Official signed Ordinances/Resolutions and approved Minutes can found at:

https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch

Remote Hearing: 10/04/2017

Planning Commission Hearing: 10/25/2017

City Council Hearing: 12/04/2017

Case History: 362-PA-2017

3-GP -2017 & 11-ZN-2017

7676 E Pinnacle Peak

PLANNING COMMISSION REPORT

Meeting Date	October 4, 2017
General Plan Element	*Land Use*
General Plan Goal	*Create a sense of community through land uses*

NON-ACTION (REMOTE HEARING)

7676 E Pinnacle Peak
3-GP-2017

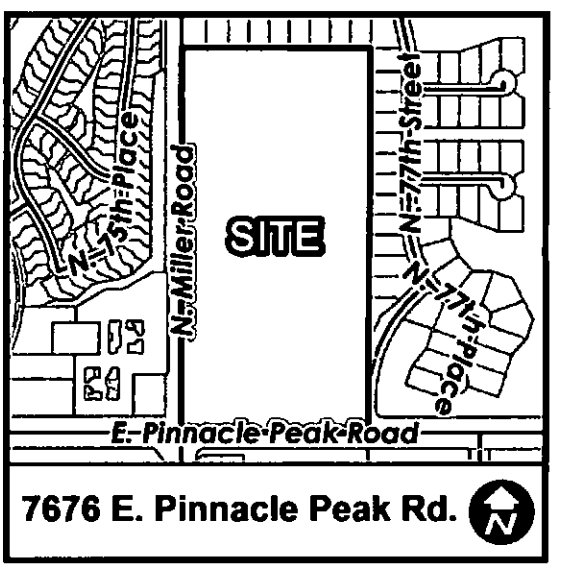
Discussion of the following:

A major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Office to Suburban Neighborhoods on a 19 7 +/- acre site located at 7676 E Pinnacle Peak Road

No action is taken at the remote Planning Commission hearing Per state statute, the intent of the remote Planning Commission hearing is to promote citizen participation in the major General Plan amendment process The Planning Commission will consider this case for recommendation to the City Council on October 25, 2017

Key Items for Consideration

- General Plan amendment request for the development of 55 +/- single family residential units
- Proposal meets the General Plan description of Suburban Neighborhoods, in terms of both density and lot layout
- Requested change in land use category falls within 2013 Citywide Land Use Assumptions Report projections
- The proposal includes Desert Scenic Roadway dedications along both Pinnacle Peak and Miller Roads



OWNER

PFCCB Pinnacle Peak LLC

APPLICANT CONTACT

Snell & Wilmer, LLP
(602) 382-6269

LOCATION

7676 E Pinnacle Peak Road

BACKGROUND

Context

The subject property (19 7 +/- acres) is currently occupied by P F Chang's China Bistro corporate headquarters and is generally located at the northeast corner of North Miller and East Pinnacle Peak Roads (Attachment 3)

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Office (Attachment 4), the office designation includes a variety of office uses which can have residential scale and character, or large-scale, campus setting Larger Office complexes are typically located around the central business district, other major commercial cores, or freeway interchanges - where arterial roadway access is desirable

Adjacent General Plan Land Uses

- North – Suburban Neighborhoods (Single-Family Residential, La Vista at Pinnacle Peak)
- East – Suburban Neighborhoods (Single-Family Residential, La Vista at Pinnacle Peak)
- South – Office (The Peaks Corporate Park and Whitestone Shops at Pinnacle)
- West – Suburban Neighborhoods (Single-Family Residential) and Commercial (Retail and Office Complex)

Other Related Policies, References:

- 2001 City of Scottsdale General Plan
- 2013 Citywide Land Use Assumptions Report
- 11-ZN-2017 Associated rezoning request to this case

MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

Major Amendment Request

The applicant's request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically Change in Land Use Category (Criteria #1) and Area of Change (Criteria #2) The Change in Land Use Category table identifies that a change from Office (Category E) to Suburban Neighborhoods (Category B) qualifies the request as a major amendment Furthermore, the Area of Change requested, 19 7 +/- acres, exceeds the 15 acres or more maximum as defined by Criteria #2

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as *medium to small-lot single-family neighborhoods or subdivisions Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre This category also includes some townhouses and can also be used for small lot single-family homes, such*

as patio homes It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers The terrain should be relatively flat, or gently sloping, to accommodate this density Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering

The request conforms to the General Plan description of Suburban Neighborhoods The applicant proposes a 55-lot, single-family development, with a density equating to 2 8 dwelling units per acre – thus conforming to General Plan Suburban Neighborhoods densities A wash crosses the upper-portion of the subject site from east to west, to accommodate such, the proposal includes a site plan and clustering of lots that seek to protect this environmental feature by placing the wash in a tract, with a Natural Area Open Space easement

Policy Implications

One of the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Enhance Neighborhoods" This guiding principle acknowledges that Scottsdale's residential and commercial neighborhoods are a major defining element of this community It also acknowledges that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions must meet the needs of the neighborhoods in the context of broader community goals The following section discusses General Plan goals that relate to the applicant's request

The General Plan Economic Vitality Element (Goal 4, bullet 3, Goal 7, bullet 2) discusses the importance of maintaining employment opportunities throughout the community as a means to maintain economic prosperity The proposal seeks to transition from an existing office/employment use to a single-family residential use The Office designation currently accounts for a small portion (less than 1%) of the City's total land use mixture, and this proposal seeks to eliminate 19 7 +/- acres in favor of the Suburban Neighborhoods land use designation

The subject site is currently occupied by the corporate headquarters of P F Chang's China Bistro Although this large user seeks to relocate elsewhere, the applicant states that they are "relocating to another location within Scottsdale that is more proximate to other employers and the amenities desired by today's employees" The applicant has yet to state where this relocation will occur, however, the applicant provided discussion within their narrative derived from their work with Cushman Wakefield, a commercial real estate firm, regarding current market conditions for single corporate users in a campus setting (similar to the subject site's existing conditions) The dialogue provided reiterates that larger tenants prefer sites located closer to the freeway system to allow a large number of employees a minimal commute after exiting the freeway Furthermore, the firm stated that the subject site is located within a "suburban context", which lends itself to smaller, "neighborhood tenants" (2,000 to 4,000 square foot office space), a market-type that is currently available – and 78% vacant – directly south of the subject site (Attachment 1) Consequently, the applicant states that their proposal to eliminate 19 7 +/- acres off the Office land use designation is in keeping with the current market demand in this area

The General Plan Character & Design (Goals 1 and 4) and Open Space & Recreation (Goal1)

Elements emphasize the importance of Desert Scenic Roadways and designates them along arterials that have been recognized as desirable locations to preserve views as well as maintain neighborhood buffering Furthermore, the General Plan Land Use (Goals 6, 7), Open Space & Recreation (Goal 1), and Preservation & Environmental Planning (Goals 2, 5, and 9) Elements promote development patterns that respond to the natural topography of the desert, while protecting natural resources

Both Pinnacle Peak and Miller Roads are designated as Desert Scenic Roadways by the 2001 General Plan As such, the applicant proposes a 50' minimum average Desert Scenic Roadway dedication along the Pinnacle Peak Road frontage of the site Similarly, the applicant proposes a 50' average Desert Scenic Roadway dedication along Miller Road, with a minimum 40' width (Attachment 2) For comparison, La Vista at Pinnacle Peak (north and east of the subject property) was platted prior (May of 2000) to City Council action that created the designation of Desert Scenic Roadways on the mile and half-mile roadways within this area of the City (1-GP-2004, Resolution No 6716) This community provided a 40' wide minimum setback along the Miller Road frontage of the property (lot 90, Maricopa County Recorder document 532-50) as the narrowest dimension from right-of-way As such, the applicant's proposal for a 40' wide minimum Desert Scenic Roadway dedication along Miller Road is in keeping with the surrounding context

In terms of environmentally sensitive development patterns, the applicant proposes a site plan and clustering of lots that seek to protect the wash corridor that traverses the subject site Lots are placed in a pattern that allows the wash to remain intact, consequently, this environmental feature will be placed in a tract, with a Natural Area Open Space easement for further protection

The General Plan Land Use (Goals 3 and 7), Neighborhoods (Goals 4 and 5), and Housing (Goal 2) Elements support sensitive integration and transition of new development and redevelopment into established areas of the community Furthermore, the plan encourages new development to be context-appropriate, blending with the character of that which has been previously established

The applicant proposes a single-family residential development similar to the existing, adjacent La Vista at Pinnacle Peak neighborhood to the north and east of the subject site Although the proposed site plan includes smaller lot sizes (6,300 square foot average), than those found within La Vista at Pinnacle Peak (8,400 +/- square foot average), the overall proposed density (2 8 du/acre) is consistent (2 3 du/acre) Furthermore, and as discussed above, the proposed site plan places "road alignments and lots to accommodate prominent washes, concentrated vegetation, and wildlife habitats" – similar to the adjoining La Vista at Pinnacle Peak

2013 Citywide Land Use Assumptions Report

In 2013, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report (LUA) that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality" The study examined Scottsdale in three general geographic areas—south, central and north The North Sub-Area includes all lands within the boundaries of the City of Scottsdale north of Deer Valley Road

According to the study, the North Sub-Area is projected to absorb approximately 163 +/- acres of "Suburban Residential" land area by 2030, above that which was designated at the time of the Land Use Assumptions Report writing Since the adoption of the LUA in December 2013, 37 +/- acres have

been entitled (through the zoning process) as "Suburban Residential" within the North Sub-Area (including cases 9-ZN-2014, 10-ZN-2014, 12-ZN-2014, 8-ZN-2015, and 17-ZN-2016) Consequently, the increase of available Suburban Neighborhoods land use by 19 7 +/- acres to allow for the proposed single-family development is in keeping with the projected increase of this residential development-type anticipated in this area of the community as per the 2013 LUA

For comparison, the North Sub-Area is also projected to absorb approximately 101 +/- acres of "Standard Office" land area by 2030 Although the applicant seeks to diminish the existing amount of Office land use by 19 7 +/- acres, there are options for office uses to further develop within the North Sub-Area in the future, pending market conditions and need

- There are currently 38+/- acres within other, similar land use categories (Employment and Mixed-Use Neighborhoods) in the North Sub-Area that are currently undeveloped and have the potential to develop as an office use based upon their current entitlements and proximity to existing office users
- Case 4-GP-2002 contemplated land use distribution on State Trust Lands and included 40+/- acres for a "Neighborhood Center", which could include office uses As such, the potential for future "Standard Office" to develop within this area is still preserved through the land use "Circle" that is located on State Trust Lands as per the 2001 General Plan Conceptual Land Use Map

In short, there are 78 +/- acres of land in the North Sub-Area that have the potential to develop as "Standard Office" within the reporting period of the LUA As market conditions change, the need for "Standard Office" within the North Sub-Area could increase, or even diminish (as noted by the applicant's information regarding location prerequisites for larger employers above), however, there are viable options for "Standard Office" within this area of the City that have yet to develop

The full Development Forecast text can be found at
http //www scottsdaleaz gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013 pdf

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036) From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc) as well as City expenditures (public safety, infrastructure maintenance, etc), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV)

In this instance, the model provided a general assessment of the subject site comparing the existing "Commercial Office" outlook with the proposed "Suburban Residential" outlook in the North Sub-Area of the City The model shows a negative NPV of $1 2 million for the proposed "Suburban Residential" over 20 years Likewise, the existing "Commercial Office" outlook estimates a similar negative NPV of $1 1 million over the same time period However, the model calculates that 121 individuals will occupy the proposed "Suburban Residential", thus increasing the potential for sales-tax generation over the existing "Commercial Office" use – whose employment base may or may not live or shop within the City of Scottsdale

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive

The full results of the Land Use Impact Model assessment are located in the case file

Community Involvement

The applicant held open house events on June 7 and September 13, 2017 (Attachment 5) Both events were held at the subject site, 7676 E Pinnacle Peak Road The applicant reported that attendees voiced concern over local traffic, home values, proposed building heights, open space, and existing wildlife corridors

A city-sponsored Open House was held on September 14, 2017 at Cocopah Middle School from 5 to 7 p m Other than City staff and development team members of each proposal, a total of 5 persons attended – with general interest in all four of the proposed General Plan amendment cases for 2017 No written comments were collected (Attachment 7, Exhibit B)

Staff has received correspondence from residents concerning the natural layout of the existing wash, existing desert open space and wildlife corridors, as well as concern over traffic and the possible depreciation of surrounding housing values Communication received as of the drafting of this report is attached (Attachment 7, Exhibit A)

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

No formal recommendations are presented by staff, and no formal action is requested of the Planning Commission at the remote hearing

Proposed Next Steps·

Planning Commission Recommendation Hearing

Wednesday, October 25, 2017 at 5 00PM
City Hall, 3939 North Drinkwater Boulevard

City Council Hearing

Monday, December 4, 2017 at 5 00PM
City Hall, 3939 North Drinkwater Boulevard

RESPONSIBLE DEPARTMENT

Planning and Development Services

Long Range Planning Services

STAFF CONTACT

General Plan / Long Range Planning
Taylor Reynolds
Senior Planner
480-312-7924
treynolds@scottsdaleaz.gov

APPROVED BY

Taylor Reynolds, Senior Planner / Report Author — Date: 9-19-2017

Erin Perreault, AICP, Long Range Planning Manager — Date: 09-22-2017
480-312-7093, eperreault@scottsdaleaz.gov

Randy Grant, Director — Date: 9/26/17
Planning & Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Applicant Desert Scenic Roadway Graphic
3. Context Aerial
4. Existing & Proposed 2001 General Plan Conceptual Land Use Map
5. Applicant Citizen Involvement Report
6. City Notification Map
7. Public Correspondence Received
   - Exhibit A: General Correspondence Received
   - Exhibit B: 9/14/2017 Open House

Attachment 1
Applicant Narrative
3-GP-2017: 7676 E Pinnacle Peak

NEC PINNACLE PEAK ROAD & MILLER ROAD

ZONING NARRATIVE

Northeast corner of Pinnacle Peak Road and Miller Road

1st Submittal: June 22, 2017
2nd Submittal: August 18, 2017

Case #: 362-PA-2017
Related Case #: 3-GP-2017

11-ZN-2017
08/18/2017

3-GP-2017
08/18/2017

LVA urban design studio
land planning • development entitlements • landscape architecture

Snell & Wilmer

P.F. CHANG'S CHINA BISTRO

SEG SUSTAINABILITY ENGINEERING GROUP

Development Team

Property Owner
PFCCB Pinnacle Peak LLC
7676 E. Pinnacle Peak Rd.
Scottsdale, AZ 85255
Contact: Zach Shirk

Applicant/Representation
Snell & Wilmer
400 E. Van Buren St. #1900
Phoenix, AZ 85004
Phone: 602-328-6269
Contact: Nick Wood, Esq.
Email: nwood@swlaw.com

Engineer
Sustainable Engineering Group
8280 E. Gelding Dr. #101
Scottsdale, AZ 85260
Phone: 480-369-4335
Contact: Ali Fakih
Email: ali@azseg.com

Land Use Planner
LVA Urban Design Studio, LLC
120 S. Ash Ave.
Tempe, AZ 85281
Phone: 480-994-0994
Contact: Mark Reddie
Email: mreddie@lvadesign.com

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I. Purpose of Request

A. Request to Consider the Following

Snell and Wilmer and LVA Urban Design Studio, acting on behalf of PFCCB Pinnacle Peak LLC, is pleased to submit this request to approve a Zoning District Map Amendment from Service Residential Environmentally Sensitive Lands (S-R ESL) district to Single-Family Planned Residential Development Environmentally Sensitive Lands (R1-10 PRD ESL) district, on a +/- 20 acre site located on the northeast corner of Pinnacle Peak Road and Miller Road in Scottsdale

B. Goal & Purpose of Request

The request is to rezone the subject property to establish a quality 55-lot single-family community The private subdivision utilizes the Planned Residential Development District (PRD) to create unique development standards in order to preserve a wash corridor that bisects the property and maximize Natural Area Open Space (NAOS)

