for filling me in on the status of the request at Block L of Scottsdale Quarter. While it may appear to be a minor zoning stip modification, the implications for the City are actually pretty substantial. It seems like it will generate ample public comment and discussion.

As the applicant has pointed out in the narrative describing the request, the simple change in FAR will allow for 300 apartment rentals on Block L. What goes unmentioned is the fact that these new residential units will come at the cost of a 116-key luxury boutique hotel and nearly 70,000 SF of approved commercial space. In fact, the city recently approved a request on Block L to increase the FAR to allow for more commercial, which the applicant apparently now wants to leverage for residential. This change to rentals is not only contrary to the vision upon which the project (and updated FAR allowance) was approved by Council, but also comes at a significant economic cost to the city in terms of lost sales and bed tax revenues (quick estimate: around \$1,000,000).

Please do keep us apprised of the hearings etc and include this in the packet for public comment. Our clients in the area are adjacent and will be filing a legal protest on the case.

Nick Labadie
Senior Planner/Project Manager
7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct: 480.240.5640 Cell: 480.202.0781



roselawgroup.com roselawgroupreporter.com social.roselawgroup.com

RLG is Service :: Winner "Best places to work in Arizona"

The author of this email is not an attorney. This communication does not constitute legal advice and should not be construed as such. The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended

recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 480.240.5640 or fax 480.505.3925 and delete or destroy any copy of this message. Thank you.
Think green, please don't print unnecessarily



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: 18-ZN-2013

Project Name: _____

Location: NWC Butherus Dr and N 73rd St

Site Posting Date: November 21, 2016

Applicant Name: Paul Gilbert

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

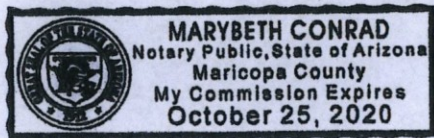
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Paul Gilbert
Applicant Signature

11/21/16
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 21st day of November 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
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., TBD

REQUEST: by applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a 6.07 acre site.

LOCATION: the northwest corner of E. Butherus Drive and N. 73rd Street

Case Number: 18-ZN-2013#2

Applicant Contact:

Paul Gilbert 480-429-3000
pgilbert@beusgilbert.com

City Contact:

Bryan Cluff 480-312-2258
cluff@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. ©

11/21/16 13:42:31



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
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., TBD

REQUEST: by applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a 6.07 acre site.

LOCATION: the northwest corner of E. Butherus Drive and N. 73rd Street

Case Number: 18-ZN-2013#2

Applicant Contact:

Paul Gilbert 480-429-3000
pgilbert@beusgilbert.com

City Contact:

Bryan Cluff 480-312-2258
cluff@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. ©

11/21/16 13:42:31



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 579 -PA- 2016

Project name: Scottsdale Quarter Block L

Project Location 15125 North Scottsdale Road

Applicant Name: Dennis M. Newcombe (Beus Gilbert PLLC) Phone: (480)-429-3065

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

School District: Paradise Valley

I, Dr. James Lee 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

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

40084-001

August 17, 2016

VIA US MAIL

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

RE: School District Determination of Adequate Facilities
City of Scottsdale Project Number: 579-PA-2016

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 amendment (case: 18-ZN-2013) that will allow for an increase in the floor area allowed of residential units resulting in a greater number of residential units (apartments) allowed on the subject property. The property is currently zoned to allow up to 408,822 sq.ft. of residential floor area, of that there is currently 234,465 sq. ft. (or 276 units) built. The resulting area left is 174,357 sq. ft. (or approximately 175 units). Our application proposes to increase floor area to allow for up to 300 apartment units, an increase of approximately 72%.

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

18-ZN-2013 #2
8/18/2016

“Scottsdale Quarter Block L” - Project Summary & Narrative

The following two (2) requests are for the 3.4+/- acre site (known as “Scottsdale Quarter Block L”) located at 15125 North Scottsdale Road (the “Site”). As can be seen on the aerial map attached, the Site is currently vacant and bordered by existing development and streets within Scottsdale Quarter. This Site is the last remaining property to be developed within Scottsdale Quarter’s overall approved development.

The proposed requests are as follows:

1. Pursuant to the 2013 rezoning case (18-ZN-2013), there is a stipulation that limits the residential F.A.R. to 0.4, based on a 0.8 F.A.R. nondensity (i.e. commercial/retail). It should be noted that the PRC zoning district regulates residential density based on 50% of the nondensity F.A.R. and no greater than 21 units per acre. However, in 2013, the nondensity (i.e. commercial/retail) based land uses only were increased to 1.0 F.A.R., but it could not be used for the residential calculation. Thus, we are requesting the 2013 Stipulation 5 below be deleted in order to align with the 1.0 F.A.R. previously approved.

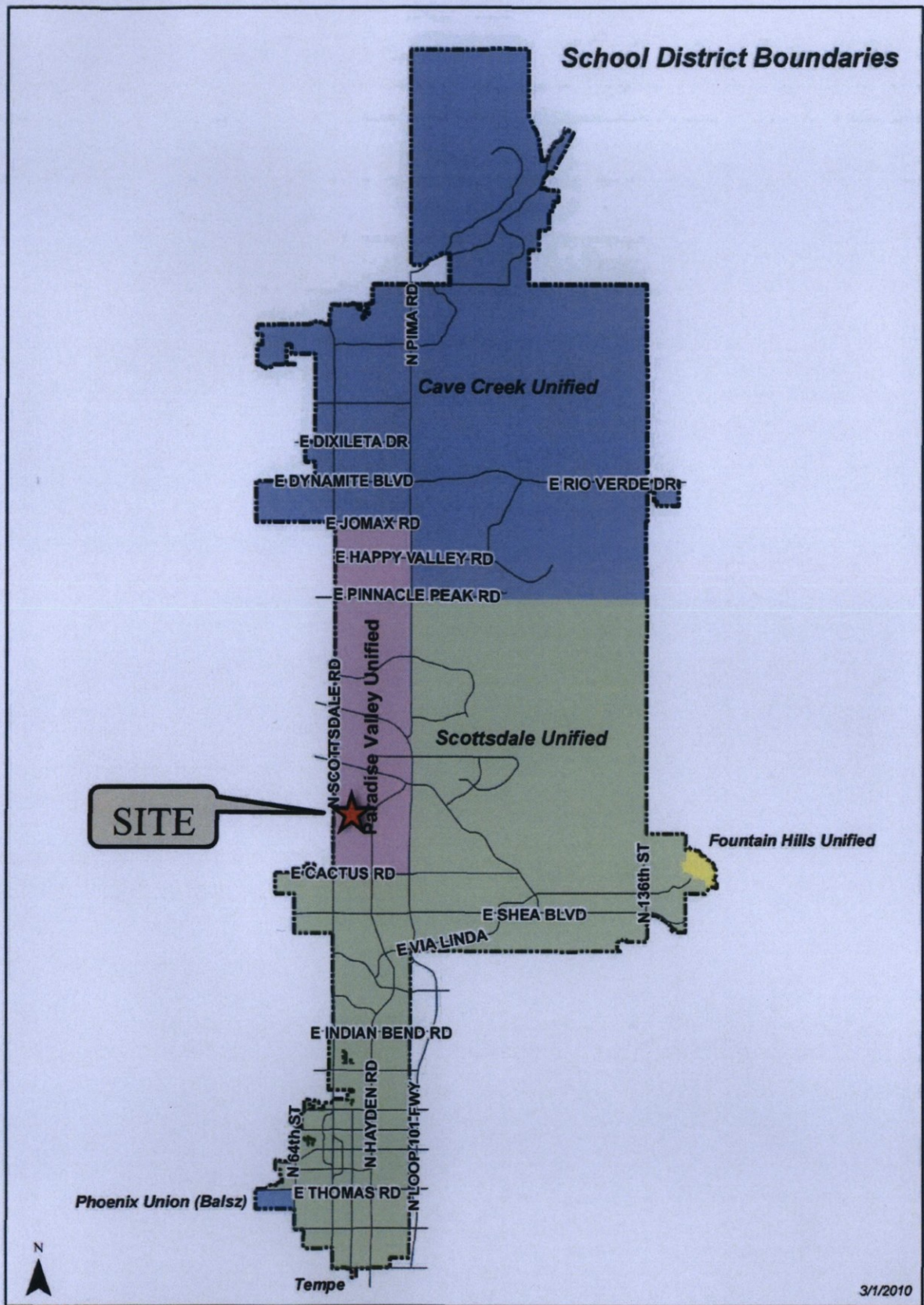
Case: 18-ZN-2013

Stipulation [**To be deleted.**]

5. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The increase in floor area ratio approved with this application shall not increase the floor area of or number of dwelling units allowed. Density shall be limited to what was allowed under the original zoning approval (14-ZN-2005), and total dwelling unit floor area for the overall project and shall not exceed 408,822 square feet.

