

**Neighborhood Notification
Open House Information
Citizen Comments**



**AFFIDAVIT OF POSTING
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

I, Sita Barge, being first duly sworn, depose and say:

That on January 25, 2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: January 25, 2017

Case No.	Description and Location of Project	No. of Signs	Date Posted
54-DR-2015	SWC Pima Road and Frank Lloyd Wright, 15449 N Hayden Rd	2	1/25/17

Date of Development Review Board Public Meeting: February 2, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge
(Signature)

Acknowledged this 31st day of January 2017.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020



PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new multi-tenant commercial building, with 10,000 square feet of building area.

CASE#: 54-DR-2015

DATE: February 2, 2017

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST
INFORMATION

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. GINKGO BLVD.

YOUR COMMENTS ABOUT THIS REQUEST
CAN BE MADE PRIOR TO OR AT THE ABOVE
PUBLIC HEARING.
IF YOU WISH TO SPEAK AT THIS MEETING,
PLEASE ALLOW ENOUGH TIME TO FILL OUT
A COMMENT CARD.

480-312-7000



POSTING DATE:

1-25-17

Neighborhood Notification Letter

Dear Neighboring Property Owner or Homeowners Association President:

A Design Review Proposal (the "Proposal") has been submitted to the City of Scottsdale for the approximate 21 acre site located southwest of Frank Lloyd Wright Boulevard and Pima Road (the "Property"). The Property is zoned Commercial-3 Highway Commercial – no changes are proposed to the permitted uses or development standards as part of the Application.

More specifically, the Proposal includes the construction of a new building with access being provided from Pima Road, Northsight Boulevard, and Hayden Road through the existing Sonora Village Shopping Center access drives. (The proposed site plan has been provided along with this letter.) The proposed building is approximately 10,000 square-feet and is generally located near the southwest corner of the Property, at the south end of the existing Studio Movie Grill parking area. The architectural character of the building ties into the approved design motif of the Sonora Village Shopping Center details and elements throughout the Property, providing visual continuity between the developments. The future tenants of this building have not been determined; however, it is anticipated that they will include a combination of restaurants and retail.

Should you have any questions or if you would like more information, please do not hesitate to contact the undersigned at (602) 955-3900 or the City of Scottsdale Planning and Development department at (480) 312-2500.

Sincerely,



Edgar Felix
Project Manager
RKAA Architects, Inc.



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
150 Paularino Avenue
Suite D-170
Costa Mesa, CA 92626
Office: (949) 954-8785

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Wyoming

Principals:

Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, VP
Edgar Felix

54-DR-2015
10/7/2015

Owner	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STA	MAIL_ZIP
TARGET CORPORATION	PO BOX 9456		MINNEAPOLIS	MN	55440-9456
NANCOR CORP LEASEE	7155 E THOMAS RD		SCOTTSDALE	AZ	85251
SCOTTSDALE TOWNE CENTER LLC	2425 E CAMELBACK RD NO 750		PHOENIX	AZ	85016-4261
USA-BOR	23636 N 7TH ST		PHOENIX	AZ	85024
U S A -BUREAU OF RECLAMATION-C A P	201 N CENTRAL AVE	#2100	PHOENIX	AZ	85073
FLW 101 LLC	15815 N FRANK LLOYD WRIGHT BLVD STE 100		SCOTTSDALE	AZ	85260
WAL-MART STORES INC	PO BOX 8050 MS 0555		BENTONVILLE	AR	72716-0550
15231 N 87TH STREET PARTNERS LLC	5975 S QUEBEC ST SUITE 141		GREENWOOD VILLAGE	CO	80111
RAINTREE PIMA LLC	9301 E SHEA BLVD STE 124		SCOTTSDALE	AZ	85260
SPIRIT SPE PORTFOLIO 2007-3 LLC	14631 N SCOTTSDALE RD STE 200		SCOTTSDALE	AZ	85254
MCMILLAN LAND COMPANY	4911 BIRCH ST	PO BOX 2470	NEWPORT BEACH	CA	92658
DUNN-EDWARDS CORPORATION	4885 E 52ND PL		LOS ANGELES	CA	90058
8720 E FLWB LLC	4824 E SPARKLING LN		PARADISE VALLEY	AZ	85253
FLW AND PIMA PLAZA LLC	5100 POPLAR AVE STE 2114		MEMPHIS	TN	38137
COLLINS MARY KATHLEEN TR	1053 E SANDPIPER DR		TEMPE	AZ	85283-2020
MALL AT THE CROSSROADS INC	16097 N 82ND ST STE 300		SCOTTSDALE	AZ	85260
LOS PROPERTIES I LLC	15544 N PIMA RD		SCOTTSDALE	AZ	85260
FRYE DONN C/RACHEL ANN LOUISE HAND TR	7126 E SAHUARO DR		SCOTTSDALE	AZ	85253
COBBLESTONE AUTO SPA & MARKET I LLC	15816 N HAYDEN RD		SCOTTSDALE	AZ	85260
GOLDEN ARCH LTD PARTNERSHIP	16097 N 82ND STREET SUTE 300		SCOTTSDALE	AZ	85260-1800
TP SCOTTSDALE LLC	15029 N THOMPSON PEAK PKWY NO B111-450		SCOTTSDALE	AZ	85260
ARIZONA COMMUNITY FOUNDATION INC	2201 E CAMELBACK RD STE 202		PHOENIX	AZ	85016
HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD		SCOTTSDALE	AZ	85255
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205		SCOTTSDALE	AZ	85251
SONORA VILLAGE INVESTORS LLC	15029 N THOMPSON PEAK PKWY B111 BOX 450		SCOTTSDALE	AZ	85260
HAYDEN NORTHSIGHT L L C	15025 N 74TH ST		SCOTTSDALE	AZ	85260
RATNER STREET APARTMENTS LLC/DEMARTINIS MARY	12325 TIARA ST		VALLEY VILLAGE	CA	91607
PIMA ROAD LLC	15025 N 74TH ST		SCOTTSDALE	AZ	85260
JPMCC 2005 CIBC13 NORTHSIGHT RETAIL LLC	1601 WASHINGTON AVE STE-700		MIAMI BEACH	FL	33139
NORTHSIGHT PAD 13 A LLC/NORTHSIGHT PAD 13 B	12411 VENTURA BLVD		STUDIO CITY	CA	91604
15111 & 15333 NORTH PIMA ROAD HOLDINGS LLC	7501 WISCONSIN AVE STE 500W		BETHESDA	MD	20814
15750 N NORTHSIGHT LLC	2400 E ARIZONA BILTMORE CIR SUITE 1200		PHOENIX	AZ	85016
15600 N HAYDEN LLC	15750 N HAYDEN SUITE 2		SCOTTSDALE	AZ	85260
LOU GRUBB FORD INC	2390 E CAMELBACK RD	#425	PHOENIX	AZ	85016
HEIGHTS PROPERTIES	6179 E BROADWAY		TUCSON	AZ	85711
HOME DEPOT USA INC	PO BOX 105842		ATLANTA	GA	30348
0311 LLC	15750 N NORTHSIGHT RD	STE 2	SCOTTSDALE	AZ	85260
BCC DEVELOPMENT LIMITED PARTNERSHIP	PO BOX 16460		PHOENIX	AZ	85011

54-DR-2015

10/7/2015



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- | | |
|---|--|
| <input type="checkbox"/> Abandon of ROW/GLO | <input checked="" type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Hardship Exemption |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Municipal Use Master Site Plan |
| <input type="checkbox"/> Historic Preservation Commission | |

If you are submitting an application for Re-Zoning, 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. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

☒ Step 1: Neighborhood Notification

Provide information by:

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

To:

- ☒ Property owners and HOAs within 750' (*required for all WCF)
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Tenants, employees, and students (*required for all WCF)

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

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
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☒ Step 2: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

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



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

☐ Step 3: Hold An Open House Meeting

N/A

You are required to hold a minimum of ____ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

☒ Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

☒ You are required to submit a Neighborhood Notification Report with your application.

☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☐ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, 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 affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of 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 attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

Related Resources:

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

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