C. Key Items for Consideration

- The site plan applies an average minimum of 50-foot wide Desert Scenic Roadway Easement along Pinnacle Peak Road and Miller Road
- Dedication of fifty (50) foot right of way along Miller Road to accommodate signage and utilities
- The proposal provides approximately 0 5 acres (12%) of additional Natural Area Open Space, beyond the typical Zoning Ordinance required amount, to be dedicated with final plat
- The applicant is proposing to dedicate 100% of the provided Natural Area Open Space within designated tracts to provide greater protection
- Preservation of the existing natural wash corridor by placing it in a tract and NAOS easement
- Provides meaningful open space buffers along all edges of the proposed community
- Relocates the project's primary entry onto a collector roadway (Miller Road)
- Realignment of 77th Street to align entry driveways across Pinnacle Peak Road to create a safer intersection condition
- Reduction of land use intensity from office to residential
- Project traffic will be consolidated to a single access point on Miller Road (a collector roadway) to direct future residents to an existing signalized intersection, whereby creating a safer and more efficient ingress/egress condition
- Proposes sidewalk, trail, and bike circulation methods on Miller Road and Pinnacle Peak Road
- All exiting plats and/or dedications will be released by Final Plat approval of the proposed community

II. Background

A. General Plan

This rezoning request is being submitted concurrently and contingent of a Major General Plan Land Use Amendment request from "Office" to "Suburban Neighborhoods "

The proposed Suburban Neighborhoods land use category embraces medium to small-lot single-family subdivisions This land use designation is intended for residential properties with anticipated densities of between 1 and 8 dwelling unit per acre, a wider range than what is appropriate to the site's context The proposed density of the community is 2 8 dwelling units per acre, which is consistent with surrounding homes to the north and east (and significantly lower than those residences to the west)

Areas with the Suburban Neighborhoods designation are used to transition between residential areas to non-residential areas, like retail and office The typical terrain of these areas are relatively flat and include lot clustering to avoid natural environmental features The request to rezone from S-R ESL to R1-10 ESL will conform to the proposed General Plan designation of Suburban Neighborhoods **Exhibit 1**, *General Plan Land Use Map* displays the site's current and proposed designation

The goals and approaches of the General Plan have been and will continue to be implemented through the rezoning process Below are the ways in which each goal and approach is addressed by this proposal

Character & Design

1 *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood*

The proposed development is a transitional infill project and seeks to transition land use from existing residential (north and east) to higher density residential and office/commercial (south & west) The future community seeks compatibility with adjacent developments and has incorporated comparable lot sizes, organic internal street design, and generous open space buffering along Pinnacle Peak Road and Miller Road Natural desert plants, wash preservation, and dedication of NAOS remain the focal design element of this community

Sidewalk, trail, and bike improvements on Pinnacle Peak Road and Miller Road contribute to the establishment of regional circulation routes and connect other surrounding planned communities These alternative non-vehicular circulation options enrich the citizens by promoting safe, attractive, and context compatible development

The proposed community responds to the natural environment by providing and preserving natural washes and natural vegetation. 100% of the proposed NAOS has been provided in tracts for the protection of mature and native species in the community

The adjustment of 77th Street is proposed in order to correct an existing misalignment of driveway entries to either side of Pinnacle Peak Road The reconstruction of this road will increase safety and access efficiency for residents that utilize these driveways/roadways

4 *Encourage "Streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area*

The residential community is proposing single gated entry from an existing driveway entrance off Miller Road Generous natural buffers are provided on all perimeters of the site. A minimum natural landscape setback of seventy feet is provided along Pinnacle Peak Road and a minimum average of fifty feet of landscaping is offered adjacent to Miller Road A Scenic Corridor Easement is proposed in order to further protect the landscape buffer and compliment the desert character of the existing neighborhood The City of Scottsdale Scenic Corridor Design Guidelines *(7-DR-2003)* has been applied to the design of the proposed community

Land Use

7 *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself*

The rezoning request from office use to residential is a reduction of intensity The site is sensitive to adjacent neighborhoods and offers comparable residential density and support to local services in the area

Providing a minimum average 50' buffered roadway and placing all on-site N A.O S including a prominent wash in protective tracts demonstrates sensitivity to natural features The private community is not proposing perimeter fencing in order to maintain existing wildlife corridors in the area The proposed community embraces the existing residential and commercial neighborhood setting by proposing pedestrian connections that connect to nearby employment opportunities and commercial services

Community Mobility

10 *Encourage a diversity of links between neighborhood systems and with citywide and regional systems*

Accessibility and connections between neighborhoods and retail services are emphasized with the design of adjoining sidewalks, trails, and bike lanes The single access point, located off Miller Road, respects existing infrastructure and surrounding development by utilizing the current traffic signal and offering separate access to reduce pressure on the existing 77th Street entry drive With the current internal roadway configuration, wash and other natural feature preservation is maximized

Open Space & Recreation

1 *Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces*

The proposed site plan exceeds the minimum calculated requirement of Natural Area Open Space set forth in 57-ZN-91 The open space requirement set forth in the previous zoning case was utilized because it determined the requirement based on the pre-development condition of the property 3 0 acres of undisturbed will be preserved, with 100% of the overall N A O S placed in tracts Protecting and improving the quality of Scottsdale's natural environment is a high priority of the planned community

Community Involvement

2 *Seek early and ongoing involvement in project/policy-making discussion*

The applicant has posted the site, met with key City personal, and sent two notification letters to property owners within 750 feet of the site The applicant has met with individuals from the neighborhood to the north and east of the site (La Vista Homeowner's Association) prior to a neighborhood meeting, as well as hosted a formal neighborhood meeting A certified letter was also sent to personnel at Paradise Valley School District early in the process

3 *Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved*

Letters of notification describing the proposal and including a copy of the site plan have been provided to HOAs and land owners within a 750' radius on two separate occasions Also a sign posting was done to alert residents in the area of the proposal and neighborhood meeting

4 *Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests*

The applicant used the opportunity provided through the neighborhood meetings as a forum to address questions and describe the proposal/process for rezoning the property These issues were articulated both verbally and through a comprehensive graphics package that includes aerial photography, copies of the General Plan and Zoning maps, as well as a rendered conceptual site plan

5 *Accept and respond to new ways of communicating and new technologies*

Participants in the public meeting were able to communicate their thoughts in person or through a provided comment card The applicant team also made their personal contact information available for future comments or concerns

6 *Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community*

In addition to the applicant's verbal and illustrative presentation about the proposed application, citizens were given the project number and are able to view the project's status online at the City of Scottsdale

7 *Foster community partnerships, community catalysts, and community networks as means of sharing information and responsibilities and working on collaborative solutions*

The applicant has pledged to continue to partner with residents of the surrounding communities to maintain regular communication throughout the rezoning process Please refer to the Community Outreach Report for a comprehensive documentation of outreach efforts to date

B. Character Area Plan

The proposed site does not fall within a Character Area Plan boundary

C. Zoning

The site is currently zoned as Service Residential, Environmentally Sensitive Lands (S-R ESL) The purpose of the S-R district is intended to provide residential scale and character offices, as well as medium density residential and opportunities for educational and religious practices The subject site is located within the Environmentally Sensitive Lands Overlay area and is subject to associated regulation **Exhibit 2**, *Existing & Proposed Zoning Map* displays the site's current and proposed district, as well as context of the adjacent zoning pattern designation

The subject area was annex/zoned from Maricopa County as R1-43, as part of the larger Pinnacle Peak area, through case 32-ZN-1982 In 1991 the property was rezoned to its current designation of S-R (case 57-ZN-1991)

D. Site Context

The proposed twenty acre community is located at the northeast corner of Pinnacle Peak Road and Miller Road (APN# 212-04-001D, 212-04-001B, 212-04-001E, 212-04-001C) The property's legal description and ALTA survey are provided with this application **Exhibit 3**, *Dimensioned Plan* shows the site's extents and general location

The site currently hosts an office use and associated parking It is surrounded by existing and developing residential neighborhoods and several retail/office centers, including Silverstone Master Planned Community, The Shops at Pinnacle Peak, Toledo Mixed Use Facility, and La Vista Planned Community **Exhibit 4**, *Context Aerial* gives context to where the site lies in relation to the area and **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning

Table 1: *On Site and Surrounding Uses, General Plan and Zoning Designations*

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
SITE (Office)	Office	Office	S-R ESL
South of Site (The Shops at Pinnacle Peak)	Retail Services	Office	C-1 ESL
West of Site (Toledo Mixed Use & Los Portones)	Office, Retail & Residential	Commercial & Suburban Neighborhoods (1-8 du/ac)	C-2 ESL & R-4R ESL
North of Site (La Vista)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 PRD ESL
East of Site (La Vista)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 PRD ESL

III. Applicant Proposal

A. Development Information

The development proposal includes the rezoning for a fifty five (55) lot subdivision The request is in association with a Major General Plan Amendment request case application 3-GP-2017

The applicant is requesting a Planned Residential Development supplementary, as allowed pursuant to Section 6 200 in the PRD section of the Zoning Ordinance, in order to reduce lot size, width, and setbacks in exchange for incorporating additional NAOS and preservation of the wash corridor on the site The applicant is not seeking to increase density from the allowed base density of 3 150 The amended development standards are

subject to the subsequent Development Review Board approval at the time of preliminary plat review **Exhibit 5**, *Site Plan/Subdivision Plan* illustrates the design of the future community

- Existing use Office Building
- Proposed use 55-lot Single Family Subdivision
- Parcel size 20 +/- gross acres (17 +/- acres net)
- Building height allowed/proposed 24 feet
- NAOS Required 4 3 acres (25% of net) per case #57-ZN-91
- NAOS Provided 4 8 acres (28% of net)
- Current FAR (Office) 0 066 FAR (50,000 sq ft)
- Proposed Density 2.8 du/ac (55 lots)

B. Planned Area Development (PRD)

The Planned Residential District supplementary district has been incorporated into this rezoning request to adjust development standards in order to accommodate meaningful and tract NAOS, provide scenic roadway easement, preserve a primary wash corridor, and give landscape buffering to adjacent communities The proposed lot sizes and requested building setbacks are consistent with surrounding amended development standards who also utilize the PRD overlay Building setbacks are intended to provide adequate front, rear, and side yards suitable for garage parking and private patio area

In exchange for reductions is development standards, the applicant has provided additional NAOS and provided realignment of N 77th Street. Open space tracts along the Miller Road and Pinnacle Peak Road frontage will allow for a meaningful open space as well as pedestrian circulation trails and sidewalks The frontage area will remain undisturbed or revegetated with native Sonoran plantings

Community open space is evenly distributed throughout the site and emphasized in sensitive areas, like the wash corridor that bisects the site, and a noted wildlife corridor along the northern edge of the site

The table below shows the proposed R1-10 PRD Development Standards A legislative draft of the R1-10 PRD standards are also included with this submittal

Table 2: *R1-10 PRD Development Standards Comparison Table*

	R1-10	R1-10 ESL	Proposed R1-10 PRD	Amended %
Max. Density	-	3 12 du/ac	2 8 du/ac	
Min. Lot Area	10,000 sq ft	7,500 sq ft	6,200 sq ft	38%/17%
Min. Lot Width	80'	60'	53'	34%/12%
Min. Front Setback	30'	22 5'	20'	33%/11%
Min. Side Setback	7'	5 25'	5'	29%/5%

Min. Rear Setback	25'	18 75'	17'	32%/9%

Design Criteria
The proposed community, as a Planned Residential District, will observe the following design criteria

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located

- The plan will provide open space, circulation, off-street parking, and pertinent amenities Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site

- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities
- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable

In order to achieve these characteristics, the proposed community will be applying amended R1-10 development standards to support the unique design elements within the community, elements which would not be required under standard zoning As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, see above table

PRD Factors
The proposed site plan reflects a density of 2 8 dwelling units per acre This density is below the 3 150 DU/AC base density of the R1-10 zoning district as outlined in Section 6 208 of the Scottsdale Zoning Ordinance Although the proposed community will not require addressing "PRD Factors" in order to justify density, this project goes above and beyond the traditional R1-10 requirements by preserving natural features and providing public benefit

1 *Preservation of Natural Features*
The proposed community design responds to the natural environmental features of the site by creating an organic streetscape with clustered homesites Wildlife corridor preservation has also been minimized with the careful proposal of walls, while plant inventory efforts have been done to address salvageable plant material on site Natural drainage paths as well as a wash corridor have been preserved and left in natural state

Protective NAOS easements and tracts are planned for all community open space

2 Substantial Public Benefit
With the development of the proposed community the applicant has agreed to provide significant pedestrian circulation routes on and off the site An eight (8) foot, public, paved, shared-use path is proposed detached and meandering from Miller Road A six (6) foot bike lane, eight (8) foot trail, and eight (8) foot sidewalk are proposed along the northern edge of Pinnacle Peak Road These improvements contribute to the City of Scottsdale's Master Transportation Plans as well as provide connectivity for surrounding communities to adjacent retail and office In addition to the multi-modal transportation routes, the applicant has agreed to realign N 77th Street to the existing retail driveway on the south side of Pinnacle Peak Road This realignment includes fifty (50) feet of right of way and will increase safety for residents turning in and out of the La Vista subdivision

IV. Impact Analysis

A. Land Use

The applicant is concurrently filing a major General Plan amendment to the 2001 General Plan Land Use Map, requesting a re-designation the site as Suburban Neighborhoods (3-GP-2017) The proposed land use designation of Suburban Neighborhoods allows up to eight dwelling units per acre of land The applicant is proposing a fifty five (55) lot subdivision (2 4 du/ac), significantly less than allowed 8.0 dwelling units per acre permitted by the proposed General Plan land use designation and the 3 12 dwelling units per acre permitted by the proposed R1-10 ESL zoning designation Surrounding densities range from an estimated 2 5 - 5 0 du/ac

The proposed development standards will allow the design of the neighborhood to work with the native elements and provide tract NAOS, tract protection of prominent wash, and preservation of natural features

B. Circulation

Single gated access will be provided off of Miller Road This existing entry is respective of the adjacent community by designing the entry over 700 feet north of the traffic signal at Pinnacle Peak Road and Miller Road This allows for adequate queuing and spacing between adjacent driveways The relocation of site access from 77th Street is also intended to relieve congestion from 77th Street's shared entry, reducing traffic volume accessing directly onto Pinnacle Peak Road

Internal roadways will conform to DS&PM Figure 5 3-20 Local Residential – Suburban Character (40' private tract) while the community entry will comply with Figure 2 1-3 Gated Entrances for Residential Development

Currently forty five (45) feet of right of way is dedicated for Miller Road at the intersection of Miller Road and Pinnacle Peak Road This dedication slowly increases, providing eighty five (85) feet of right of way at the northeast corner of the site Miller Road is designated as Minor Arterial road and will generally conform to DS&PM Figure 5 3-5 Minor Arterials – Suburban Character This will require the dedication of an additional five (5) feet of right of way in order to meet the fifty (50) foot half street cross section South of the existing entry is built to standard, but north of the entry will require improvements Improvements will include curb, gutter, and an eight (8) foot shared use path for bicycles and pedestrians ADA ramps have been proposed around the perimeter of the site, all paths will tie into new ramps and do not conflict with the communities raised entry median

Pinnacle Peak Road is designated as a Minor Arterial – Rural/ESL Character Currently fifty five (55) feet of right of way has been dedicated No additional right of way dedications are planned Half street improvements will include an eight (8) foot wide sidewalk , an eight (8) foot wide shared use path, and a six (6) foot bike lane All paths envisioned to be within the right of way and connect with adjacent pedestrian walkways These paths are designed to fulfill City of Scottsdale's Trails Master Plan trail segment 166 **Exhibit 6**, *Pedestrian & Vehicular Circulation Map* displays existing and future improvement plans

Currently 77th Street serves the adjacent community, La Vista, and the office building on site The proposed site plan eliminates the use of this driveway from the subject property, reducing the number of vehicular trips that utilize this access In association with this rezoning request, the applicant has proposed to realign 77th Street with Sunset at Pinnacle Peak shopping center's driveway Aligning the drive isles promotes safety, consistency, and future improvement goals for the City of Scottsdale. The new alignment will offer a fifty (50) foot right of way designed with pavements, curb, and gutter The proposed realignment will require a tract dedication to the future HOA and approval for work existing within 77th St tract This work shall include removal and revegetation of existing pavement