2. Deletion of Stipulation 5 will also require some minor updates to the previously approved Development Plan to reflect the 1.0 F.A.R. and the subsequent allowable square footages for both the nondensity (i.e. commercial/retail) and residential uses, site plan configuration, and removing the hotel use from the Development Plan.

The approval of the two (2) items above will allow Lennar Multifamily Communities (“Lennar”), who is under contract to purchase an interest in Scottsdale Quarter - Block L, to develop a multifamily development consisting of as many as 300 apartment units in Block L. In addition, the current developer/owner WP Glimcher will develop approximately 68,131 square feet of additional retail space within Block L and creating a nice mixed-use development in alignment with Scottsdale Quarter’s overall vision. (Copies of the proposed conceptual site/massing plans showing both the residential and retail proposals are attached.)



School District Location Map



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 579 -PA- 2016

Project name: Scottsdale Quarter Block L

Project Location 15125 North Scottsdale Road

Applicant Name: Dennis M. Newcombe (Beus Gilbert PLLC) Phone: (480)-429-3065

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

School District: Paradise Valley

I, Dr. James Lee 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



Request for Neighborhood Group/ Homeowners Association

For Staff Use Only

Time/Date Received _____

Time/Date Completed _____

REQUESTOR'S INFORMATION

Requestor's Name: _____

Date of request: _____ Requestor's Phone #: (____) _____ - _____

Method to receive Group/Homeowner information (select one)

Fax: _____ e-mail _____

Mail Address: _____, AZ, _____

*[See Attached Email
Correspondence / List.]*

SITE LOCATION/PROJECT INFORMATION

Project Name: _____

Project Address: _____

Project Parcel Number(s): _____

Radius around parcel(s) requested: 300' 750' 1 Mile

City Pre-application/Case#: _____ City Project Coordinator: _____

Notification Type? Citizen Review Plan Neighborhood Involvement Special Event Notification

Any additional information that may be helpful to collect data: _____

Please note:

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

To Submit your request, or for additional information, please contact:

Current Planning Services
7447 E. Indian School Rd Suite 105
Scottsdale, AZ 85251

Phone: (480) 312-7000
Fax: (480) 312-7088
e-mail: planninginfo@scottsdaleaz.gov

Andrew Armstrong

From: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Sent: Thursday, July 14, 2016 11:05 AM
To: Andrew Armstrong
Cc: Perone, Steve
Subject: RE: Required Notification List & Distance Requirement
Attachments: 579-PA-2016_Labels.xls

Here is the 750' buffer around the property of Scottsdale Quarter and the Interested Parties List combined. You would add the HOA list that Steve gave you earlier.

Hope this helps ☺

Thanks,
Lorraine

From: Castro, Lorraine
Sent: Thursday, July 14, 2016 10:49 AM
To: 'aarmstrong@beusgilbert.com'
Cc: Perone, Steve
Subject: RE: Required Notification List & Distance Requirement

Hi Andrew,

Is this what you need, if not let me know.

Thanks,

Lorraine Castro

Planning Specialist
City of Scottsdale
Planning and Development Services
Lcastro@ScottsdaleAZ.gov
480-312-7620

Get informed!
Subscribe to [Scottsdale P & Z](#) Link newsletter



From: Perone, Steve
Sent: Thursday, July 14, 2016 9:29 AM
To: Castro, Lorraine
Subject: FW: Required Notification List & Distance Requirement

Can you please respond to Andrew?

From: Andrew Armstrong [<mailto:aarmstrong@beusgilbert.com>]
Sent: Thursday, July 14, 2016 9:24 AM
To: Perone, Steve
Subject: RE: Required Notification List & Distance Requirement

Steve,

Is this list of 5 names the only HOA or other interested parties list that we are required to mail? Can you ask a Planner what the early notification distance requirements are for **Case # 579-PA-2016**? We need to obtain the proper list and distance in order to complete the mailing requirements for this case. Thank you.

From: Perone, Steve [<mailto:SPerone@Scottsdaleaz.gov>]
Sent: Thursday, July 14, 2016 9:15 AM
To: Andrew Armstrong
Subject: RE: Required Notification List & Distance Requirement

Her you go bud!

From: Andrew Armstrong [<mailto:aarmstrong@beusgilbert.com>]
Sent: Wednesday, July 13, 2016 5:26 PM
To: Perone, Steve
Subject: Required Notification List & Distance Requirement

Hello again!

We need to obtain the required interested parties list from the city as well as the notification distance requirements for early notification. Our site is APN 215-56-422 located at 15125 N. Scottsdale Road (Scottsdale Quarter Block L) We filed a pre-app for an amendment to the previously approved rezoning stipulation and minor modifications to the Development Plan.

Can you provide us with the required interested party/ HOA list as well as the distance requirement to generate a mailing list for this case?

Thank you!!

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

This Beus Gilbert e-mail message, and any attachment hereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any use, dissemination, distribution or copying of this e-mail message, and/or any attachment hereto, is strictly prohibited.

Mailing List : 579-PA-2016

Name	Company	Address	City	State	Zip
CRESCENT-SDQ III VENTURE LLC		227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202
SDQ III FEE LLC		180 E BROAD ST 21ST FL	COLUMBUS	OH	43125
SDQ FEE LLC		180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215
SDQ III RETAIL LLC		180 E BROAD ST	COLUMBUS	OH	43215
PLINTH VENTURE LLC		1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417
BENNE FAMILY TRUST		18074 N CIRCLE S TRL	RATHDRUM	ID	83858
SCOTTSDALE PLACE LLC		5564 N 10TH STREET	PHOENIX	AZ	85014
CAPITAL CREEK GOLD LLC		4425 N 24TH ST 225	PHOENIX	AZ	85016
ROWLEY BLUE WATER INVESTMENTS LLC		10030 N 25TH AVE	SCOTTSDALE	AZ	85021
WATTS INVESTMENTS L L C		5552 E WASHINGTON ST	PHOENIX	AZ	85034
LUCAS GREGORY L/DAWN M		1865 E LELAND CIR	MESA	AZ	85203
CITY OF SCOTTSDALE		3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
SKY PEAK L L C		14901 N SCOTTSDALE RD #201	SCOTTSDALE	AZ	85254
DUNLOGIN GROUP LLC		20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255
ANCALA-VIA LINDA LLC		PO BOX 28670	SCOTTSDALE	AZ	85255
PAR DEVELOPMENT 2 LLC		15020 N 74TH ST	SCOTTSDALE	AZ	85260
MS CONSOLIDATED HOLDINGS LLC		7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
PAR DEVELOPMENT L L C		15020 N 74TH ST STE A 2ND FL	SCOTTSDALE	AZ	85260
COURTHOUSE COMMERCIAL LLC		7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260
BUILDING D LLC		15035 N 73RD ST	SCOTTSDALE	AZ	85260
NAUTILUS INSURANCE CO		7233 E BUTHERUS DR	SCOTTSDALE	AZ	85260
MC DEVELOPMENT LLC		15029 N 74TH ST	SCOTTSDALE	AZ	85260
SENTINEL INVESTMENTS LTD		14605 N AIRPORT DR NO 210	SCOTTSDALE	AZ	85260
SDL RESTAURANT GROUP LLC		14988 N 78TH WY SUITE 112	SCOTTSDALE	AZ	85260
OX II LLC		7317 E GREENWAY RD	SCOTTSDALE	AZ	85260
FRANZ CREEK PROPERTIES LLC		7707 E ACOMA DR STE 101	SCOTTSDALE	AZ	85260
K2H SCOTTSDALE COMMERCE LLC		627 S 48TH ST SUITE 110	TEMPE	AZ	85281
S B C INC		1845 MCCULLOCH BLVD NORTH B4	LAKE HAVASU CITY	AZ	86403
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251

Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	Gainey Ranch Community Associa	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike Leary	Michael P. Leary, LTD, Real Estate	10278 E. Hillery Dr.	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	Arizona Department of Transporta	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Admin	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, S	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
	Paradise Valley Unified School Dis	15002 N. 32nd Street	Phoenix	AZ	85032
	Granite Reef Neighborhood Resou	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	10851 N Black Canyon Hwy Ste 100	Phoenix	AZ	85029-4756
Les Conklin		8711 E Pinnacle Peak Rd. #123	Scottsdale	AZ	85255
Curtis Ekmark	Ekmark & Edmark	6720 N Scottsdale Rd. #261	Scottsdale	AZ	85253
Bob Cappel		8711 E Pinnacle Peak Rd	Scottsdale	AZ	85255
Andrea Moscarello	Ekmark & Ekmark LLC	6720 N Scottsdale Rd. #261	Scottsdale	AZ	85253

SCOTTSDALE QUARTER BLOCK L

579-PA-2016

NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION 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.



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 & HOA List" totaling 61 entries 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 July 28, 2016.

18-ZN-2013 #2
8/18/2016

The letter and accompanying materials was sent to the entire Property Owner & Interested Parties Mailing List on July 28, 2016. To date (August 18, 2016) we have not received any additional correspondence.

(See Attachment B: Notification Letter & Mailing Materials)

In addition, the required materials and school district determination form were mailed to the School District Superintendent on August 17, 2016).

(See Attachment C: (School District Notification)

Project Under Review Sign Posting:

The completed property posting of "Project Under Consideration" sign was posted on July 22, 2016.

(See Attachment D: (Site Posting Photos & Affidavit)

Open House:

The Open House Meeting was held Thursday, August 11, 2016 at 6:00 P.M. at the Nelsen Partners Office (15210 N. Scottsdale Road, Suite 300) within Kierland Commons. A total of 2 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 data and plan and general compliments were also received.

(See Attachment E: Open House Meeting Notes)

The Open House Sign-In Sheet from August 11, 2016

(See Attachment F: Open House Sign-In Sheet)

Other Outreach:

We received one (1) telephone call on August 2, 2016 from Art Martori (Corporate Offices of Martori Farms located at: 7332 E. Butherus Drive) 480-998-1444

Mr. Martori's telephone call was to inquire about the project and was in support of the proposal. No other comments or correspondence has been received to date (August 18, 2016)

(See Attachment G: Community Input Information)

Public Involvement Conclusion & Summary:

The applicant has been available to meet with individuals, homeowner associations, and other interested parties at any time during the process. We have performed proactive outreach with property owners and key contacts in the community. Other than two (2) people listed in attendance at the neighborhood meeting and one (1) telephone call as listed, to date (August 18, 2016) we have not received any additional correspondence in the process, and all correspondence has been in support of the request.

Attachment A
Property Owner & Interested Parties Notification List

Mailing List : 579-PA-2016

Name	Company	Address	City	State	Zip
CRESCENT-SDQ III VENTURE LLC		227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202
SDQ III FEE LLC		180 E BROAD ST 21ST FL	COLUMBUS	OH	43125
SDQ FEE LLC		180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215
SDQ III RETAIL LLC		180 E BROAD ST	COLUMBUS	OH	43215
PLINTH VENTURE LLC		1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417
BENNE FAMILY TRUST		18074 N CIRCLE S TRL	RATHDRUM	ID	83858
SCOTTSDALE PLACE LLC		5564 N 10TH STREET	PHOENIX	AZ	85014
CAPITAL CREEK GOLD LLC		4425 N 24TH ST 225	PHOENIX	AZ	85016
ROWLEY BLUE WATER INVESTMENTS LLC		10030 N 25TH AVE	SCOTTSDALE	AZ	85021
WATTS INVESTMENTS L L C		5552 E WASHINGTON ST	PHOENIX	AZ	85034
LUCAS GREGORY L/DAWN M		1865 E LELAND CIR	MESA	AZ	85203
CITY OF SCOTTSDALE		3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
SKY PEAK L L C		14901 N SCOTTSDALE RD #201	SCOTTSDALE	AZ	85254
DUNLOGIN GROUP LLC		20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255
ANCALA-VIA LINDA LLC		PO BOX 28670	SCOTTSDALE	AZ	85255
PAR DEVELOPMENT 2 LLC		15020 N 74TH ST	SCOTTSDALE	AZ	85260
MS CONSOLIDATED HOLDINGS LLC		7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
PAR DEVELOPMENT L L C		15020 N 74TH ST STE A 2ND FL	SCOTTSDALE	AZ	85260
COURTHOUSE COMMERCIAL LLC		7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260
BUILDING D LLC		15035 N 73RD ST	SCOTTSDALE	AZ	85260
NAUTILUS INSURANCE CO		7233 E BUTHERUS DR	SCOTTSDALE	AZ	85260
MC DEVELOPMENT LLC		15029 N 74TH ST	SCOTTSDALE	AZ	85260
SENTINEL INVESTMENTS LTD		14605 N AIRPORT DR NO 210	SCOTTSDALE	AZ	85260
SDL RESTAURANT GROUP LLC		14988 N 78TH WY SUITE 112	SCOTTSDALE	AZ	85260
OX II LLC		7317 E GREENWAY RD	SCOTTSDALE	AZ	85260
FRANZ CREEK PROPERTIES LLC		7707 E ACOMA DR STE 101	SCOTTSDALE	AZ	85260
K2H SCOTTSDALE COMMERCE LLC		627 S 48TH ST SUITE 110	TEMPE	AZ	85281
S B C INC		1845 MCCULLOCH BLVD NORTH B4	LAKE HAVASU CITY	AZ	86403
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251

Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	Gainey Ranch Community Associa	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike Leary	Michael P. Leary, LTD, Real Estate	10278 E. Hillery Dr.	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	Arizona Department of Transporta	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Admin	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, S	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
	Paradise Valley Unified School Dis	15002 N. 32nd Street	Phoenix	AZ	85032
	Granite Reef Neighborhood Resou	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	10851 N Black Canyon Hwy Ste 100	Phoenix	AZ	85029-4756
Les Conklin		8711 E Pinnacle Peak Rd. #123	Scottsdale	AZ	85255
Curtis Ekmark	Ekmark & Edmark	6720 N Scottsdale Rd. #261	Scottsdale	AZ	85253
Bob Cappel		8711 E Pinnacle Peak Rd	Scottsdale	AZ	85255
Andrea Moscarello	Ekmark & Ekmark LLC	6720 N Scottsdale Rd. #261	Scottsdale	AZ	85253

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

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

40084-001

July 28, 2016

VIA U.S. MAIL

Re: Development at Scottsdale Quarter (Block L).
Existing Zoning: Planned Regional Center ("PRC").
Neighborhood Open House and Meeting, Thursday, August 11, 2016.
Pre-Application #: 579-PA-2016.

Dear Area Neighbors and Interested Parties:

We invite you to a neighborhood open house and meeting regarding the proposed Zoning District Map Amendment and to amend the Development Plan on approximately 3.4 acres (generally known as "Scottsdale Quarter - Block L") located just south of the Crescent Scottsdale Quarter apartments or north of the northwest corner of 73rd Street and Butherus Drive (Property address: 15125 North Scottsdale Road) (the "Site"). (A copy of an aerial map outlining the Site is attached.) As can be seen on the aerial map attached, the Site is currently vacant and bordered by existing development and streets within Scottsdale Quarter. This Site is the last remaining property to be developed within Scottsdale Quarter's overall approved development area.

