

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



# PUBLIC HEARING NOTICE

**REQUEST:** Approval of the revised site plan and building elevations for a previously approved three-story residential development.

**CASE#:** 19-DR-2016#2

**DATE:** May 18, 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. DRINKWATER 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



**480-312-7000**

**1:00 P.M.**

POSTING DATE:

MAY 10, 2017

[www.cityofscottsdale.gov/development/cases](http://www.cityofscottsdale.gov/development/cases)



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

STATE OF ARIZONA            )  
  )  
COUNTY OF MARICOPA        )            SS

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

That on March 6, 2017, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: March 8, 2017**

Case No.	Description and Location of Project	No. of Signs	Date Posted
19-DR-2016#2	Aeries, 3214 N 70Th St	1	3/6/17

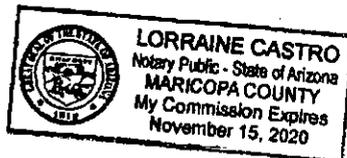
**Date of Development Review Board Public Meeting:** March 16, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

[Signature]  
(Signature)

Acknowledged this 7<sup>th</sup> day of MARCH 2017.

[Signature]  
(Notary Public)

My commission expires 11/15/2020



# PUBLIC HEARING NOTICE

**REQUEST:** Approval of the revised site plan and revised building elevations for a previously approved three-story residential development, comprised of four buildings with 16 dwelling units in approximately 34,500 square feet of building area.

**CASE#:** 19-DR-2016#2

**DATE:** March 16, 2017

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

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SOUTHDALE CITY HALL  
2024 N. DRINKWATER 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 SUFFICIENT TIME TO FILL OUT A COMMENT  
CARD.



**480-312-7000**

POSTING DATE:

3-6-17

<http://www.southdale.com/development/development.aspx>

## A E R I E S

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### CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the Development Review application for the redevelopment of an approximately .95 acre infill site located at 3214 N 70<sup>th</sup> Street, just north of the northwest corner of Miller and Osborn Rd. A plan and associated density has been created for this site that will be complimentary and sensitive to the neighboring properties. This Report has been drafted as part of the requirements of this request and will be ongoing throughout the process.

The entire project team understands the importance of neighborhood involvement and creating a relationship with and getting the input of property owners, residents, business owners, homeowners associations and other interested parties in the area. Because of this, there has been and will continue to be an open line of communication with these parties throughout the process. Communication with these parties will be encouraged whether it's written, verbal, electronic or face-to-face.

Given the importance of gathering neighborhood feedback, the team was proactive in an effort to create a project that would blend within the community. As an additional effort, the project team has already been busy conducting outreach within the neighboring community by reaching out to the adjacent properties along 70<sup>th</sup> Street and a handful of additional nearby residents. The purpose of this preliminary outreach was to inform key stakeholders about the proposed project and to receive their input.

On April 11, 2016 a broader outreach took place when surrounding property owners and other interested parties were noticed via first class mail (see attached mailing list) about the upcoming Development Review application submittal. A total of 359 property owners were contacted within 750' feet of the site. The letter contained a description of the proposed project, a conceptual site plan with relevant plan data, and contact information for the project team and City of Scottsdale staff coordinator. Residents were encouraged to get in touch with the involved parties to learn more about the project and voice any concerns.

The project team recognizes the importance that citizen outreach and input plays in the development process. We hold a strong commitment to encourage and allow residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

4.13.2016

October 22, 2015

Dear Neighbors,

We are land planners and landscape architects representing the potential buyers of property near yours. Please see the attached location map.

The proposed townhome development will be consistent with the City of Scottsdale General Plan and would be under the current zoning category of R-5.

With no changes proposed to the current land entitlements we are preparing to submit for a pre-application for a potential Development Review Case. Prior to doing so, in an effort to be a good neighbor, we wanted to reach out to the closet neighbors first to have a chance to discuss the project with you.

We stopped by your home to show you our plans and you were not home. We would appreciate the opportunity to meet with you individually at your convenience.

Please call me at 480-994-0994 so we can schedule a time to meet and share our plans with you in person.



*Location Map*

Thank you!

A handwritten signature in black ink, appearing to read "Keith Nichter".

Keith Nichter  
LVA Urban Design Studio LLC