C. Utilities

The proposed community intends to maintain City of Scottsdale water and sewer service via Miller Road and Pinnacle Peak Road Upon construction of the development on site utility lines will be removed and any easements will be abandoned

D. Open Space

Frontage open space will be protected through Desert Scenic Roadway Easement dedications located along the western and southern boundaries of the site (Pinnacle Peak Road and Miller Road) The Desert Scenic Roadway setback width along Miller Road shall be minimum of forty (40) feet in width, with an average greater than fifty (50) feet Due to the widening right of way

condition along Miller Road the community to the north has dedicated forty (40) feet The proposed community is willing to meet this established context The dedication along Pinnacle Peak Road is a minimum of fifty (50) feet, however the landscape setback on both road frontages exceeds this dedication with depths up to seventy (70) feet and greater Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition **Exhibit 7,** *Environmental Features Map* explains where natural features are preserved

The site has a wash that bisects the property from east to west before crossing Miller Road The proposed site plan is designed to protect this wash through the use of tracts and easements A Natural Area Open Space and drainage easement will be applied over the wash corridor

The proposed community intends to meet and exceed the Natural Open Space requirements as outlined under the Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO) NAOS may be provided between lots where areas exceed 30 feet, as well as larger concentrated areas found in retention basins and perimeter buffers Proposed NAOS areas conform to standards set forth in Section 6 1011 where areas are at least 4,000 square feet in area and are thirty (30) feet in width, unless along roadways where the minimum width can be twenty (20) feet

A slope analysis was done in 1991 on the site in its pre-developed condition in association with zoning case #57-ZN-91, setting the NAOS requirement of 4 3 acres (25% of site) The applicant has provided a total of 4 8 acres, 3 0 acres (30%) of undisturbed NAOS, 1 3 acres (30%) of revegetated, and 0 5 acres of surplus NAOS (12% over requirement) **Exhibit 8,** *NAOS Plan* displays where Natural Area Open Space will be protected in relationship to the site plan

The current NAOS dedications on the site exceed requirements set forth in the original zoning. With this proposal the applicant intends to improve current NAOS dedications by providing, continuous area, proposing all NAOS in community tracts to be maintained by future HOA, relocating NAOS to perimeter of site, including primary wash corridor in dedications, revegetating areas that were previously disturbed, and bringing dedications from the early 1990s up to current NAOS standards

Native plants are considered to be a significant environmental and theming feature of the future community Areas identified as NAOS are to be preserved and enhanced with the development of this site, as well as efforts to salvage and relocate native plant material when possible Densely vegetated areas like wash corridors and perimeter buffer areas will be the highest preservation priority All dedications will be made with the communities Final Plat

E. Outreach Efforts

All property owners within 750 feet of the site and the Paradise Valley School District have been notified by mail The applicant met with some adjacent La Vista homeowners, as well as conducted an open house public meeting for surrounding property owners Details on outreach efforts are found in the Citizen Participation Report

V. Design Review

A. Architectural Character

At this time no product has been chosen for the proposed community The applicant intends to work with a builder to develop architecture that compliment elements of surrounding neighborhoods and characteristics of the natural desert environment

B. Environmental Response

The proposed site plan recognizes the prominent natural features on the site and has strategically placed road alignments and lots to accommodate prominent washes, concentrated vegetation, and wildlife habitats Open space easements have been identified throughout the community in order to preserve natural open space and maintain undisturbed desert lands **Exhibit 7, *Environmental Features Map*** identifies prominent natural feature

C. Sensitive Design Principles & Site Development Character

Internal road alignments respond to the existing infrastructure and natural constraints of the site Clustering of homes and sensitive building practices are all elements that have been incorporated into the design of the future neighborhood Heat tolerant materials like stucco and tile will be the preferred building resources, while native drought tolerant plants will be utilized for landscaping of the community Mature plant materials will provide relief from the Arizona climate for active residents Neutral desert colors and low lighting will seamlessly integrate this community into the Sonoran Desert

1 *The design character of any area should be enhanced and strengthened by new development*

The future community will enhance the distinctive north Scottsdale qualities and character by incorporating desert neutral colors into the building design and responding to the desert climate by offering recessed windows and shade opportunities The infill piece strengthens the local character by incorporating equivalent zoning and similar development standards to the established community Nearby employment, retail, and dining services will also be supported by the new residents of the community

2 *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features*

Dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect scenic Sonoran Vistas No significant historical or archaeological resources have been recorded on this property

3 *Development should be sensitive to existing topography and landscaping*
The proposed development has shown sensitivity to existing vegetation by providing 28 percent of the site as Natural Area Open Space, 100% of which will be placed in community tracts The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development The design of the community enriches the existing established communities by providing complete pedestrian circulation routes that lead to supporting commercial services

4 *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological resources*
Preservation and restoration of natural habitats and ecological resources have been implemented in the following ways, not including perimeter fencing to encourage wildlife corridors, providing tract NAOS for further native plant conservation, and incorporating amended development standards so building envelopes can respond to the natural features of the site By providing buffers between the new community and the existing residence along the north and east boundaries, wildlife will be able to not only utilize the wash corridor, but will also be able to move around and amongst the lots and homes

7 *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent communities*
Shading elements will be incorporated into the architecture of each home as well as placement of trees adjacent to walkways Perimeter sidewalks, trails, shared use path, and bike lanes have been proposed to connect into existing pedestrian circulation

12 *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants*
Drought tolerant, native plant species have been preserved and incorporated as an effort for efficient water use No water features are planned for this community

D. Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines

A Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slide, subsidence, erosion, and sedimentation

The proposed site plan mitigates impacts to and from the primary wash corridor that bisects the property by placing the wash in a protective tract and leaving the corridor in its current condition

B Protect and preserve significant natural and visual resources Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats
The single wash corridor that bisect the property from east to west and the associated vegetation and wildlife are the natural resources of the subject site Efforts have been made to preserve and enhance these features by dedicating undisturbed NAOS in protective tract, providing a salvaged pant efforts, and by limiting disturbance to the wash corridor No perimeter walls have been proposed in the gated community in order to maintain wildlife corridors that may exist on the site

C Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses
A native plant inventory has been completed on the site to identify salvageable plants These plants will be placed in a nursery until completion of the development, where plants will then be replanted on site

D Minimize the cost of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.
Since an existing office use is on the site, utility connections are already built Minor infrastructure improvements are associated with the proposed use, as it is surrounded by development

E Conserve the character of the natural desert Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas
The proposed design allows for all meaningful open space to be placed in tracts, therefore providing the highest level of protection These open space areas have been thoughtfully placed throughout the community to appropriately theme the north Scottsdale community and buffer adjacent uses

E. Landscape Character

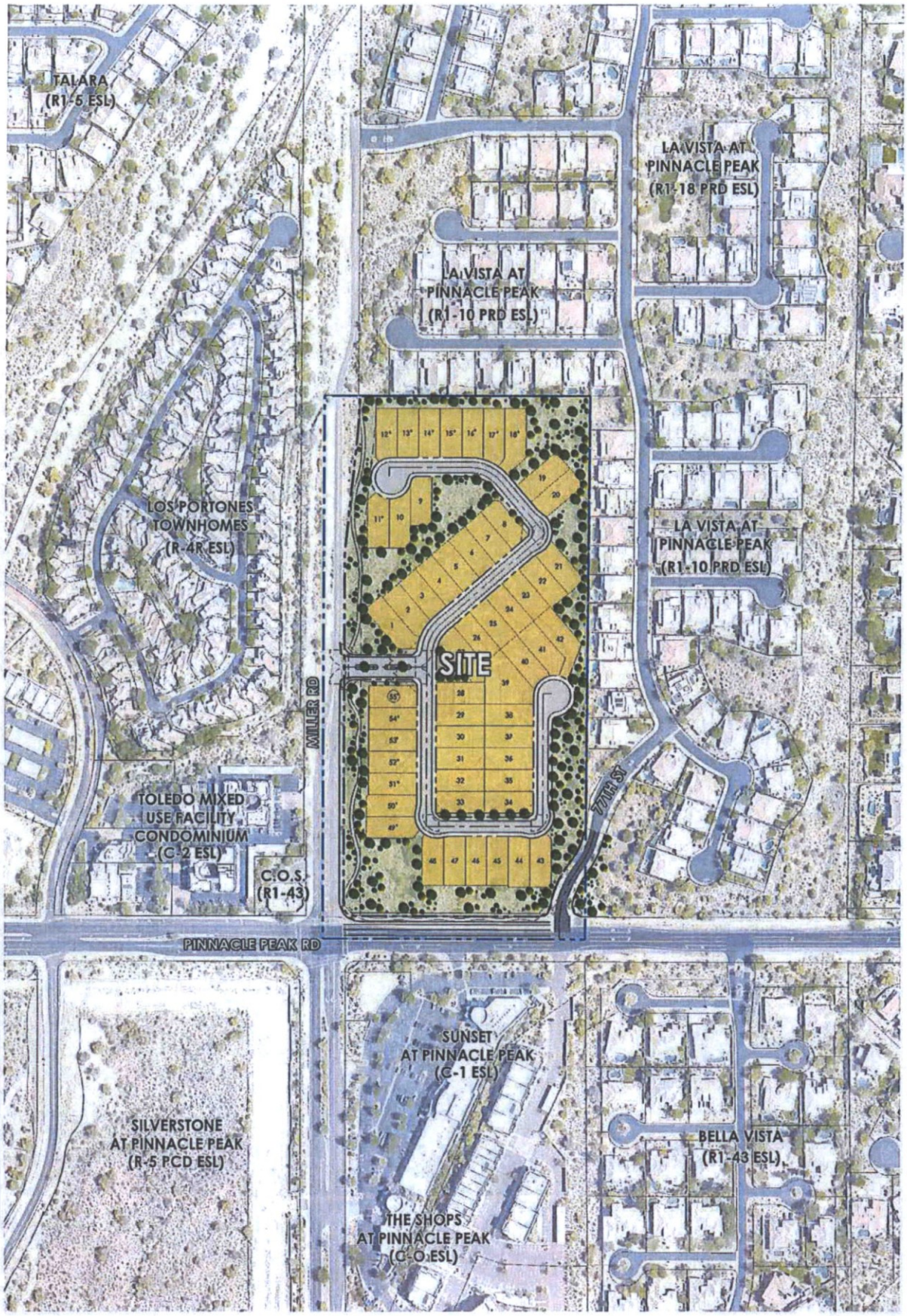
The site is designed to utilize three landscape character zones and a variety of different walls and fencing to theme the 19 acre planned community

Zone A – Natural Vegetation will depict undisturbed portions of the property which will remain in its current natural state Areas include but are not limited to wash corridors and NAOS tracts Zone B – Enhanced Planting are concentrated in portions of the site that establish character and theming within the community These areas can include salvaged plant material from onsite or nursery grown landscaping and are maintained by the community's HOA The plant palate for this area will use species in the "Desert Appropriate Plant List" Zone C – Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction Plant selection and density will be designed to appear similar to the natural surrounding vegetation Salvaged plant material from on site may also be used in this zone The plant palate for this area will use species in the "Indigenous Plant List" Zone D – Maintained Landscaping are privately owned and maintained landscape areas that usually consist of areas adjacent to building envelopes The plant palate for this area will use species in the "Recommended Plant for Enclosed Areas Plant List" **Exhibit 9,** *Conceptual Landscape Character Zones* identifies these areas in relation to the site plan This exhibit also notes revegetation and salvage material efforts as well as conceptual lighting

The propose community envisions the use of three different wall types, view fencing, 4 ½ block with 1 ½ wrought iron view wall, and a 6' solid screen theme wall All walls conform to height limitations, as well as pool requirements **Exhibit 10,** *Conceptual Wall Plan* depicts locations and elevations of the proposed walls

VI. Conclusion

The applicant believes the proposed zoning district map amendment from S-R ESL to R1-10 PRD ESL is appropriate given site characteristics and pattern of surrounding land uses Long term use of the site for office uses (which can vary in intensity, hours of operation and customer traffic) is less viable than redevelopment into a single-family home community that complements the surrounding neighborhood The proposed site plan conforms with the General Plan Land Use designation of Suburban Neighborhood and promotes the Design Guidelines and Goal and Policies suggested for the north Scottsdale area



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PINNACLE PEAK & MILLER

CONTEXT AERIAL

APPROX. SCALE: 1"=100' NORTH

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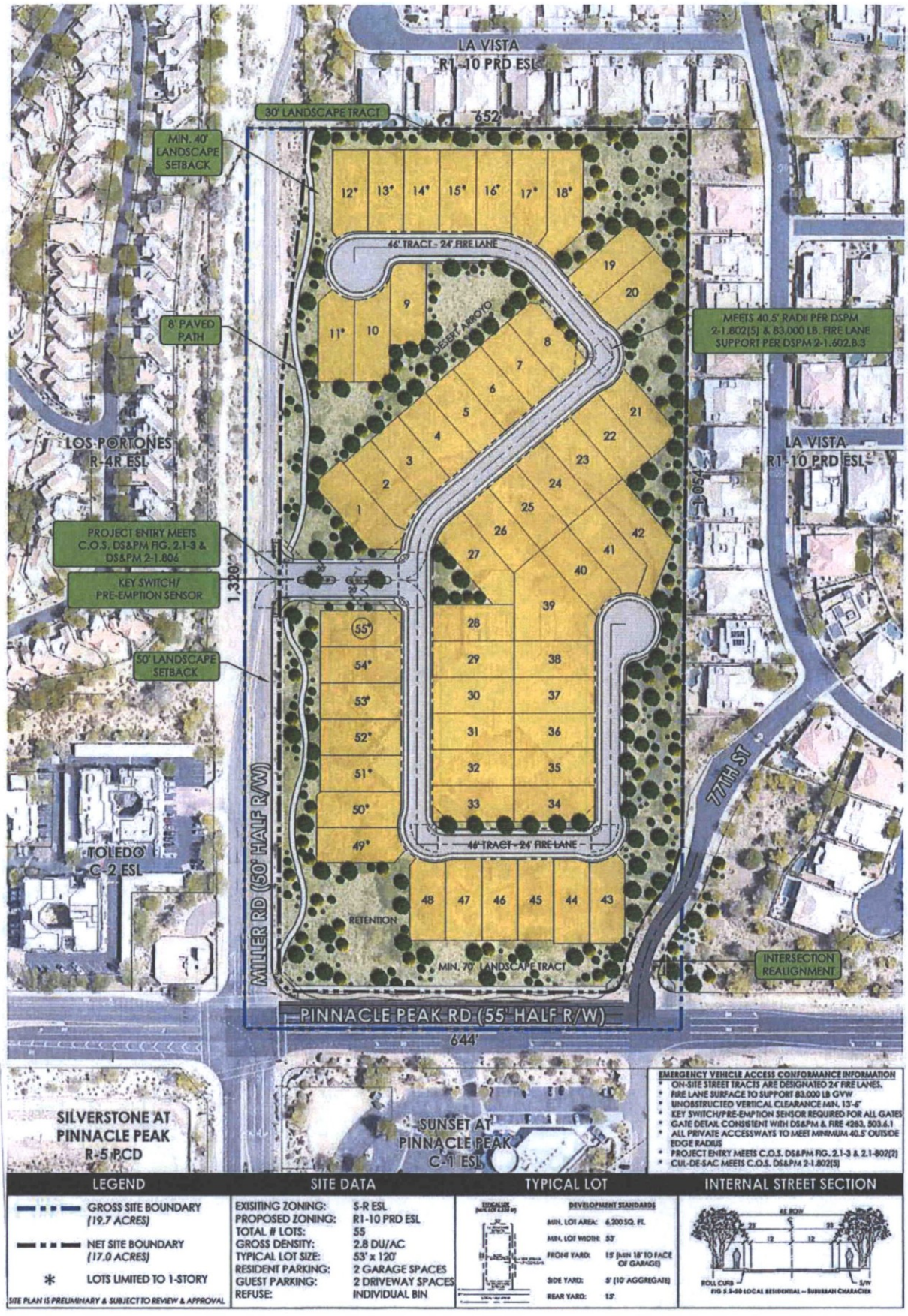

EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM & FIRE 4283, 503.6.1
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