The proposed requests are as follows:

1. Pursuant to the 2013 rezoning case (18-ZN-2013), there is a stipulation that limits the residential F.A.R. to 0.4, based on a 0.8 F.A.R. nondensity (i.e. commercial/retail). It should be noted that the PRC zoning district regulates residential density based on 50% of the nondensity F.A.R. and no greater than 21 units per acre. However, in 2013, the nondensity (i.e. commercial/retail) based land uses only were increased to 1.0 F.A.R., but it could not be used for the residential calculation. Thus, we are requesting the 2013 Stipulation 5 below be deleted in order to align with the 1.0 F.A.R. previously approved, which would result in an increase in the floor area allowed for residential units.

Case: 18-ZN-2013

Stipulation [**To be deleted.**]

5. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The increase in floor area ratio approved with this application shall not increase the floor area of or number of dwelling units allowed. Density shall be limited to what was allowed under the original zoning approval (14-ZN-2005), and total dwelling unit floor area for the overall project and shall not exceed 408,822 square feet.

2. Deletion of Stipulation 5 will also require some minor updates to the previously approved Development Plan to reflect the 1.0 F.A.R. and the subsequent allowable square footages for both the nondensity (i.e., commercial/retail) and residential uses, site plan configuration, and removing the hotel use from the Development Plan.

The approval of the two (2) items above will allow Lennar Multifamily Communities ("Lennar"), who is under contract to purchase an interest in Scottsdale Quarter - Block L, to develop a multifamily development consisting of as many as 325 apartment units in Block L. In addition, the current developer/owner WP Glimcher will develop approximately 68,131 square feet of additional retail space within Block L creating a nice mixed-use development in alignment with Scottsdale Quarter's overall vision. (Copies of the proposed conceptual site/massing plans showing both the residential and retail proposals are attached.)

To that end, the neighborhood open house and meeting will be held at the below listed date, time and place. Discussions at the meeting will include an overview of the Site, the proposed Lennar/retail development plan, the zoning, city processes, and to listen/address any questions you may have.

Thursday, August 11, 2016

6:00 p.m.

Nelsen Partners

(Kierland Commons – above the Anthropologie Store)

15210 North Scottsdale Road, Suite 300

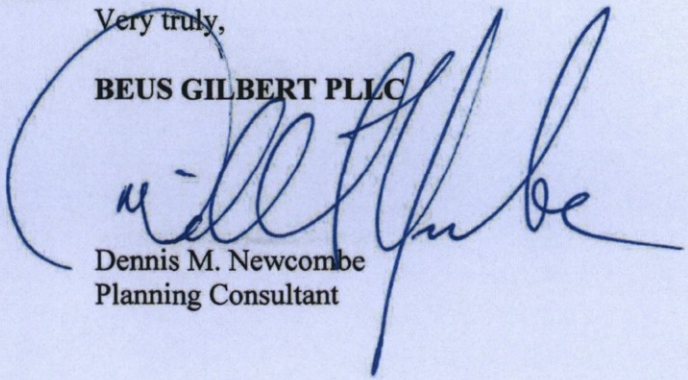
(Location map attached.)

If you have questions regarding this meeting, please feel free to contact either me at: (480) 429-3065 / via email at: dnewcombe@beusgilbert.com – or – Paul Gilbert at: (480) 429-3002 / via email at: pgilbert@beusgilbert.com. Bryan D. Cluff, LEED AP, Senior Planner at the City of Scottsdale, can also be contacted at: (480) 312-2258 / via email at: bcluff@scottsdaleaz.gov.

Thank you for your time and consideration.