LEGEND

- GROSS SITE BOUNDARY *(19.7 ACRES)*
- NET SITE BOUNDARY *(17.0 ACRES)*
- * LOTS LIMITED TO 1-STORY

SITE PLAN IS PRELIMINARY & SUBJECT TO REVIEW & APPROVAL

SITE DATA

EXISITING ZONING:	S-R ESL
PROPOSED ZONING:	R1-10 PRD ESL
TOTAL # LOTS:	55
GROSS DENSITY:	2.8 DU/AC
TYPICAL LOT SIZE:	53' x 120'
RESIDENT PARKING:	2 GARAGE SPACES
GUEST PARKING:	2 DRIVEWAY SPACES
REFUSE:	INDIVIDUAL BIN

TYPICAL LOT

DEVELOPMENT STANDARDS

MIN. LOT AREA:	6,200 SQ. FT.
MIN. LOT WIDTH:	53'
FRONT YARD:	15' (MIN 18' TO FACE OF GARAGE)
SIDE YARD:	5' (10' AGGREGATE)
REAR YARD:	15'

INTERNAL STREET SECTION

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CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=60' NORTH

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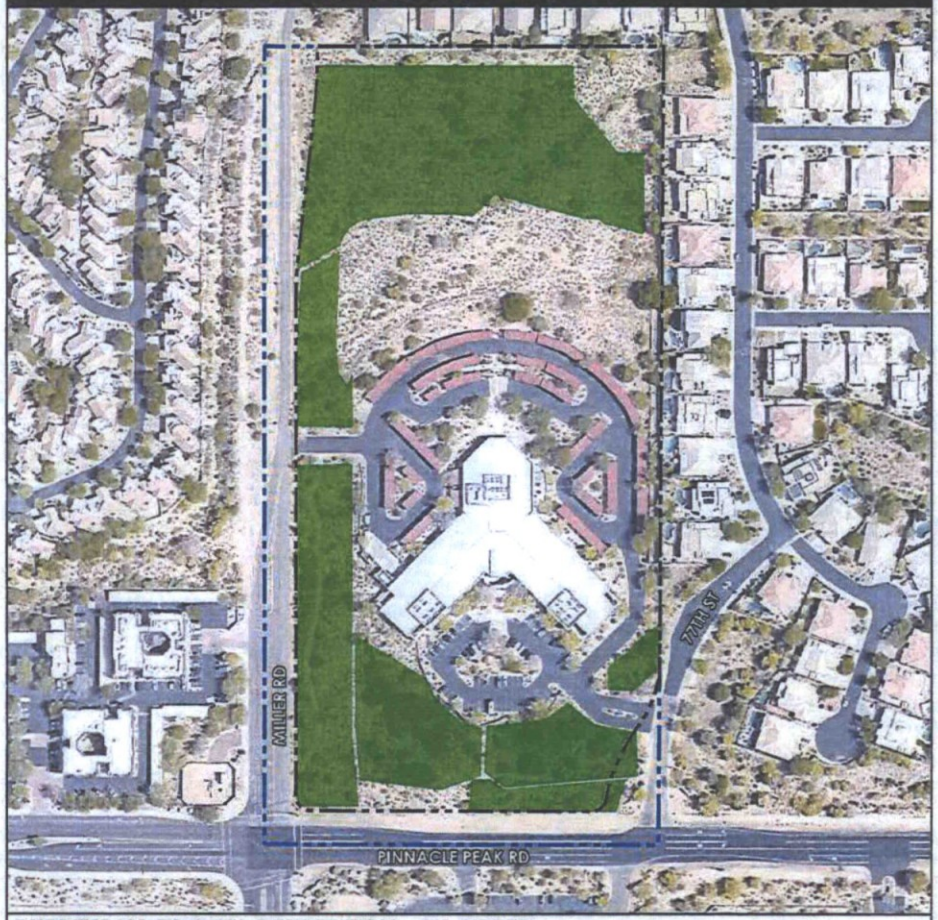
EXISTING NAOS DEDICATIONS



CURRENT NAOS AREA DEDICATION - 6.2 ACRES *(PER CASE #9-DR-92, 44-RE-97, 114-RE-2005.)*

CURRENT NAOS ON THE SITE REPRESENTS DEDICATIONS AND RELEASE OF EASEMENTS FROM 1992 TO 2005.
ORIGINAL DEDICATIONS WERE COMMITTED UNDER A COMBONATION OF 100% AND 50% NAOS CREDIT CONDITIONS.

PROPOSED NAOS DEDICATIONS

PROPOSED NAOS AREA DEDICATION - 4.8 ACRES

PROS

-CONTINUOUS AREA
-TRACT DEDICATIONS
- CONCENTRATED ALONG PERIMETER
-INCLUSIVE OF WASH CORRIDOR
-ACCOMMODATES 77TH ST. REALIGNMENT
-PROVIDES REVEG. IN PREVIOUSLY DISTURBED AREAS
-UPDATED TO CURRENT NAOS STANDARDS
- HOA TO MAINTAIN

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PINNACLE PEAK & MILLER

NAOS COMPARISON

NORTH

APPROX. SCALE: NTS

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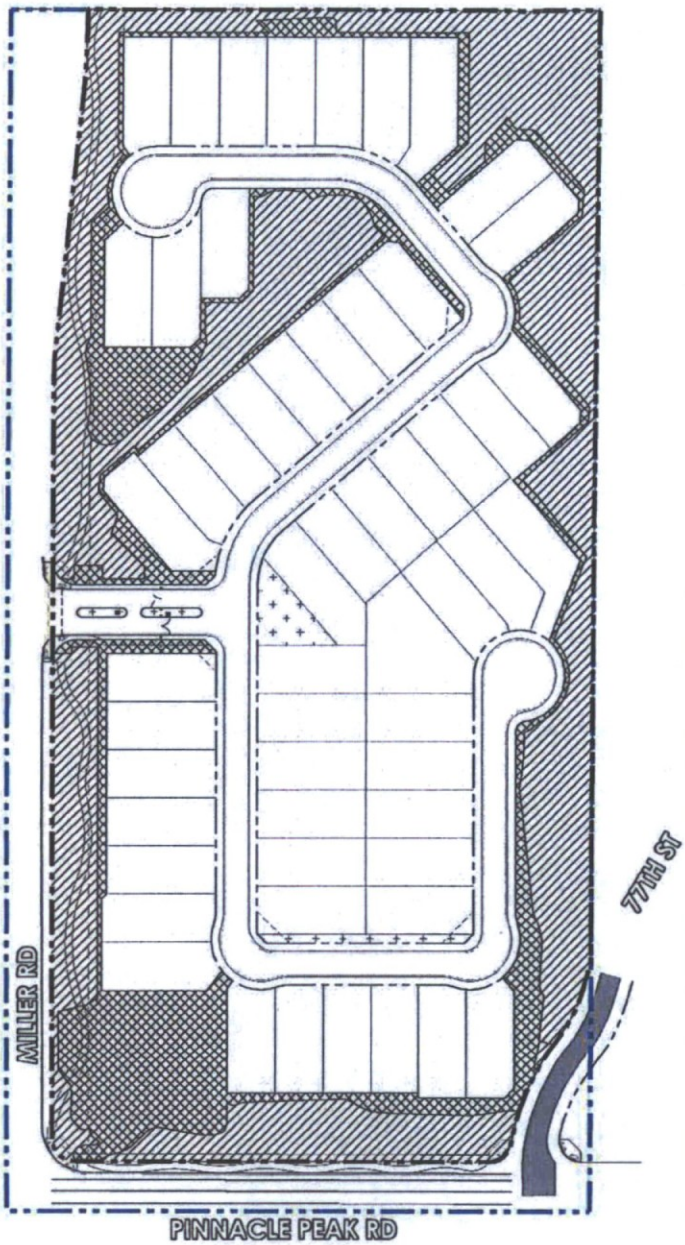

PLANT PALETTE

ZONE A: NATURAL VEGETATION

No disturbance will occur in this zone. Existing landscaping shall remain natural state.

ZONE B: ENHANCED PLANTING

This area adheres to the "Desert Appropriate Plant" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES
- *Acacia berlandieri Guajillo*
- *Ceiba aesculifolia Silk Cotton Tree*
- *Cercidium sonorae Sonoran Palo Verde*
- *Condalia globosa Globosa Blue Wood*
- *Jatropha cinerea Leafy Limberbush*

SUCCULENTS/CACTI
- *Agave colorata Mescal Ceniza*
- *Chysactina Mexicana Dominatrix Daisy*
- *Dasylirion acratriche Green Desert Spoon*
- *Dasylirion longissima Toothless Sotol*
- *Echinocactus grusonii Golden Barrel Cactus*

SHRUBS/BUSHES
- *Acacia cultriformis Knife Acacia*
- *Aloysia lycioides White Bush*
- *Aloysia wrightii Wright's Bee Bush*
- *Anisacanthus andersonii Magdelena Palm Canyon Honeysuckle*

GROUNDCOVER
- *Ageratum corymbosum Desert Ageratum*
- *Dalea greggii Trailing Indigo Bush*
- *Pellaphoula brachysiphon Rock Trumpet*
- *Stachys coccinea Texas Betony*
- *Tagetes palmeri Mt. Lemmon Marigold*
- *Zinnia acerosa Desert Zinnia*

ZONE C: NATIVE PLANTING

This area adheres to the "Indigenous Plants" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES
- *Acacia constricta*
- *Berberis haematocarpa*
- *Canotia holacantha*
- *Celtis pallida*
- *Cercidium (Parkinsonia) floridum*
- *Chilopsis linearis*

SUCCULENTS / CACTI
- *Agave palmeri*
- *Carnegiea gigantea*
- *Dasylirion wheeleri*
- *Echinocereus engelmannii cactus*
- *Ferocactus cylindraceus Barrel*

SHRUBS / BUSHES
- *Ambrosia ambrosioides*
- *Canyon Ragweed*
- *Ambrosia deltoidea Triangl-leaf Bursage*
- *Ambrosia dumosa White Bursage*
- *Anisacanthus thurberi Desert Honeysuckle*

ANNUALS / PERENNIALS / VINES
- *Abronia villosa Sand Verbena*
- *Amsinckia intermedia Fiddleneck*
- *Baileya multiradiata Desert Marigold*
- *Cucurbita digitata Coyote Gourd*
- *Dyssodia pentachaeta Dogweed/Golden*

GRASSES
- *Aristida purpurea Purple Threeawn*
- *Bouteloua aristidoides Needle Grama*
- *Bouteloua curtipendula Sideoats Grama*
- *Erioneuron pulchellum Fluffgrass*
- *Hilaria belangeri Curly Mesquite*

ZONE D: MAINTAINED LANDSCAPING

This area adheres to the "Recommended Plant for Enclosed Areas" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES
- *Acacia aneura Mulga*
- *Acadawillardina Palo Blanco*
- *Bauhinia lunarioides Chihuahuan Orchid Tree*
- *Callistemon rigidus Stiff Bottlebrush*
- *Cercidium (Parkinsonia) Praecox Palo Brea*

SUCCULENTS/CACTI/FOCAL PLANTS
- *Agave Americana Century Plant*
- *Aloe vera Aloe Vera*
- *Brahia armata Mexican Blue Palm*
- *Creas peruvianus Peruvian Apple Cactus*
- *Hesperaloe parviflora Red Yucca*

SHRUBS/BUSHES/VINES
- *Acacia craspedocarpa Waxleaf Acacia*
- *Antigonon leptopus Coral Vine*
- *Atriplex nummularia Chamisa*
- *Bauhinia lunarioides Chihuahuan Orchid Shrub*
- *Caesalpinia gilliesii Yellow Bird-of-Paradise*

GROUNDCOVER
- *Acacia redolens Prostrate Acacia*
- *Asteriscus Mediterraneon Beach Daisy*
- *Atriplex semibaccata Australian Saltbush*
- *Baccharis pilularis Chaparral Broom*
- *Bulbine frutescens Bulbine*

LIGHTING

ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.

ZONE A: NATURAL VEGETATION

The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.

ZONE B: ENHANCED PLANTING

Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.

ZONE C: NATIVE PLANTING

The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

ZONE D: MAINTAINED LANDSCAPING

The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

*NOTE: Limits of planting areas and material as depicted on this exhibit are conceptual and may be subject to change

LANDSCAPE NOTES:

1. All disturbed areas are to have 'desert floor' decomposed granite. match color and size of surrounding areas.
2. All berms are to have maximum 4:1 side slopes.
3. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
4. Fifty percent of proposed trees shall be mature, as defined in article iii, definitions, of the zoning ordinance. Indicate both the compliant caliper and industry standards box size for that caliper in the plant palette.
5. All species shall be selected solely from the arizona dept. of water resources low water use / drought tolerant plant list.
6. No shrub or groundcover within sight visibility triangle shall exceed 2'-0" in height at maturity, typ.
7. Plants proposed in drainage basins shall be in conformance with design standards and policies manual section 2-1.903 native plants in detention basins and drainage channels.
8. All landscaped areas shall adhere to Zoning Ordinance Sections 10.100, 10.200, 10.401, 10.402, 10.501, 10.502.

SALVAGE & REVEGETATION TECHNIQUES:

1. RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
2. ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
4. THE SELECTION, PLACEMENT AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY OWNER, OR THE LANDSCAPE ARCHITECT, PRIOR TO DIGGING AND PLANTING.

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PINNACLE PEAK & MILLER

LANDSCAPE PLAN

APPROX. SCALE: 1"=60' NORTH

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PINNACLE PEAK & MILLER
ENVIRONMENTAL FEATURES MAP

APPROX. SCALE: 1"=60' NORTH
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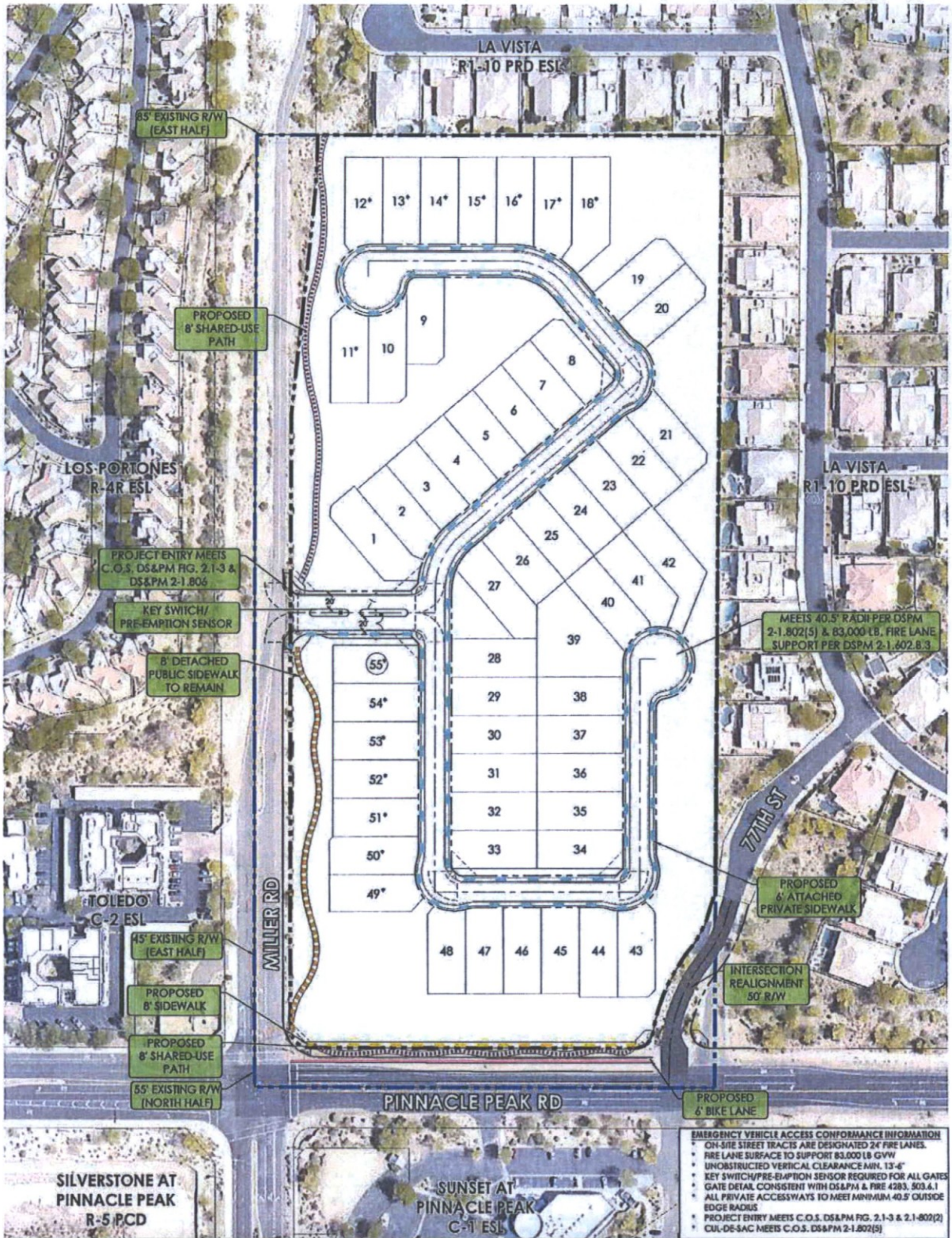