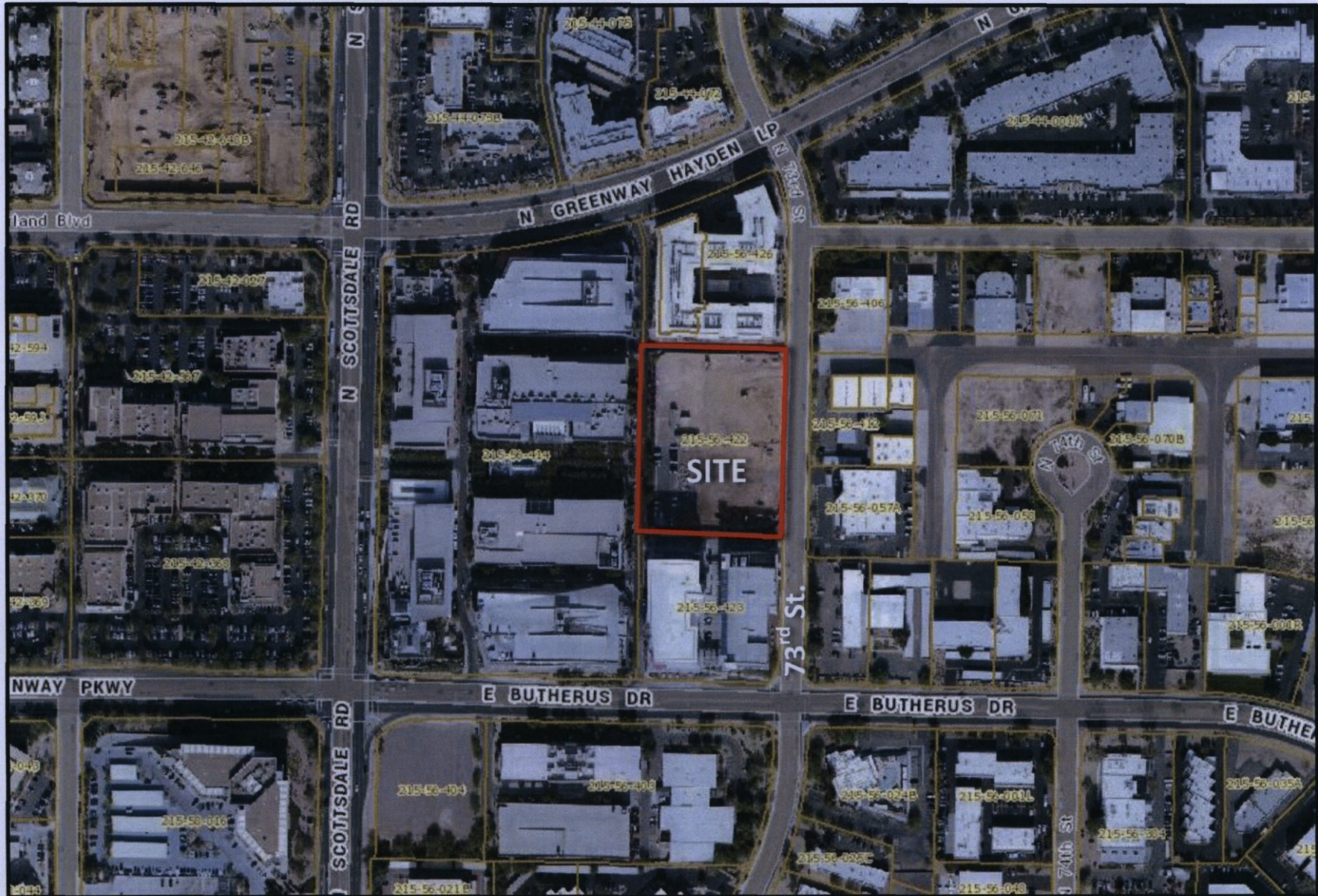
Very truly,

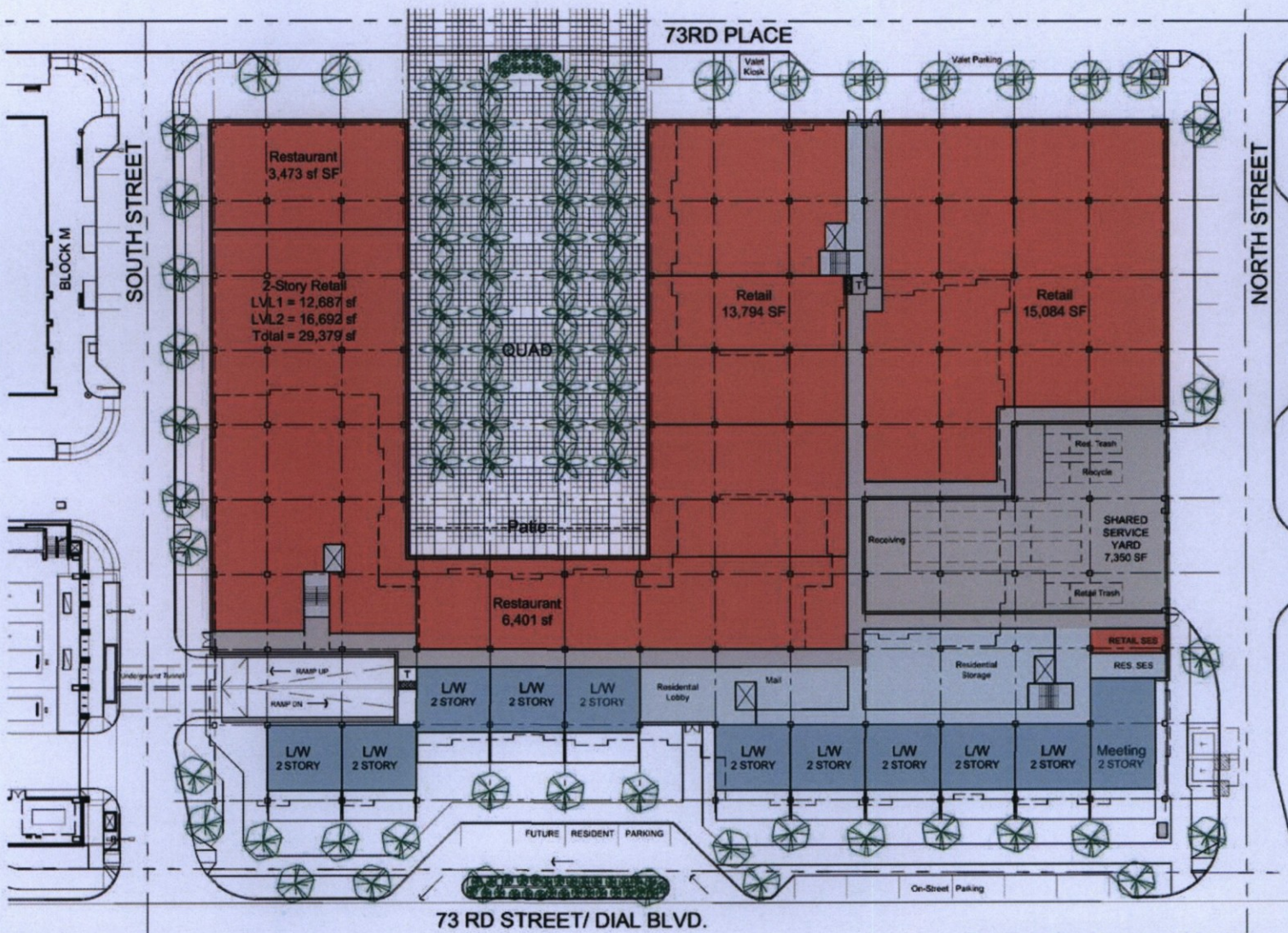
BEUS GILBERT PLLC


Dennis M. Newcombe
Planning Consultant

Enclosures: As stated.

Site Aerial Exhibit
Scottsdale Quarter – Block L
15125 N. Scottsdale Rd.
(APN: 215-56-422)





TABULATIONS

GROSS BUILDING AREA (GBA)	
LEVEL 1	80,567 SF
LEVEL 2	15,083 SF
LEVEL 3	68,070 SF
LEVEL 4	51,615 SF
LEVEL 5	58,533 SF
LEVEL 6	58,533 SF
LEVEL 7	58,533 SF
LEVEL 8	50,160 SF
TOTAL PROPOSED	441,114 SF

RETAIL / RESTAURANT:	68,131 SF
SHARED SERVICE YARD :	7,350 SF

RESIDENTIAL:	
UNIT FLOOR AREA:	
PROPOSED (FAR 1.0 x 50%)	
NET SITE AREA: 1,024,555 x .5 =	512,278 SF
EXISTING ON BLOCK K :	234,465 SF
PROPOSED MAX. ON BLOCK L:	277,813 SF
MAX. UNITS ALLOWED:	600
EXISTING ON BLOCK K :	275
ALLOWED ON BLOCK L:	325

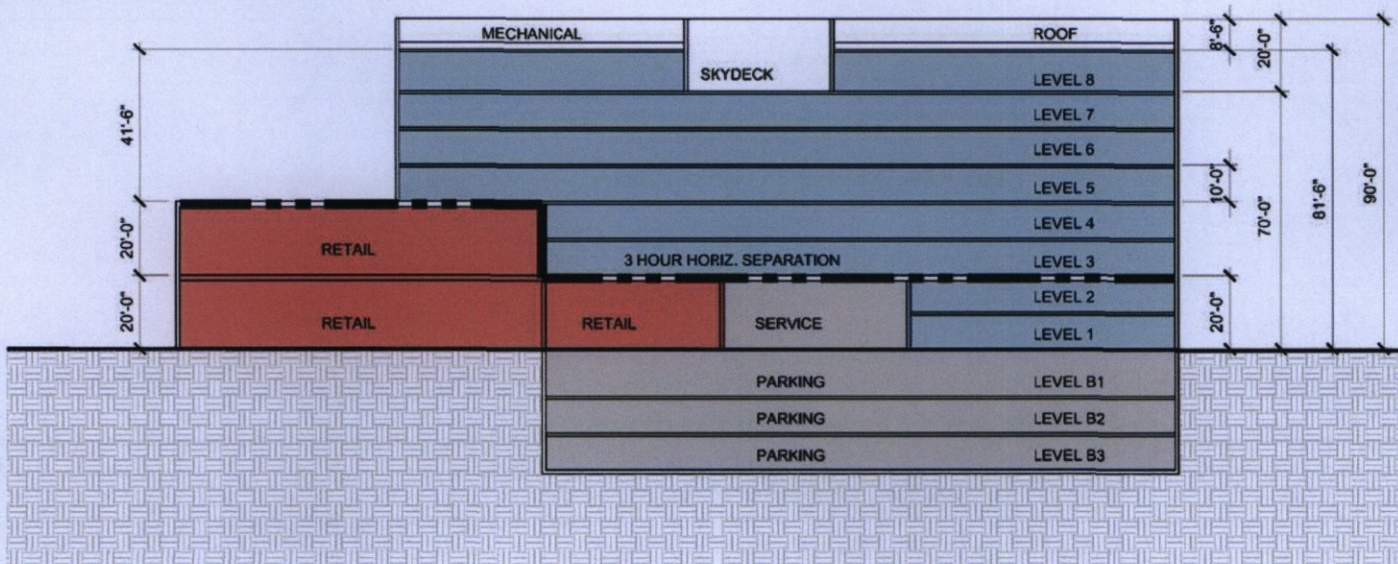
PARKING :	568
ON GRADE:	15
BELOW GRADE:	553