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PINNACLE PEAK & MILLER

CIRCULATION PLAN

APPROX. SCALE: 1"=60' NORTH

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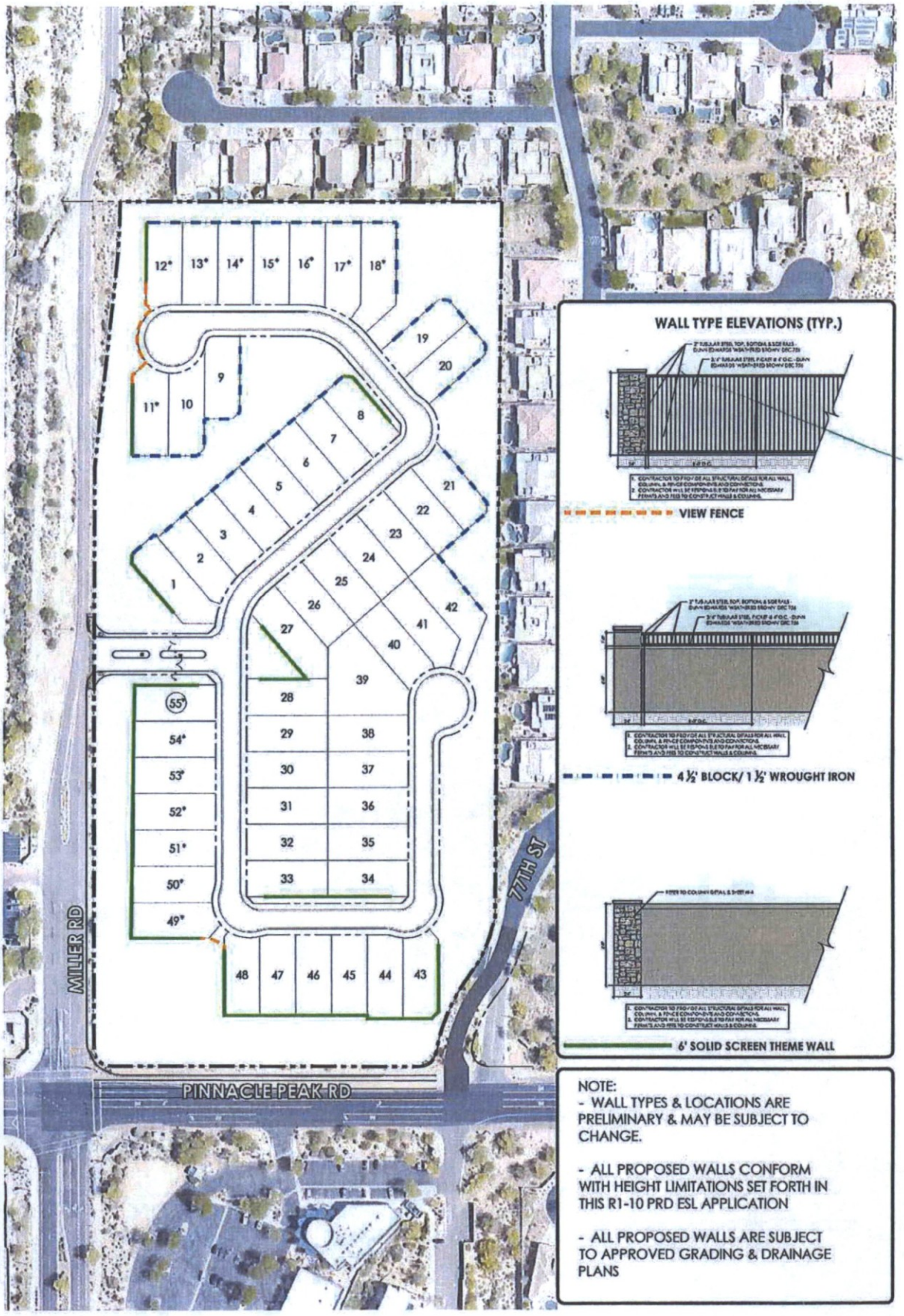

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PINNACLE PEAK & MILLER
CONCEPTUAL WALL PLAN

APPROX. SCALE: 1"=60' NORTH
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LEGEND	
133,440 SF (3.1 AC)	PROPOSED N.A.O.S. UNDISTURBED
84,658 SF (1.9 AC)	PROPOSED N.A.O.S. REVEGETATED
	NON- N.A.O.S. OPEN SPACE

AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE

SITE DATA	
SUBJECT SITE GROSS AREA:	19.4 ACRES
SUBJECT SITE NET AREA:	17.0 ACRES

N.A.O.S. SITE HISTORY

HISTORIC N.A.O.S. PLAN/CALCULATIONS APPROVALS
PER ZN CASE (57-ZN-91#2) & MOD (97-MOD-2018) & BOE (114-BE-2018)

BASIS CATEGORY	AREAS	MINIMUM FACTOR	MIN. NAOS
ZN-91	17.2	25%	4.3 AC

REQUIRED NAOS:	4.3 AC	25% OF NET
PROVIDED NAOS:	5.7 AC	33% OF NET
	3.5 AC	20% OF TOTAL
	2.2 AC	13% OF TOTAL

DESIGNATED AREAS OF EASEMENT HISTORY
CURRENT N.A.O.S. DESIGNATION WITH APPLICABLE CREDIT REDUCTION: 5.4± AC OF N.A.O.S. CREDIT

REQUIRED N.A.O.S FOR SITE PER SLOPE ANALYSIS (57-ZN-91 #2)

TOTAL N.A.O.S. REQUIRED:	4.3 AC	25% OF NET
REQUIRED UNDISTURBED:	3.0 AC	70% OF TOTAL
REQUIRED REVEGETATION:	1.3 AC	30% OF TOTAL

N.A.O.S. PROVIDED

TOTAL N.A.O.S. PROVIDED:	4.8 AC	28% OF NET SITE AREA
PROVIDED UNDISTURBED:	3.0 AC	70% OF TOTAL
PROVIDED REVEGETION:	1.3 AC	30% OF TOTAL
PROVIDED SURPLUS:	0.5 AC	12% EXCESS

NON N.A.O.S. OPEN SPACE PROVIDED = 0.5 AC

PROPOSED N.A.O.S. CONFORMS TO STANDARDS SET FORTH IN SECTION 6.301; INCLUDING 30' WIDTH, 20' ALONG BOADWAYS, & 4,000 SQUARE FEET OF AREA.

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PINNACLE PEAK & MILLER
N.A.O.S.

APPROX. SCALE: 1"=60' NORTH

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Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix, AZ 85004 2202
602 382 6000
602 382 6070 (Fax)
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Noel J Griemsmann
(602) 382-6824
ngriemsmann@swlaw com

September 1, 2017

VIA E-MAIL

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Long Range Planning Services
City of Scottsdale
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

Re: Updated Major General Plan Amendment Application Narrative - 3-GP-2017

Dear Taylor

The 7676 E Pinnacle Peak General Plan Amendment is an amendment of just under 20 gross acres from "Office" to "Suburban Neighborhoods" The purpose of this amendment is to properly position the site for the future

The property is currently developed with a single user corporate office zoned S-R/ESL (Service-Residential with Environmentally Sensitive Lands overlay) With the current ownership relocating to a more central Scottsdale location, the future of the site is open

In looking at the most compatible future uses for the property, the surrounding context and land use patterns, it has been determined that the best future use long term is a residential one Therefore, this application seeks to amend the General Plan Land Use Map to "Suburban Neighborhoods" to support future redevelopment of the office building to an R1-10 type of single-family home subdivision While a future rezoning will be required for such a project, it is appropriate to update the General Plan to reflect this desired future redevelopment of the site

The following provides a summary of how this proposed General Plan Amendment ("GPA") supports the plans, goals and/or policies of the General Plan

This updated narrative includes additional analysis of the "Economic Vitality Element" and information from real estate marketing professionals to inform the discussion in "b 1" below In addition, this narrative updates the public outreach section at the conclusion below to reflect meetings held to date as well as the information on the companion rezoning case

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a Value Scottsdale's Unique Character and Lifestyle

i Character and Lifestyle

The Character Types Map identifies the area around the property as Suburban/Suburban Desert Character The property retains significant desert vegetation and has drainage features that will require compatible design if/when the site is redeveloped for single-family uses There is no proposed change to this classification

The Streetscape Map identifies the area as "Natural Streetscape" character, which would be retained with any future development No changes are proposed to this classification

ii Land Use

This is the one area of amendment proposed by this GPA The current "Employment" designation was appropriate when the property was originally developed With the changing nature of office employment, as well as a desire by both users and the General Plan to locate jobs in areas around "commercial cores" or "freeway interchanges" (see Page 72), this site is more conducive to future residential use In addition, the surrounding land uses are residential in nature

b Support Economic Vitality

i Economic Vitality

This amendment will not "cost" jobs, the property owner is relocating to another location within Scottsdale that is more proximate to other employers and the amenities desired by today's employees By positioning this property as a site for homes, and not jobs, the surrounding neighborhood will be strengthened by the investment in new home construction, as supported by Goal 7 (which encourages redevelopment – Page 85) Long-term, clustering employment and offices users in denser areas encourages and supports amenities demanded by employees

In addition, The General Plan Economic Vitality Element (the "Element") does call for a "healthy, vibrant economy" (Page 79) and for "enhancing the vitality of maturing areas of the city" (Page 81) This subject site is unusual in that the area was part of a large early 1980's annexation (Case 32-Z-82) The record is a bit unclear, but it appears that portions of that annexation were a mix of rezoning to match recently adopted area plans or simply a carry though of the existing County zoning Regardless, the "Office" classification is located in an area where it would be unlikely to utilize that classification today This is not an area where large single-office users are likely to be desired, while smaller offices may be appropriate, a 20 acre area is too much for this location due to its roadway access, suburban context and the realities of today's office market

To help explain the current market conditions for campus/single user types of office, I have the following information from Mr Tom Jacobs with Cushman Wakefield, a respected commercial real estate firm

"The property at 7676 East Miller Road is a 53,000 square foot single tenant office building Tenants in the 50,000 square foot range locate close to the freeway system since they have 250+ employees coming to work every day This building is unattractive to large users because of the commute times from the freeway to building If used as an office property it would need to be repositioned as a multi- tenant property for tenants in the 2,000 to 4,000 square foot size range This size tenant is a neighborhood tenant By that we mean a tenant that has an office in the neighborhood they live in The property to the south at 7669 and 7689 East Pinnacle Peak Road is currently offering small spaces to neighborhood tenants They have had some success but this property still has 93,000 square feet vacant out of 120,000 square feet total This is more than enough office space for tenants in the immediate neighborhood

The property at 23733 North Scottsdale Road, just to the west, was a similar single tenant office building After a long unsuccessful marketing effort to find a large tenant to lease the building the property sold for redevelopment The buyer plans to convert the property into an assisted living facility This is the most recent example of the lack of demand for large tenant office space in this area "

Based upon factual market conditions, as evidenced by Mr Jacobs observations above, and the history of this "Office" classification likely dating to the early 1980's, it is appropriate to remove the "Office" classification in this particular area As to availability of employment in the neighborhood, as noted above, the market indicates that the demand for smaller "neighborhood tenants" has been met by current available space and that the removal of this site from that market would not likely reduce the locational options for such firms

c Enhance Neighborhoods

i Community Involvement

This amendment will be processed in a manner that engages with the nearby property owners as recommended by the General Plan (and required by the Zoning Ordinance)

ii Housing

Approval of this amendment will convert office uses outside of a major employment core for redevelopment into single-family homes This will help support and protect adjacent homes, with is supported by Goal 1 (preserve the quality of existing dwellings and neighborhoods – Page 98)

iii Neighborhoods

The proposed amendment will provide a future opportunity to develop new homes in an area of existing neighborhoods Goal 3 (Page 105) recommends redevelopment and neighborhood preservation efforts, such as private economic reinvestment in mature areas This proposal will allow for new private investment in the area

d Open Space

i Open Space and Recreation

Although this amendment does not specifically address open space and recreation, the eventual rezoning and site planning associated with redevelopment of the property in future certainly will As noted prior, the site has quality vegetative elements and drainage corridors that will permit future site planning that can maximize both open space and recreation for the future residents

ii Preservation and Environmental Planning

The future development supported by this amendment will require design solutions to minimize impacts on existing natural resources Goal 9, Page 136, recommends the preservation of native plans, which is an option for future development given the quantities of natural vegetation on site

e Seek Sustainability

i Cost of Development

This amendment will allow for future redevelopment, which due to the existence of public infrastructure, maximize the public investment already present around the site Any future development resulting from this amendment will comply with all City ordinances, specifically those related to the installation of public improvements ("pay for itself" – Page 141)

ii Growth Areas

As an already developed site, this amendment will support future redevelopment in an area with existing public infrastructure, including water, sewer and roadways The site is an ideal location to add new residents as the supporting infrastructure as well as retail, schools and other services are already established

iii Public Services and Facilities

While many of these goals are related to the functions of the City, this amendment supports these goals by not requiring new services It places new homes near existing infrastructure and services, such as police and fire, so that the City can maximize public service dollars

f Advance Transportation

i Community Mobility

Pinnacle Peak is identified on the Community Mobility Element Map as a "Regional System" that provides an important east/west connection in this part of the City This amendment does not seek to modify this designation

In summary, this Major General Plan Amendment requests modification to the Land Use Map only The remaining maps, goals and polices are not impacted by the request If approved, this request will allow for possible future redevelopment of an office type land use to a quality residential subdivision (subject to rezoning approvals) This location is appropriate for such a land use transition and will support a number of goals of the General Plan

We held a community meeting on Wednesday, June 7, 2017 to discuss our request for a Major General Plan Amendment and a follow-up community meeting is scheduled for Wednesday, September 13, 2017 to share updated plans with our neighbors

Finally, a comprehensive zoning case for the site was filed on June 22, 2017, Case 11-ZN-2017

Thank you for your assistance with this application

Respectfully submitted,

Snell & Wilmer

Noel J Griemsmann, AICP
Senior Urban Planner

Attachment 2
Applicant Desert Scenic Roadway Graphic
3-GP-2017: 7676 E Pinnacle Peak

11-ZN-2017
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PINNACLE PEAK & MILLER
ENVIRONMENTAL FEATURES MAP

APPROX. SCALE: 1"=60' NORTH
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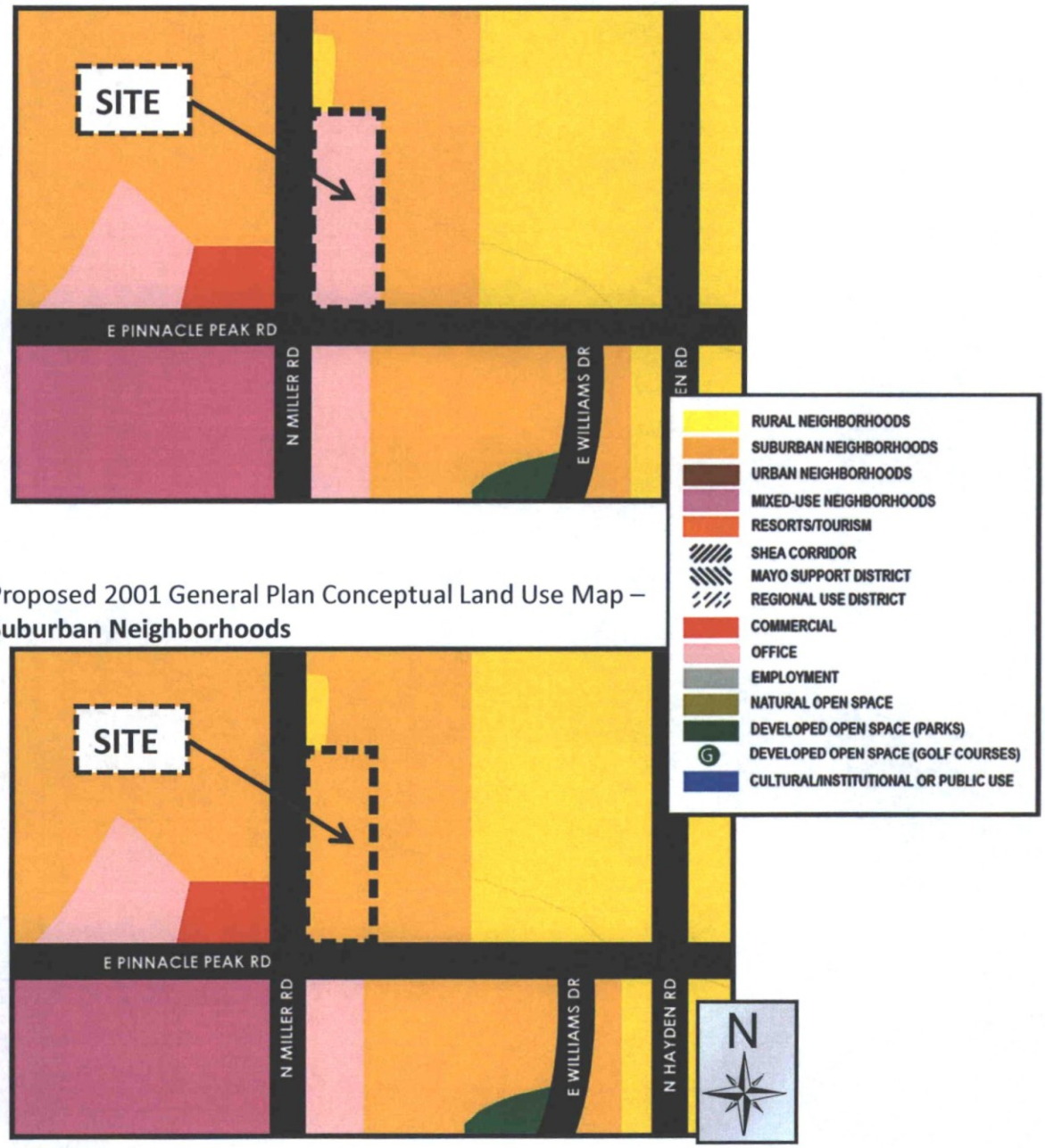
Attachment 3
Context Aerial
3-GP-2017: 7676 E Pinnacle Peak

Attachment 4
Existing & Proposed 2001 General Plan Conceptual Land Use Map
3-GP-2017: 7676 E Pinnacle Peak

Existing 2001 General Plan Conceptual Land Use Map – **Office**



Proposed 2001 General Plan Conceptual Land Use Map – **Suburban Neighborhoods**

Attachment 4 – Existing & Proposed 2001 General Plan Conceptual Land Use Map

Attachment 5
Applicant Citizen Involvement Report
3-GP-2017: 7676 E Pinnacle Peak

Neighborhood Involvement

_____ -PA- _____

Neighborhood Involvement General Plan Checklist (GP)

CITY OF SCOTTSDALE

Neighborhood Involvement is required for all General Plan Amendment requests. Refer to the City of Scottsdale Resolution No 5135, and the Arizona Revised Statues 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	To
☑ 1st Class Letter or Postcard	☑ Each Real Property owner in proposed area
☐ In Person	☐ Property owners and HOAs within 750'
☐ Phone call	☐ Adjacent property owners/ tenants/HOAs
☐ Certified Mail	☐ School District(s)
☐ Door Hangers/Flyers	☐ 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

Continued on page 2

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088

Neighborhood Involvement General Plan Checklist (GP)

CITY OF SCOTTSDALE

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

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L.L.P.
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www.swlaw.com

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RENO
SALT LAKE CITY
TUCSON

Nicholas J Wood
(602) 382-6269
nwood@swlaw.com

May 17, 2017

Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan Amendment Request

Dear Neighbor or Interested Party:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17.26 acres in size. It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property. The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan. PF Chang's will likely file a rezoning application in the coming weeks That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision

For this Major General Plan Amendment application, our current City staff coordinator is Mr Adam Yaron, Citizen Liaison for the Planning and Development Services Department He can be reached at 480-312-2761 or via email to AYaron@Scottsdalcaz gov

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions He is available at 602-382-6824 or via email to ngriemsmann@swlaw.com And of course you may contact me at 602-382-6269 or via email to nwood@swlaw com We are more than happy to discuss any questions or comments you may have about this request

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In addition, we will be holding an Open House as follows:

Wednesday, June 7, 2017

6PM to 7PM

PF Chang's Training Room

7676 E Pinnacle Peak Road

Scottsdale, AZ 85255

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments

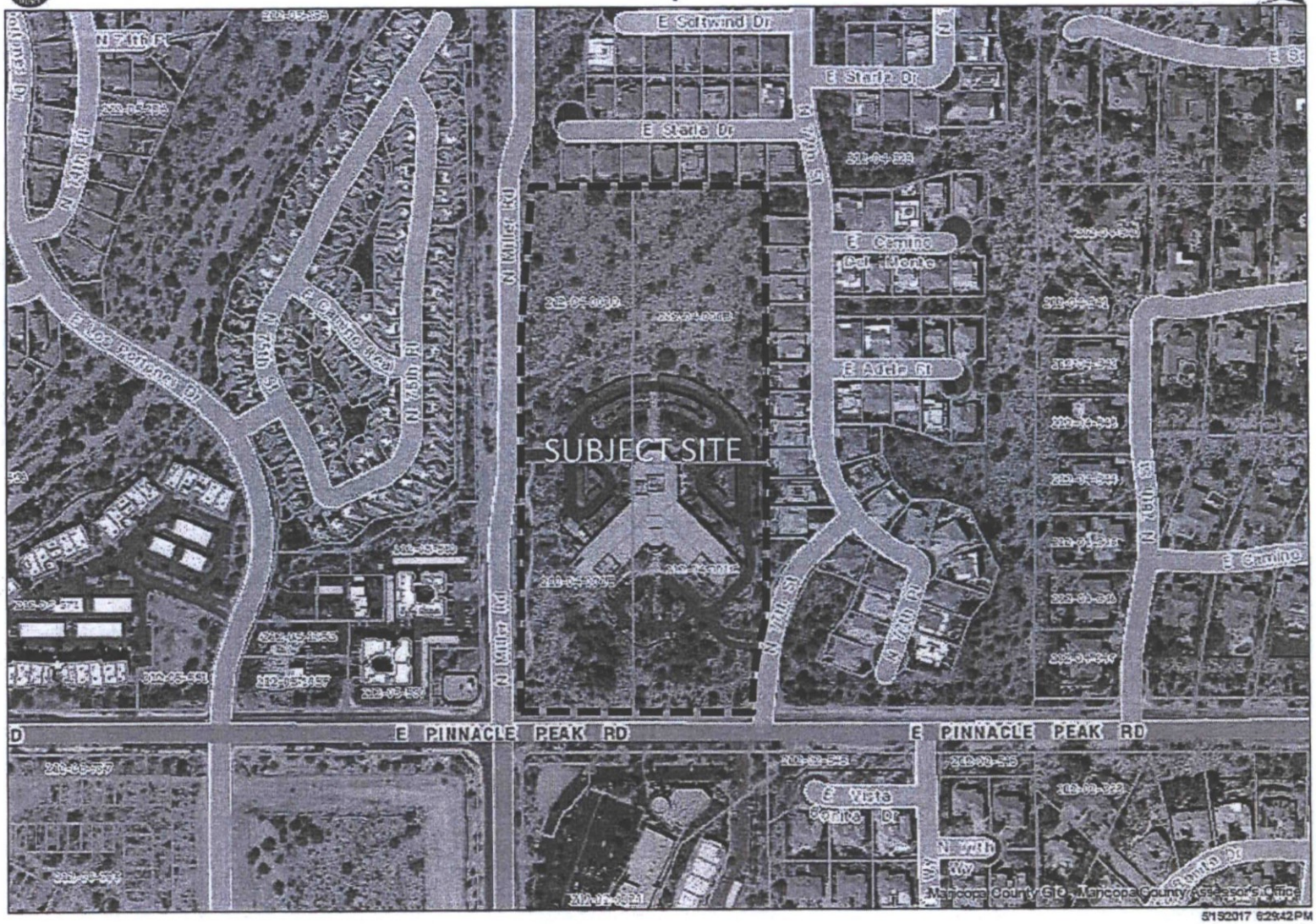
Thank you for your time and attention

Very truly yours,

Snell & Wilmer

Nicholas J. Wood

Map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E Starla Dr
E Starla Dr
N 76th St
E Camino Del Monte
E Adobe Rd
SUBJECT SITE
N 75th Pl
N 75th St
E Camino Del Monte
E Mountain View Rd
E PINNACLE PEAK RD
E PINNACLE PEAK RD
E Vista Bonita Dr
N 74th Way
Maricopa County GIS, Maricopa County Assessor's Office
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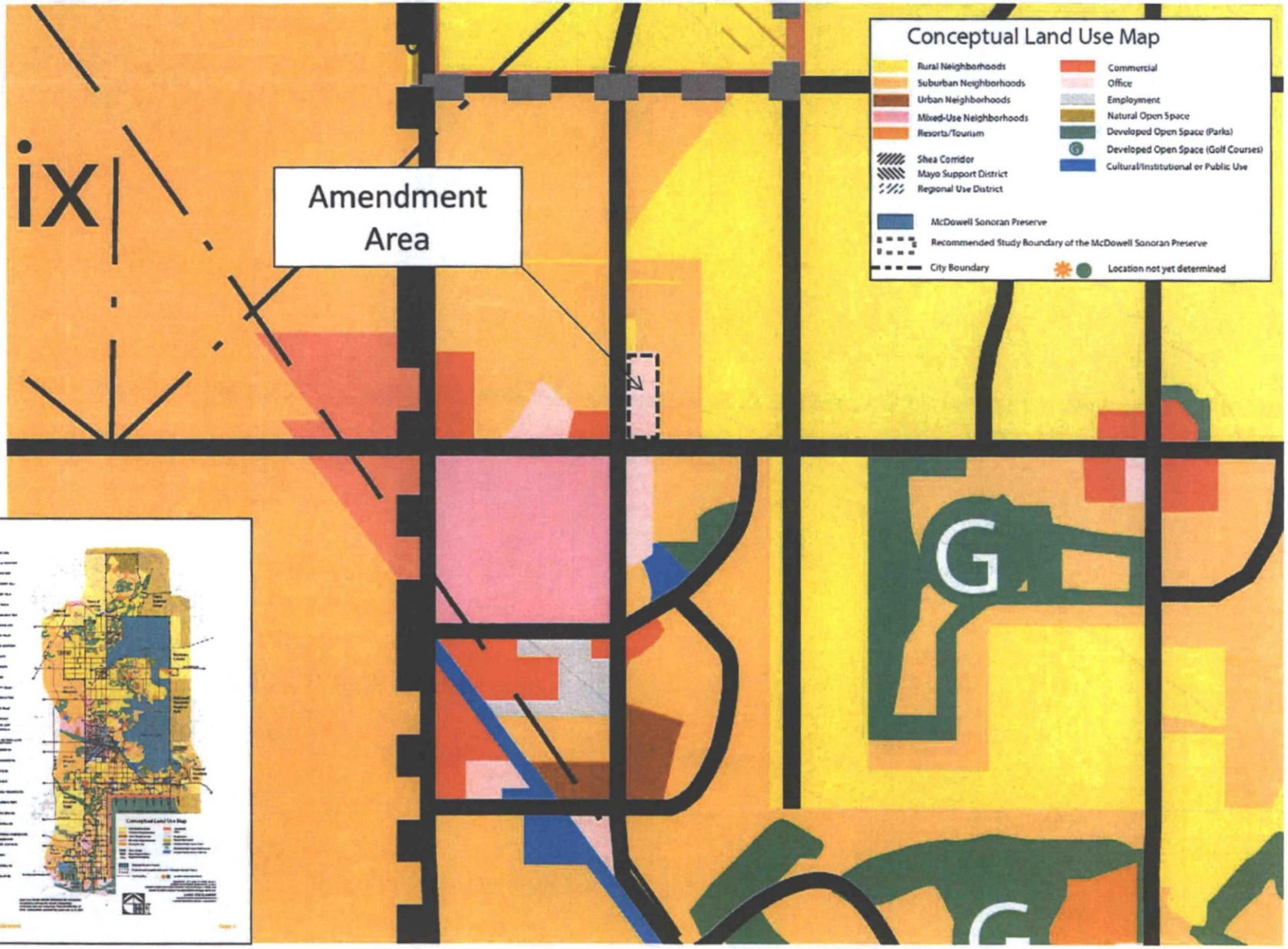
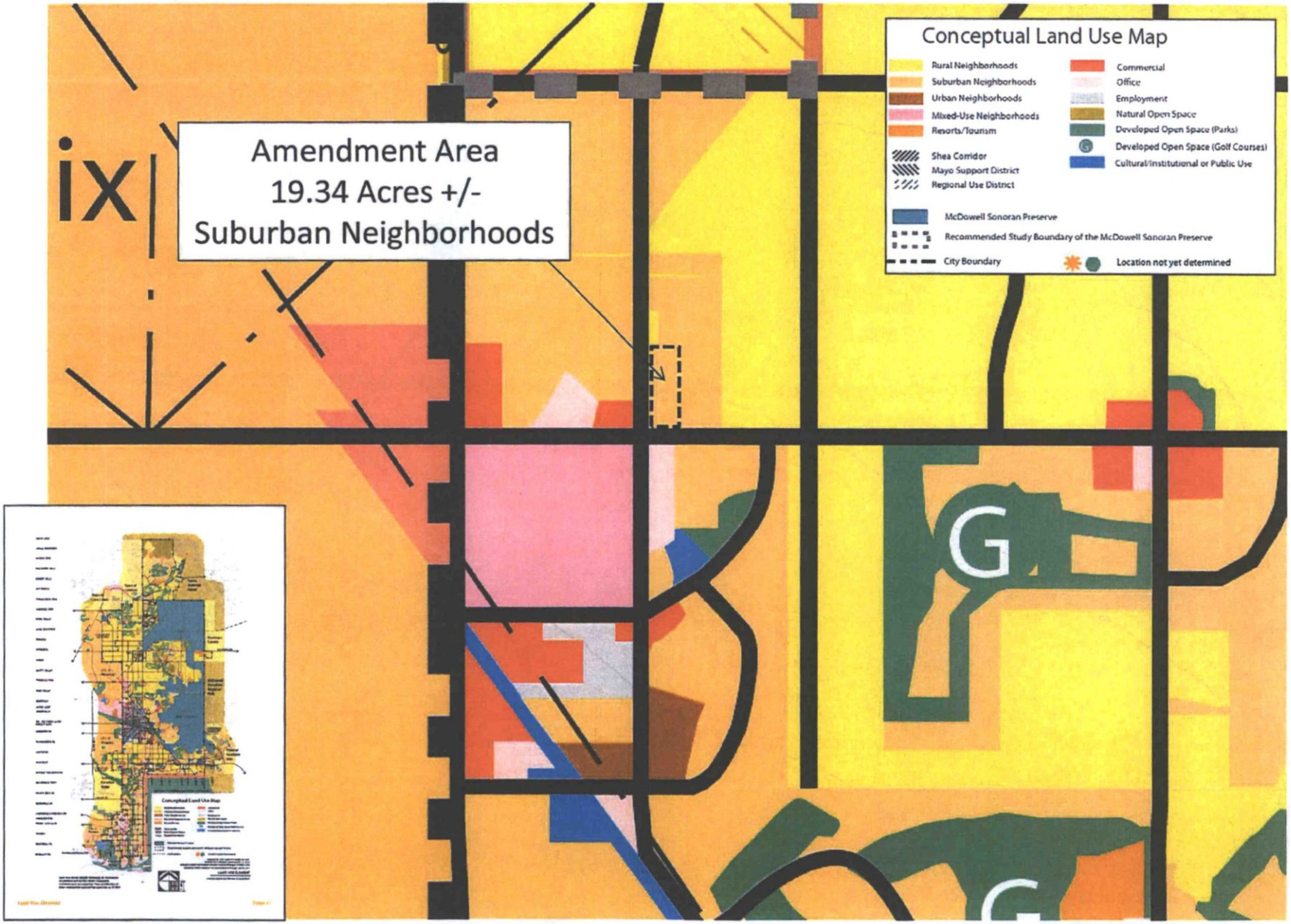
Existing General Plan Designation - Land Use Map