NELSEN PARTNERS
ARCHITECTS & PLANNERS

WPG GLIMCHER **LENNAR**
MULTIFAMILY COMMUNITIES

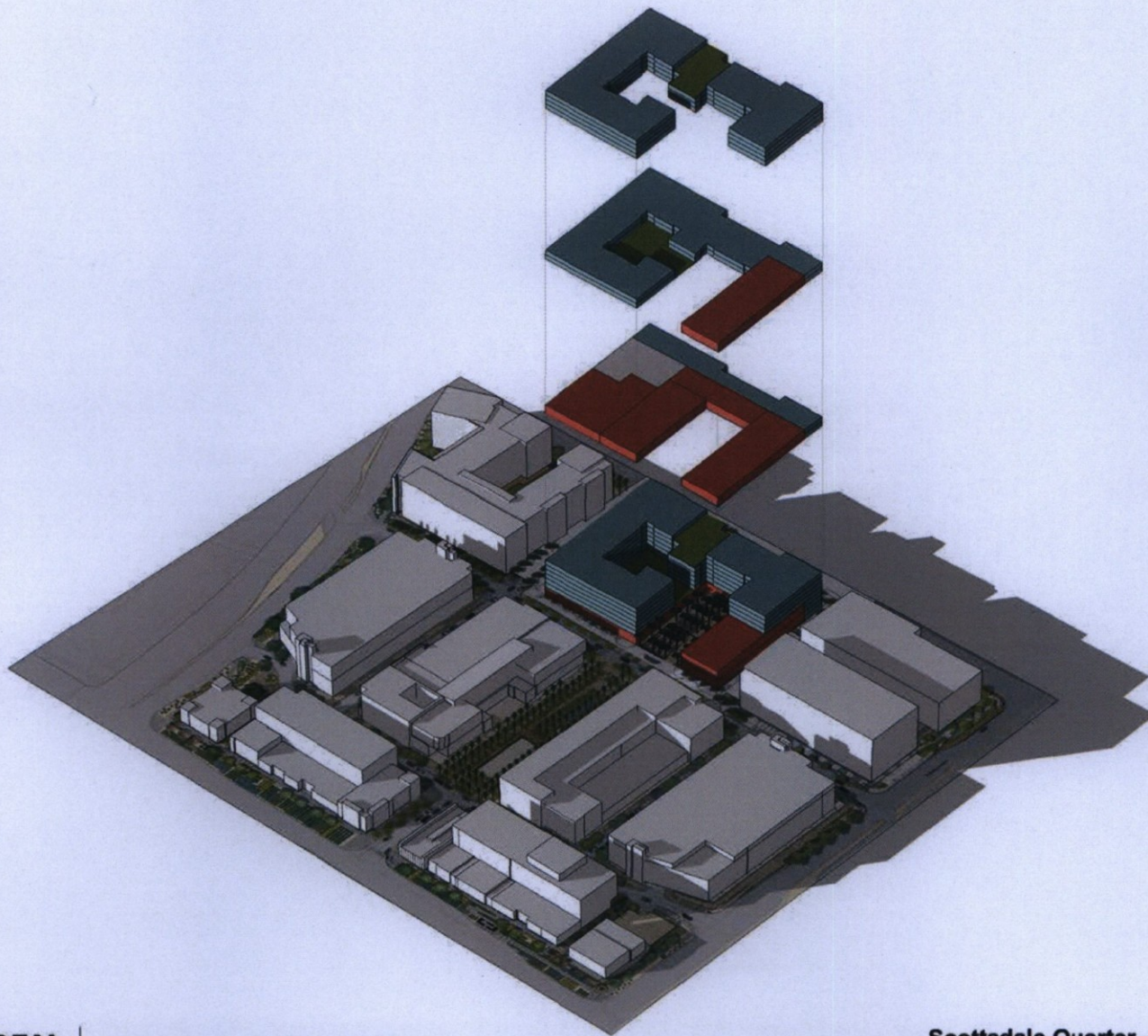
Scottsdale Quarter - Block L
Zoning Pre-Application
SCOTTSDALE, AZ | #315036 | 11 JULY 2016
© Nelsen Partners, Inc. 2016

SITE PLAN / LEVEL 1
SCALE: 1" = 40' | 0 | 20' | 40' | 0
2



8 STORIES

CONSTRUCTION TYPE:
 IA BELOW HORIZONTAL SEPARATION
 IB ABOVE HORIZONTAL SEPARATION
 HORIZONTAL SEPARATION: 3 HR (IBC 510.2)
 STORIES ALLOWED ABOVE: 12
 STORIES PROVIDED: 6
 ALLOWABLE BUILDING HEIGHT: 90 FT (ZONING)
 SEPARATION FROM BUILDINGS: 50 FT (IBC 510.6)
 BUILDING HEIGHT TO ROOF: 85 FT (IBC TABLE 504.3)
 HIGHRISE: NO



- residential
- amenity deck
- shared service
- retail

NELSEN ARCHITECTS
Kierland Commons
15210 N. Scottsdale Road
Scottsdale, 85254
Suite # 300
(3rd floor, above Anthropologie)



PARKING

KIERLAND BLVD./
GREENWAY-HAYDEN LOOP

MAIN ST.

GREENWAY PKWY./
BUTHERUS DR.

SCOTTSDALE RD.

SCOTTSDALE
QUARTER



NORTH

Attachment C
School District Notification & Materials

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

40084-001

August 17, 2016

VIA US MAIL

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

RE: School District Determination of Adequate Facilities
City of Scottsdale Project Number: 579-PA-2016

Dear Dr. Lee:

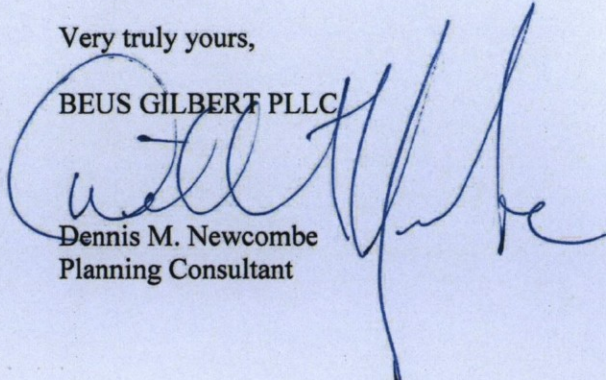
This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, collaborative City and School Planning.

Please be advised that we are applying for a rezoning application amendment (case: 18-ZN-2013) that will allow for an increase in the floor area allowed of residential units resulting in a greater number of residential units (apartments) allowed on the subject property. The property is currently zoned to allow up to 408,822 sq.ft. of residential floor area, of that there is currently 234,465 sq. ft. (or 276 units) built. The resulting area left is 174,357 sq. ft. (or approximately 175 units). Our application proposes to increase floor area to allow for up to 300 apartment units, an increase of approximately 72%.

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

“Scottsdale Quarter Block L” - Project Summary & Narrative

The following two (2) requests are for the 3.4+/- acre site (known as “Scottsdale Quarter Block L”) located at 15125 North Scottsdale Road (the “Site”). As can be seen on the aerial map attached, the Site is currently vacant and bordered by existing development and streets within Scottsdale Quarter. This Site is the last remaining property to be developed within Scottsdale Quarter’s overall approved development.

The proposed requests are as follows:

1. Pursuant to the 2013 rezoning case (18-ZN-2013), there is a stipulation that limits the residential F.A.R. to 0.4, based on a 0.8 F.A.R. nondensity (i.e. commercial/retail). It should be noted that the PRC zoning district regulates residential density based on 50% of the nondensity F.A.R. and no greater than 21 units per acre. However, in 2013, the nondensity (i.e. commercial/retail) based land uses only were increased to 1.0 F.A.R., but it could not be used for the residential calculation. Thus, we are requesting the 2013 Stipulation 5 below be deleted in order to align with the 1.0 F.A.R. previously approved.