Proposed General Plan Designation - Land Use Map



Neighborhood Involvement Report

Post-Submittal

DUE JUNE 14, 2017

3-GP-2017
5/19/17

Snell & Wilmer
L.L.P.
LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www.swlaw.com

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SALT LAKE CITY
TUCSON

Noel J. Griemsmann
602 382 6824
ngriemsmann@swlaw.com

June 14, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
Long Range Planning Services
City of Scottsdale
7447 E Indian School Rd STE 105
Scottsdale, AZ

Re Neighborhood Involvement Report for the 7676 East Pinnacle Peak Road Major General Plan Amendment Request (P F Chang's)

Dear Taylor

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc, our firm filed a Major General Plan Amendment application for their property located at 7676 East Pinnacle Peak Road (P F Chang's Corporate Office) on May 19, 2017

Subsequent to that filing, we held an open house meeting to review the request with neighboring property owners on June 7, 2017

Enclosed please find the completed Neighborhood Involvement Report, which satisfies the neighborhood involvement requirements per the Neighborhood Involvement and General Plan Checklist

As this case moves forward, we will continue to engage with project neighbors and stakeholders to answer questions, provide information and to work on addressing comments or concerns We look forward to additional dialogue

Respectfully submitted,

Snell & Wilmer

Noel J. Griemsmann, AICP

Snell & Wilmer is a member of LEX MUNDI The Leading Association of Independent Law Firms

4820 2611 1850

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J Griemsmann
602 382 6824
ngriemsmann@swlaw com

August 29, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd, Suite 105
Scottsdale, AZ 85251

Re Updated Citizen Review Plan for the 7676 East Pinnacle Peak Road Major General Plan and Zoning Amendment Request (P F Chang's)

Dear Taylor

On August 18, 2017 our project team filed a resubmittal for Rezoning Case No 11-ZN-2017 Included in that resubmittal was an updated Citizen Review Plan The updated Citizen Review Plan included meeting details for a voluntary second neighborhood meeting related to the case that was scheduled for September 6, 2017 at 6 00 PM

The neighborhood meeting details for the second neighborhood meeting have been updated, as reflected in the enclosed updated Citizen Review Plan Note that, aside from updating the second neighborhood meeting date, no other changes to the previously submitted Citizen Review Plan are being made with this submittal, nor are any changes to the Citizen Involvement Report being made

An addendum to the Neighborhood Involvement Report will be filed with the City of Scottsdale within five (5) days of the second neighborhood meeting, which is scheduled for September 13, 2017 at 6 00 PM

Please feel free to contact me should you have any questions

Respectfully submitted,

Snell & Wilmer

Noel J Griemsmann, AICP

Snell & Wilmer is a member of LEX MUNDI The Leading Association of Independent Law Firms

UPDATED CITIZEN REVIEW PLAN

8.29.17

1 Citizen Review Plan

In response to the applicant's inquiry regarding project timing Adam Yaron, City of Scottsdale Citizen Liaison provided detailed requirements and deadlines for the initial neighborhood open house in his e-mail dated May 12, 2017 (Exhibit A) The applicant met these deadlines, as further detailed in the citizen review report ("Citizen Review Report)," dated June 14, 2017 (Exhibit B)

Subsequent to that e-mail the applicant also posted a 'Project Under Consideration' sign in accordance with the Citizen Review Checklist (ZN) at the subject site on May 25 2017 The sign detailed the initial neighborhood open house meeting details Please see the Citizen Review Report for documentation of the posting as evidenced by the Sign Posting Affidavit (updated on May 26 2017)

A subsequent neighborhood meeting is scheduled for September 13, 2017 from 6 00 PM to 7 00 PM The results from that meeting will be submitted, in accordance with the Citizen Review Checklist (ZN)

2 Project Under Consideration Sign

As noted above the subject site was posted with a 'project under consideration' sign in accordance with the Citizen Review Checklist (ZN)

3 Notification Letters

Notification letters for any applicant scheduled neighborhood open house meetings are sent in accordance with the Citizen Review Checklist (ZN) requirements Please refer to the Citizen Review Report for copies of notification letters and mailing lists

4 Open House Meeting

Please refer to the Citizen Review Report for a copy of the neighborhood open house report Copies of the sign in sheets, comment sheets and a written summary of the neighborhood open house meeting are included

5 Citizen Review Report

The original Citizen Review Report was filed with the City of Scottsdale on June 21, 2017 An addendum to the Citizen Review Report will be submitted in accordance with the Citizen Review Checklist within five (5) days of the second neighborhood open house Any additional correspondence that the applicant receives from citizenry leading up to the second neighborhood open house will also be included in the addendum

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J Griemsmann
602 382 6824
ngriemsmann@swlaw com

September 18, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd STE 105

Re Citizen Involvement Report Addendum for the 7676 East Pinnacle Peak Road Major General Plan and Zoning Amendment Requests (P F Chang's)

Dear Taylor

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc, our firm filed (i) a Major General Plan Amendment application on May 19, 2017 (Case No 3-GP-2017), and, (ii) a subsequent rezoning application on June 22, 2017 (Case No 11-ZN-2017) for their property located at 7676 East Pinnacle Peak Road (P F Chang's Corporate Office)

We held an initial neighborhood open house meeting to review the project proposal with neighboring property owners on June 7, 2017 The initial Citizen Review Report is enclosed for your reference

We then held a subsequent voluntary neighborhood meeting with neighboring property owners and stakeholders to discuss changes to the project that were made as a result of their feedback Enclosed please find an addendum ("Appendix A") to the initial report, which provides a summary of the second neighborhood open house meeting

This satisfies the neighborhood involvement requirements per the Neighborhood Involvement General Plan and Rezoning Checklists

As these cases move forward, we will continue to engage with project neighbors and stakeholders to answer questions, provide information and to work on addressing comments or concerns We look forward to additional dialogue

Respectfully submitted,

Snell & Wilmer

Noel J. Griemsmann

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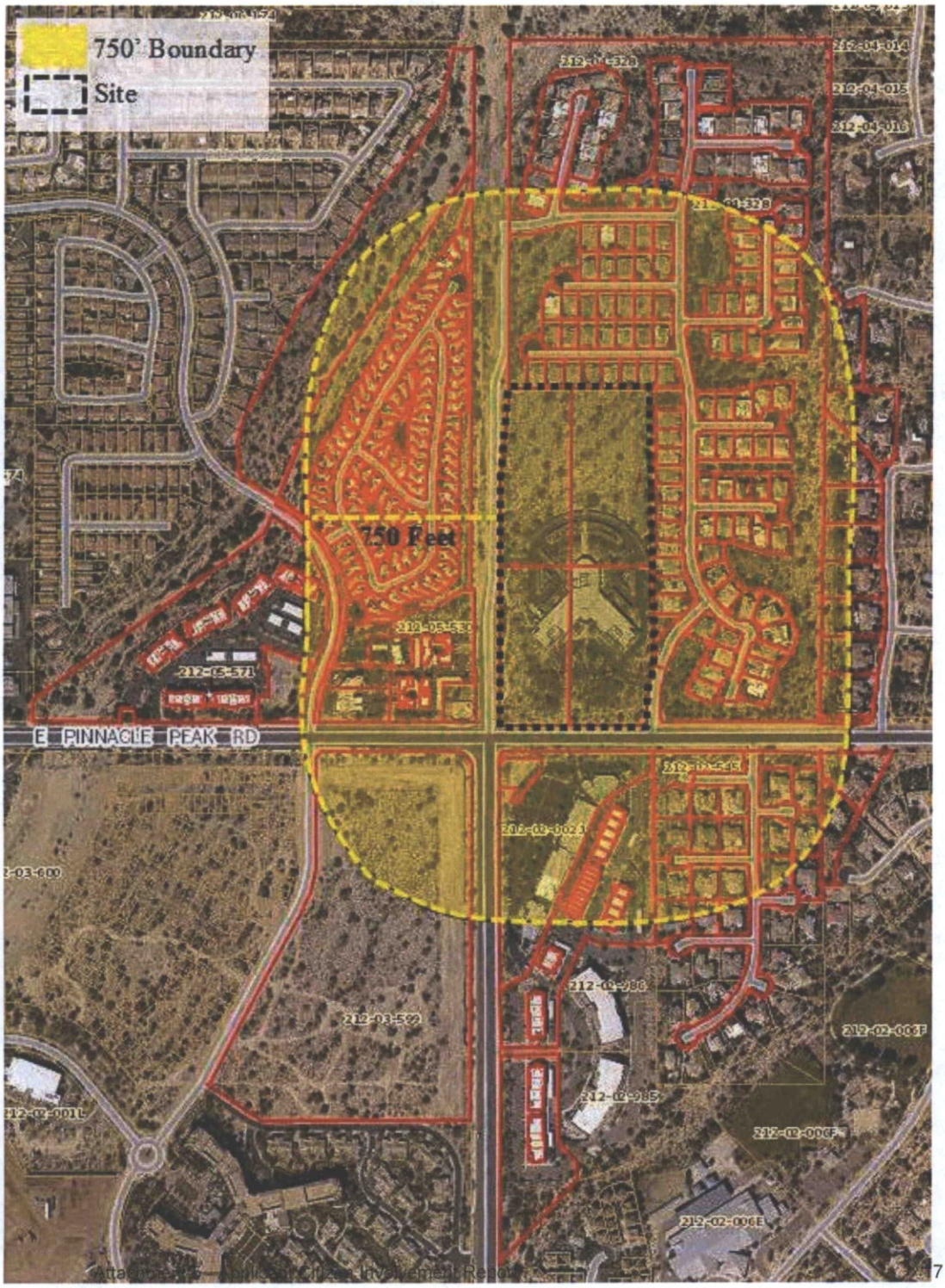
TAB A

750 FOOT PROPERTY OWNER NOTIFICATION



TAB B

NEIGHBORHOOD OPEN HOUSE CITY PROVIDED NOTIFICATION LISTS

1. 750' Property Owner List
2. HOA Contact List
3. Interested Parties List
4. Adjacent Jurisdiction List
5. General Plan List

1. 750' Property Owner List (City Provided)