Case: 18-ZN-2013

Stipulation [**To be deleted.**]

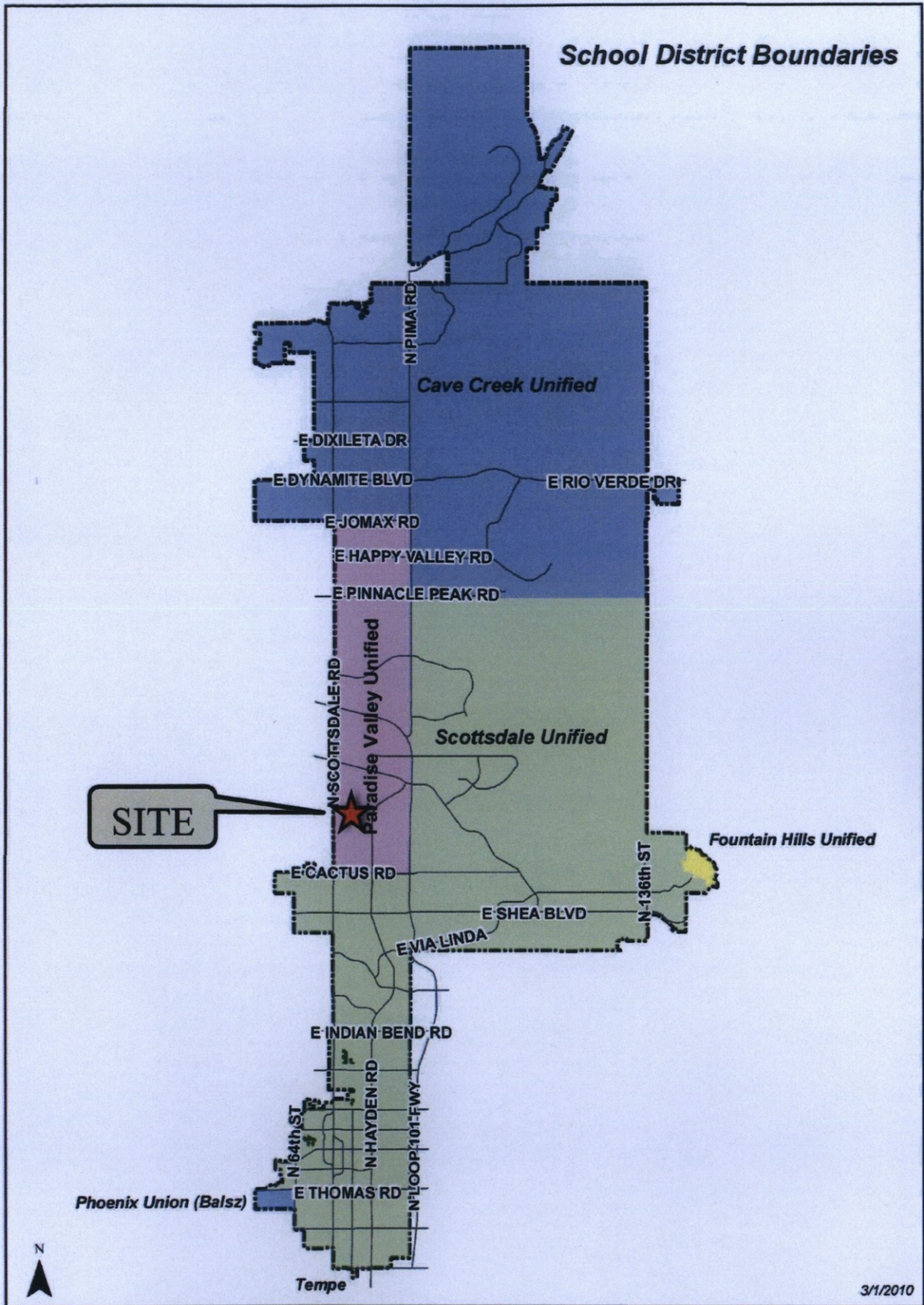
5. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The increase in floor area ratio approved with this application shall not increase the floor area of or number of dwelling units allowed. Density shall be limited to what was allowed under the original zoning approval (14-ZN-2005), and total dwelling unit floor area for the overall project and shall not exceed 408,822 square feet.

2. Deletion of Stipulation 5 will also require some minor updates to the previously approved Development Plan to reflect the 1.0 F.A.R. and the subsequent allowable square footages for both the nondensity (i.e. commercial/retail) and residential uses, site plan configuration, and removing the hotel use from the Development Plan.

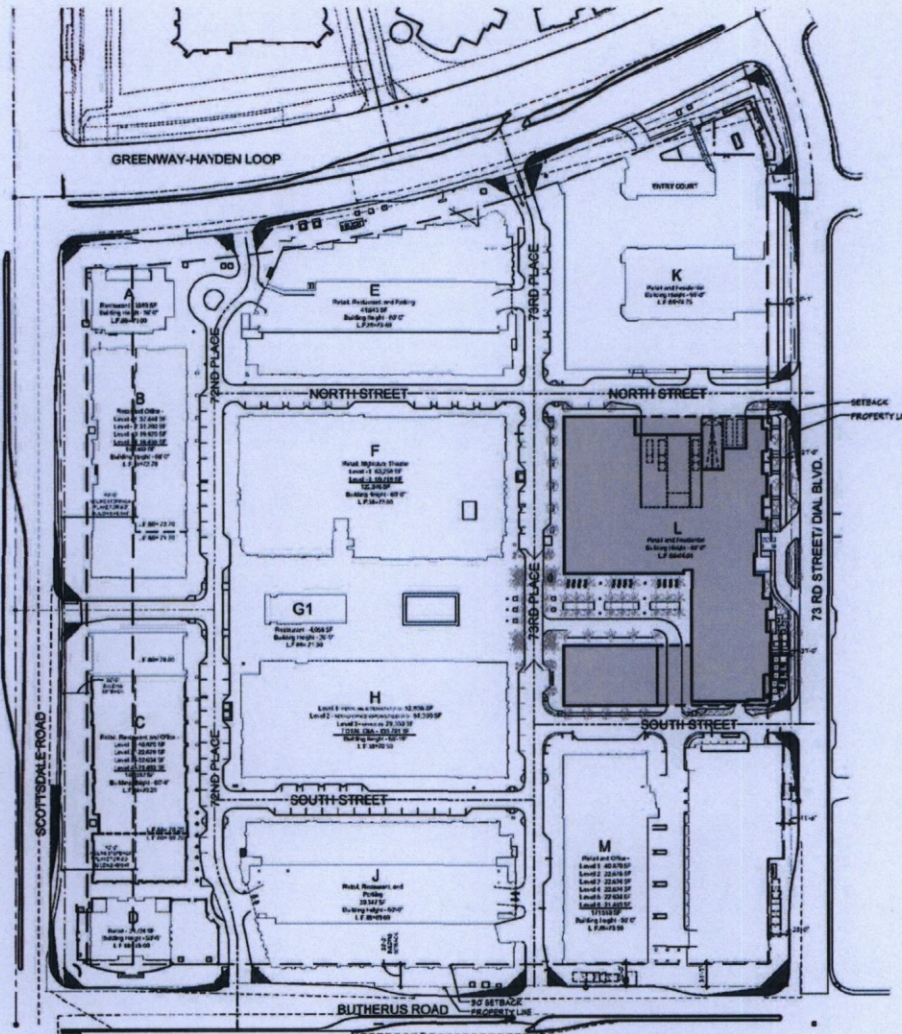
The approval of the two (2) items above will allow Lennar Multifamily Communities (“Lennar”), who is under contract to purchase an interest in Scottsdale Quarter - Block L, to develop a multifamily development consisting of as many as 300 apartment units in Block L. In addition, the current developer/owner WP Glimcher will develop approximately 68,131 square feet of additional retail space within Block L and creating a nice mixed-use development in alignment with Scottsdale Quarter’s overall vision. (Copies of the proposed conceptual site/massing plans showing both the residential and retail proposals are attached.)

Site Aerial Exhibit
Scottsdale Quarter – Block L
15125 N. Scottsdale Rd.
(APN: 215-56-422)





School District Location Map



SITE DATA

Zoning:	PRC
Gross Site Area:	1,246,149.70 28.61 Acres
Net Site Area:	1,024,555.00 23.52 Acres
Maximum Building Height:	90'-0"
Building Height Proposed:	90'-0"
Building Setback:	30' (varies on 73rd Street)
FAR Allowed (w/o residential)	1.0 (1,024,555.00 SF)
Residential Dwelling Area Allowed :	409,822 SF (0.4 FAR)
Residential Dwelling Area Proposed :	512,278 SF (0.5 FAR)
Residential Dwelling Area Existing :	234,465 SF (Block K)
Residential Dwelling Area Proposed for Block L :	277,813 SF
Residential Dwelling Area Proposed :	512,278 SF
Commercial Area Total Proposed :	843,717 SF
Phase 1&2 Existing :	586,791 SF
Phase 3 Existing :	193,414 SF
Phase 3 Proposed :	63,512 SF

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

GIMCHER LENNAR
MULTIFAMILY COMMUNITIES

Scottsdale Quarter - Block L
Neighborhood Meeting
SCOTTSDALE, AZ | #315036 | 11 AUGUST 2016

SCALE: 1" = 150' | 0 | 175 | 150' Ⓞ

© Nelsen Partners, Inc. 2016



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 579 -PA- 2016

Project name: Scottsdale Quarter Block L

Project Location 15125 North Scottsdale Road

Applicant Name: Dennis M. Newcombe (Beus Gilbert PLLC) Phone: (480)-429-3065

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

School District: Paradise Valley

I, Dr. James Lee 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

Attachment D
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: 579-PA-2016

Project Name: Scottsdale Quarter- Block L

Location: 15125 N Scottsdale Rd, Scottsdale, AZ 85254

Site Posting Date: July 22, 2016

Applicant Name: Paul E Gilbert, Beus Gilbert PLLC

Sign Company Name: Dynamite Sign

Phone Number: 480-585-3031

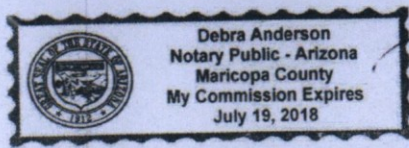
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Hignett
Applicant Signature

7/22/16
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 22 day of July 2016



[Signature]
Notary Public
My commission expires: 7-19-2018

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 Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, August 11, 2016
Time: 6:00 P.M.
Location: Nelsen Partners (Kierland Commons - above the Anthropologie Store) 15210 North Scottsdale Road, Suite 300

Site Address: 15125 North Scottsdale Road, Scottsdale, AZ 85254

Project Overview: A Zoning District Map Amendment and Amendment to the Development Plan at Scottsdale Quarter - Block L for an Increase in Floor Area allowed for Multifamily Units, Removal of Hotel Use, and Provide Additional Retail.

- Request: Zoning District Map Amendment and Amendment to the Development Plan Previously Approved in 2013
- Description of Project and Proposed Use: (1) Deletion of Stipulation 5 from 2013 rezoning case (18-ZN-2013). (2) Minor updates to the previously approved Development Plan to reflect the proposed square footages for both the nondensity (i.e., commercial/retail) and residential uses, site plan configuration, and removing the hotel use from the Development Plan.
- Site Acreage: Approx. 3.4 acres.
- Site Zoning: Planned Regional Center (PRC).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC
Phone: 480-429-3002
Email: pgilbert@beusgilbert.com

City Contact:

Bryan Cluff
Phone: 480-312-2258
Email: bcluff@scottsdaleaz.gov

Pre-Application #: 579-PA-2016 Available at City of Scottsdale: 480-312-7000

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

Penalty for removing or defacing sign prior to posting hearing notification sign
Applicant Responsible for Sign Removal

Posting Date: 7/22/16

7/22/16 08:08:54

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, August 11, 2016
Time: 6:00 P.M.
Location: Nelsen Partners (Kierland Commons - above the Anthropologie Store) 15210 North Scottsdale Road, Suite 300

Site Address: 15125 North Scottsdale Road, Scottsdale, AZ 85254

Project Overview: A Zoning District Map Amendment and Amendment to the Development Plan at Scottsdale Quarter - Block L for an Increase in Floor Area allowed for Multifamily Units, Removal of Hotel Use, and Provide Additional Retail.

- Request: Zoning District Map Amendment and Amendment to the Development Plan Previously Approved in 2013
- Description of Project and Proposed Use: (1) Deletion of Stipulation 5 from 2013 rezoning case (18-ZN-2013). (2) Minor updates to the previously approved Development Plan to reflect the proposed square footages for both the nondensity (i.e., commercial/retail) and residential uses, site plan configuration, and removing the hotel use from the Development Plan.
- Site Acreage: Approx. 3.4 acres.
- Site Zoning: Planned Regional Center (PRC).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC
Phone: 480-429-3002
Email: pgilbert@beusgilbert.com

City Contact:

Bryan Cluff
Phone: 480-312-2258
Email: bcluff@scottsdaleaz.gov

Pre-Application #: 579-PA-2016 Available at City of Scottsdale: 480-312-7000

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

Penalty for removing or defacing sign prior to posting hearing notification sign
Applicant Responsible for Sign Removal

Posting Date: 7/22/16

7/22/16 08:36:58

Attachment E
Open House Meeting Notes

NOTES/SUMMARY

NEIGHBORHOOD MEETING

AUGUST 11, 2016

NELSEN PARTNERS OFFICE – KIERLAND COMMONS

15210 N. SCOTTSDALE ROAD, SCOTTSDALE

6:00 PM

PROPOSED AMENDMENTS TO THE ZONING DISTRICT MAP & DEVELOPMENT PLAN
OF SCOTTSDALE QUARTER BLOCK L
NORTH OF THE NORTHWEST CORNER OF 73RD STREET & BUTHERUS DRIVE.
(PRE-APPLICATION CASE # 579-PA-2016)

SUMMARY: Two (2) people were in attendance. The meeting last about 1-hour and included a brief presentation with follow up discussion.

[COMMENT] Really like Scottsdale Quarter and the overall development – quality development.

[COMMENT] Proposal makes sense and fits in nicely.

[COMMENT] Excited about it and looking forward to it.

[QUESTION] When will development being?

ANSWER: Anticipate construction to start late next year.

[QUESTION] What is the height?

ANSWER: Same as before, maximum 90' (approx. 8-stories).

[QUESTION] Will the footprint of the building be the same?

ANSWER: About the same footprint, maybe a little smaller than the previous approved plan.

[QUESTION] How many units?

ANSWER: Approximately 300 units.

Attachment F
Open House Sign-In Sheet

Block L
SAS IN.

NAME	EMAIL	PHONE
1. RON FINKEL CAPITAL CREEK 3, LLC	RF@AZ7RE.COM	602-695-1148
2. Heidi B (Consent)	MKTMR1@AOL.COM	480-686-7656
3.		
4.		

Attachment G
Community Input Information



Community Input Certification

CASE NO 579-PA-2016

PROJECT LOCATION: Scottsdale Quarter (Block L)
(North of the northwest corner of 73rd Street and Butherus Drive)

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
8/2/2016	Art Martori (Corporate Offices of Martori Farms) Located at: 7332 E. Butherus Dr.		✓	
8/11/2016	Ron Finkel (Capital Creek 3, LLC) RF@AZ7RE.com, 602-695-1148	✓		✓
8/11/2016	Heidi B. (Resident at Crescent Apts.) mktmvr1@aol.com, 480-686-7656	✓		✓

Paul E. Zibbut
Signature of owner/applicant *(DM)*

8/11/16
Date

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



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: (18-ZN-2013#2)

Project Name: Scottsdale Quarter - Block L & M

Location: NWC BButherus Dr and N 73rd St

Site Posting Date: Original Post 11/23; Updated 1/9/17

Applicant Name: Beus Gilbert

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

1/9/17
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 9th day of January 2017



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 applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a 6.07 acre site.

LOCATION: the northwest corner of E. Butherus Drive and N. 73rd Street

Case Number: 18-ZN-2013#2

Applicant Contact:

Paul Gilbert 480-429-3000
pgilbert@beusgilbert.com

City Contact:

Bryan Cluff 480-312-2258
cluff@scottsdaleaz.gov

Case File Available at City of Scottsdale

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

Public 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



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 applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a 6.07 acre site.

LOCATION: the northwest corner of E. Butherus Drive and N. 73rd Street

Case Number: 18-ZN-2013#2

Applicant Contact:

Paul Gilbert 480-429-3000
pgilbert@beusgilbert.com

City Contact:

Bryan Cluff 480-312-2258
cluff@scottsdaleaz.gov

Case File Available at City of Scottsdale

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

Public 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