LOS PORTONES COMMUNITY
ASSOCIATION INC
PO BOX 62073
PHOENIX, AZ 85082

LEITZEN LOREEN A
23756 N 75TH ST
SCOTTSDALE, AZ 85255

RUSSO VINCENT/CATHERINE
23705 N 75TH ST
SCOTTSDALE, AZ 85255

PFCCB PINNACLE PEAK LLC
7676 E PINNACLE PEAK RD
SCOTTSDALE, AZ 85244

COPENHAVER DAVID A/
MIDKIFF DAVID L
23585 N 75TH PLACE
SCOTTSDALE, AZ 85255

PAULSON CHRISTINA M
23520 NORTH 75TH PLACE
SCOTTSDALE, AZ 85255

SCHAEFER GREGORY B/MARY A
2656 B SUMMER CREST CT
GRAND JUNCTION, CO 81506

GRAY BRUCE A/KAREN I
59 DEARBORN DR
OLD TAPPAN, NJ 07675

EISELE THOMAS S
P O BOX 28724
SCOTTSDALE, AZ 85255

WRIGHT JOHN R
PO BOX 28337
SCOTTSDALE, AZ 85255

BEESLEY HOWARD L/NANCY A TR
23785 N 75TH ST
SCOTTSDALE, AZ 85255

LOS PORTONES TOWNHOMES
ASSOCIATION INC
16441 N 91ST, STE 104
SCOTTSDALE, AZ 85260

DOYLE GIGI M
23556 N 75TH ST
SCOTTSDALE, AZ 85255

ALLEN DOUGLAS/CARLSEN ELYSE
7527 E CAMINO REAL
SCOTTSDALE, AZ 85255

SARAH NYQUIST REVOCABLE TRUST
23742 N 75TH ST
SCOTTSDALE, AZ 85255-3443

BEHN NORMAN S/CHERIE A
23595 N 75TH PL
SCOTTSDALE, AZ 85255

HOPKINS RONALD/TINNISH SUE
1415 N SALEM BLVD
ARLINGTON HEIGHTS, IL 60004

LEE KAREN
23714 N 75TH ST
SCOTTSDALE, AZ 85255

PYRZ JAMES M/MARY C
23745 N 75TH ST
SCOTTSDALE, AZ 85255

DEBRA LOVAS LIVING TRUST
23765 N 75TH PLACE
SCOTTSDALE, AZ 85255

JEFFREY SIMPSON LIVING TRUST
23960 N 75TH ST
SCOTTSDALE, AZ 85255

POWERS NANCY/FILASKY GREGORY
23684 N 75TH ST
SCOTTSDALE, AZ 85255

RAUCH STEVEN SCOTT/
STACEY STECKLOW
50 LAKE RD
SHORT HILLS, NJ 07078

ROTOLO MICHELE
23670 N 75TH ST
SCOTTSDALE, AZ 85255

1ST ENTERPRISES INC
358 W FAIRWAY PL
CHANDLER, AZ 85225

ESTEP LIVING TRUST
25243 N RANCH GATE RD
SCOTTSDALE, AZ 85255

MOORE LINDA K WILSON TR
23714 N 75TH PL
SCOTTSDALE, AZ 85255

MORRISSEY JAMES/SABRINA
23940 N 75TH ST
SCOTTSDALE, AZ 85255

ALTIERI ANTHONY F/KATHRYN
23730 N 75TH PL
SCOTTSDALE, AZ 85285

BOZEK LINDA/COTE MICHAEL P
159 HAWKSODE CLOSE NORTHWEST
CALGARY, AB T3G 3K8
CANADA

SMITH PATRICIA L
23798 N 75TH ST
SCOTTSDALE, AZ 85255

PIGEON JACQUELYN
23656 N 75TH ST
SCOTTSDALE, AZ 85255

LINDAMOOD JO
7533 E CAMINO REAL
SCOTTSDALE, AZ 85255

SCHECK JUDY LYNN
23830 N 75TH PL
SCOTTSDALE, AZ 85255

NELSON PHILLIP R/
BELT HEATHER HAUSER
23920 N 75TH ST
SCOTTSDALE, AZ 85255

NICHOLLS FAMILY TRUST
23814 N 75TH ST
SCOTTSDALE, AZ 85255

WILSON LARRY II/WILLAJEAN
23845 N 75TH PL
SCOTTSDALE, AZ 85255

MILLER-MOGLIANESI CARYN F
8 PARTRIDGE RUN
WARREN, NJ 07059

VPS2 LLC
2264 MCGILCHRIST ST SE
SALEM, OR 97302

PADDOCK FAMILY TRUST
22896 N 93RD ST
SCOTTSDALE, AZ 85255

LEONARD MILLMAN TRUST/ROCHELLE
MILLMAN TRUST
4174 TERRI LYN LN
NORTHBROOK, IL 60062

TURID F SABIA LIVING TRUST
23842 N 75TH ST
SCOTTSDALE, AZ 85255

FULKS MERLYN S TR
24000 N 75TH PL
SCOTTSDALE, AZ 85260

ENGLER ALAN M/ELAYNE D
18745 11TH AVE N
PLYMOUTH, MN 55447

WHITESTONE SHOPS AT PINNACLE LLC
2600 S GESSNER, STE 500
HOUSTON, TX 77063

GREEN NANCY D
23535 N 75TH PL
SCOTTSDALE, AZ 85255

SCHNEIDER FRANK/VALERIE
23660 N 75TH PL
SCOTTSDALE, AZ 85255

TUCKER BARBARA J
23570 N 75TH ST
SCOTTSDALE, AZ 85255

PHILLIPS SHARON J TR
23885 N 75TH ST
SCOTTSDALE, AZ 85255

HOLTE NANCY CAROLYN
23628 N 75TH ST
SCOTTSDALE, AZ 85255

RUYLE JOAN E
23895 N 75TH ST
SCOTTSDALE, AZ 85255

ENGSTROM DAVID E/MICHELLE A
7540 CAMINO REAL
SCOTTSDALE, AZ 85255

KRAMER CHARLENA
23528 N 75TH ST
SCOTTSDALE, AZ 85255

EXCION CORPORATION
4626 E SHEA BLVD, NO C-160
PHOENIX, AZ 85028

MARK AND DIANE VILDOSOLA LIVING
TRUST
23640 N 75TH PLACE
SCOTTSDALE, AZ 85255

PETERSON KATHERINE S
23655 N 75TH PL
SCOTTSDALE, AZ 85255

PINNACLE PEAK PROPERTY LLC
740 N 52ND ST
PHOENIX, AZ 85008

THOMAS DESIGN GROUP LLC
7500 E PINNACLE PEAK RD, STE-H221
SCOTTSDALE, AZ 85255

RELIANCE INTERNATIONAL GROUP LLC
15013 S 6TH PL
PHOENIX, AZ 85048

CAT HOLDINGS LLC
7378 E SONORAN TRL
SCOTTSDALE, AZ 85266

GREG A HEMSTREET REVOCABLE LIVING TRUST
7440 E PINNACLE PEAK RD
SCOTTSDALE, AZ 85255

RISING STAR TUTORING LLC
7500 E PINNACLE PEAK RD, UNIT A109
SCOTTSDALE, AZ 85255

PINNACLE PERIODONTIC REAL ESTATE LLC
7500 E PINNACLE PEAK RD, STE A 200
SCOTTSDALE, AZ 85255

ODELOT LLC
8924 E PINNACLE PEAK RD, G5-426
SCOTTSDALE, AZ 85255

TOLEDO B219 LLC
7502 E PINNACLE PEAK RD, SUITE B219
SCOTTSDALE, AZ 85255-6170

PHOENIX INCOME TAX INC
9812 E LOFTY POINT RD
SCOTTSDALE, AZ 85262

CHANDLER JARED M
7502 E PINNACLE PEAK RD, UNIT B116
SCOTTSDALE, AZ 85255

KFDT LLC
7500 E PINNACLE PEAK RD, STE 100
SCOTTSDALE, AZ 85255

B 216 PROPERTIES LLC
7502 E PINNACLE PEAK RD
SCOTTSDALE, AZ 85255

ATS HOLDING COMPANY LLC
7500 E PINNACLE PEAK RD, UNIT 103
SCOTTSDALE, AZ 85255

PINNACLE PERIODONTIC REAL ESTATE LLC
10555 N TATUM BLVD, SUITE A106
PARADISE VALLEY, AZ 85253

BIERL KEVIN A/MAYR-BIERL MARGARET
PO BOX 3343
CAREFREE, AZ 85377

DPLB INVESTMENTS LLC
18835 N THOMPSON PEAK PKWY
SUITE 206
SCOTTSDALE, AZ 85255

ODELOT LLC
7502 E PINNACLE PEAK RD, STE B 214
SCOTTSDALE, AZ 85255

CRAIG MARGARET M TR
5901 JACOBEAN PL
NEW MARKET, MD 21774

PINNACLE PROPERTY INVESTORS LLC
9377 E BELL RD, SUITE 379
SCOTTSDALE, AZ 85260-1505

PPOP LLC
8707 E VISTA BONITA DR, STE 230
SCOTTSDALE, AZ 85255

ODELOT LLC
7502 E PINNACLE PEAK RD, STE G5-426
SCOTTSDALE, AZ 85255

J MYREN III LLC
7500 E PINNACLE PEAK RD, STE A209
SCOTTSDALE, AZ 85255

KOCH STEVEN/SARA V
2910 S GREENFIELD RD, NO 124
GILBERT, AZ 85295

DUFF JACK L/DALE B
26205 SHOWHORSE LN
ARLEE, MT 59821

WAGNER SUZANNE D
23835 N 75TH PL
SCOTTSDALE, AZ 85255

JAMES A AND SHARON L ALTERGOTT TRUST
1199 TRAILS END CT
WINDSOR, CO 80550

MAZZIO PHILIP G SR
23725 N 75TH PL
SCOTTSDALE, AZ 85255

SONORAN DENTAL DESIGN BUILDING LLC
7500 E PINNACLE PEAK RD, STE A204
SCOTTSDALE, AZ 85255

LAURIA VINCENT/REBECCA
23856 N 75TH ST
SCOTTSDALE, AZ 85255

SWANSON KENNETH P
23725 N 75TH ST
SCOTTSDALE, AZ 85255

MICHAEL P SIMMONS REVOCABLE LIVING TRUST DATE
4652 RFD
LONG GROVE, IL 60047

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD, STE 205
SCOTTSDALE, AZ 85251

SIBBACH JEFFREY M/LYNN M
23267 N 77TH WAY
SCOTTSDALE, AZ 85255

DE CASTRO GUSTAVO AYRES/MARINHO VANESSA
23315 N 77TH WAY
SCOTTSDALE, AZ 85255

CHO YOUNGSOO/GEMA E FERNANDEZ
23291 N 77TH WAY
SCOTTSDALE, AZ 85255

NELSON KIRK/CHERYL A
23339 N 77TH WAY
SCOTTSDALE, AZ 85255-4128

ENYART PAULA J
23980 N 75TH ST
SCOTTSDALE, AZ 85255

BELLA VISTA HOMEOWNERS ASSOC INC
2400 E ARIZONA BILTMORE CIR
STE 1300
PHOENIX, AZ 85016

NOTARO STELLA
11 DORAL DR
MANHASSET, NY 11030

SPER DEVIN/TANYA
23595 N 75TH ST
SCOTTSDALE, AZ 85255

FRENCH JOHN M/SHELLY E
23302 SUNSHINE LN
COUNCIL BLUFFS, IA 51503-7805

BROCKMAN MARY K
23635 N 75TH PL
SCOTTSDALE, AZ 85255

LARSEN MARK/GAYLE L TR
5235 S 279TH ST
AUBURN, WA 98001

STIPHO BASHAR/NAKASHA HALA
23665 N 75TH PL
SCOTTSDALE, AZ 85255

LABOWITCH MICHAEL R/DOLORES F TR
23775 N 75TH PL
SCOTTSDALE, AZ 85255

SILVERSTONE DEVELOPMENT INC
PO BOX 16460
PHOENIX, AZ 85011

REVOCABLE GRIFFITH FAMILY TRUST
339 GOLDEN GRASS DR
ALAMO, CA 94507

NAKHLA MEDHAT S TR
7721 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

ROYBAL ANTHONY W/DANETTE
7720 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255-4131

BARRKMAN ROBERT A/LISA K
21438 N 7TH AVE
PHOENIX, AZ 85027

DAVIS GLENDA R TR
23735 N 75TH PL
SCOTTSDALE, AZ 85255

FEFES FAMILY LIVING TRUST
23575 N 75TH PLACE
SCOTTSDALE, AZ 85255

FOSTER MORRIS/LINDA
1301 FM 2685
GLADWATER, TX 75647

STONEBURNER DEAN W/MARTHA G
23542 N 75TH ST
SCOTTSDALE, AZ 85285

WALSH MICHAEL J/VICTORIA T TR
7838 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

WAGNER TERRI
7520 E CAMINO REAL
SCOTTSDALE, AZ 85255

WHITTINGTON THOMAS L/ASHLEY J
POBOX 5827
CAREFREE, AZ 85377

WOODALL BARBARA DIANE TR
23575 N 75TH ST
SCOTTSDALE, AZ 85255

101158713 SASKATCHEWAN LTD
PO BOX 8522
SAKATOON, SK S7K 6K7
CANADA

JUNCK SUSAN L
6112 LAFAYETTE LN
COEUR D ALENE, ID 83815

BALLARD DAVID E/CONNIE R
7703 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

BADINER STEVE J/ARLENE S
2210 ISENGARD ST
MINNETONKA, MN 55305

MCENROE JOHN E JR/ LORETTA A
7705 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

HERRING LAWRENCE S/MARY A TR
7737 E VISTA BONITA DR
SCOTTSDALE, AZ 85255-4129

WOOD JANEL MARIE
23645 N 75TH ST
SCOTTSDALE, AZ 85255

BARTER CHRIS L/CHERISE
7734 E CONQUISTADORES DR
SCOTTSDALE, AZ 85255

TOLLY DANIEL
7846 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

SEIXAS HELGA TR
23500 N 75TH PL
SCOTTSDALE, AZ 85255

THOMPSON JAMES R/M ROXANNE
21023 44TH AVE E
SPANAWAY, WA 98387

KING JEFFREY M/LISA
7719 E CASITA DE RIO DR
SCOTTSDALE, AZ 85255

ERKKILA DANIEL J & SUSAN E
6401 MUELLER LAKES LN
LOVELAND, OH 45140-0000

SETH AND DANIELLE ELSE FAMILY TRUST
7736 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

BGY ASSOCIATES L C
PO BOX 900580
SANDY, UT 84090

DOMINICI JULIE A
23505 N 75TH PL
SCOTTSDALE, AZ 85255

MAZUREK ROBERT W/JANE C
23540 NORTH 75TH PL
SCOTTSDALE, AZ 85255

WALO DOUGLAS M/PATRICIA M
23515 N 75TH PL
SCOTTSDALE, AZ 85255

FOSS SANDRA LEE TR
23705 N 75TH PL
SCOTTSDALE, AZ 85255

BAREWIN ROBERT D/ARLENE I TR
7515 E CAMINO REAL
SCOTTSDALE, AZ 85255

NIELSEN MICHAEL/CAMILLE
48 TIMBERLAKES
HEBER CITY, UT 84032

TORKZADEH ALIREZA
PO BOX 1601
TOPANGA, CA 90290

TUTTLEMAN ETHEL LEAH
23584 N 75TH ST
SCOTTSDALE, AZ 85255

MCCABE ABE/LINDA
1320 MARTHA WASHINGTON DR
WAUWATOSA, WI 53213

TAMARA A MANERO LIVING TRUST/ MANERO GARY J
7704 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

MARK AND JAMEY MACLEOD REVOCABLE LIVING TRUST
7807 E SOFTWIND DR
SCOTTSDALE, AZ 85255

DMEI MILLER LLC
11606 E CHARTER OAK DR
SCOTTSDALE, AZ 85259

MCDONALD MICHAEL J/TERRIE J
7687 E SOFTWIND DR
SCOTTSDALE, AZ 85255

JUHL ELIZABETH
7642 E STARLA DR
SCOTTSDALE, AZ 85255

VAN VALKENBURG LUCILLE L TR
7643 E STARLA DR
SCOTTSDALE, AZ 85255

FITZGERALD GARY A
7688 E SOFTWIND DR
SCOTTSDALE, AZ 85255

DI CHIARA JOSEPHINE TR
23580 N 75TH PL
SCOTTSDALE, AZ 85255

TSANG WAI KWONG/CHAN SUET MING
2648 S WHETSTONE PL
CHANDLER, AZ 85286

LI LEON M/JACKIE T
7675 E SOFTWIND DR
SCOTTSDALE, AZ 85255

SWEETSER PATRICK M/DANIELLE
7654 E STARLA DR
SCOTTSDALE, AZ 85255

SCHULER EDWIN F/JANET C
708 NORTHBROOK DR
LOMPOC, CA 93436

MCALISTER DANIEL/HONORIA M
2413 HAWTHORNE DR
YORKTOWN HTS, NY 10598-3718

LA VISTA AT PINNACLE PEAK HOMEOWNERS ASSOC
7500 N DOBSON RD, STE 150
SCOTTSDALE, AZ 85256

PODOL EDWARD METIN/CLAUDIA PATRICIA TR
7693 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

MIAO FAMILY TRUST
7774 E FLEDGLING DR
SCOTTSDALE, AZ 85255

PLOTKIN ELLEN V TR
1319 CHICAGO AVE 405
EVANSTON, IL 60201

MURDY DUNCAN S/MOGEN JILL L
23580 N 77TH ST
SCOTTSDALE, AZ 85255

MCNEIL HOLDINGS LLC
24029 N 76TH PL
SCOTTSDALE, AZ 85255

TOLMAN KEVIN D/JODI S
7630 E STARLA DR
SCOTTSDALE, AZ 85255

STUMBERG DOUGLAS J
7691 E STARLA DR
SCOTTSDALE, AZ 85050

BROWN AARON/MELANIE
7681 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

WEIS MICHAEL/VALERIE
657 BEARDSLEY ST
NORWALK, IA 50211

TOSCHIK EDWARD L/CHRISTINE A
7657 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

BOHRER MICHAEL N/SHARON ROSA
7682 E MARIPOSA GRANDE RD
SCOTTSDALE, AZ 85255

ORENT CRAIG/NICOLE
23740 N 75TH PL
SCOTTSDALE, AZ 85255

PETRY KEVIN A/KALA A
7521 E CAMINO REAL
SCOTTSDALE, AZ 85255

REED FAMILY REVOCABLE LIVING TRUST
456 CASA DE CAMPO DR
PRESCOTT, AZ 85301

LP2013 LLC
25985 N 115TH WAY
SCOTTSDALE, AZ 85255

RINALDI PROPERTY MANAGEMENT LLC
23565 N 75TH PL
SCOTTSDALE, AZ 85255

FORBECK JEFFREY T
7664 S SOFTWIND DR
SCOTTSDALE, AZ 85255

TIMOTHY J CHMIELEWSKI AND TARYN L TR
23545 N 77TH ST
SCOTTSDALE, AZ 85255

HODGINS KENNETH BRUCE
5299 KETCH PL
DELTA, BC V4K 4Z4
CANADA

RAPASKY JOHN R
7639 E SOFTWIND DR
SCOTTSDALE, AZ 85255

PETERSON MARK A/CHANTEL C
30598 N 73RD ST
SCOTTSDALE, AZ 85266

GLATZ JOHN B
7631 E STARLA DR
SCOTTSDALE, AZ 85255

VISTA MONTEREY COMMUNITY ASSOCIATION
9000 E PIMA CTR PKWY, 300
SCOTTSDALE, AZ 85258

SHEA DONALD P SR TR/CHRISTINE C TR
1250 WILDROSE LN
LAKE FOREST, IL 60045

FABOZZI MARIA
14000 N 94TH ST, 2181
SCOTTSDALE, AZ 85260

BATES FAMILY LIVING TRUST
7690 E STARLA DR
SCOTTSDALE, AZ 85255

CALL DAVID M/ELIZABETH A SCHALLOP
22217 N 79TH PL
SCOTTSDALE, AZ 85255

BROOKSBANK WILLIAM JR TR
7618 E STARLA DR
SCOTTSDALE, AZ 85255

MARSHALL CAROLYN M
23616 N 77TH ST
SCOTTSDALE, AZ 85255

MALTZMAN STEVEN B/MORRINE P
7676 E SOFTWIND DR
SCOTTSDALE, AZ 85255

SHIPLEY BRADEN A/DANA LAUREN
23634 N 77TH ST
SCOTTSDALE, AZ 85255

LYNCH CARLEEN K
23795 N 75TH ST
SCOTTSDALE, AZ 85255

WILDER DAVID M/PAMELA D TR
7669 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

NORDVOLD MORTEN
VALLEGT 19
0454 OSLO,

BTE HOLDINGS LLC
2468 E PAGE AVE
GILBERT, AZ 85234

BOWERS JOHN C/LINDA H
7663 E SOFTWIND DR
SCOTTSDALE, AZ 85255

BOERNER STEVEN P/SARAH M
7664 E STARLA DR
SCOTTSDALE, AZ 85255

RINALDI MICHAEL
23724 N 77TH ST
SCOTTSDALE, AZ 85255

MEHDI ABDOLI-YASDI/7667 R STARLA DRIVE LLC
9229 E BAYVIEW DR
SCOTTSDALE, AZ 85258

COLEMAN STEPHEN
7655 E STARLA DR
SCOTTSDALE, AZ 85255

GROVER GULJOT SINGH
23562 N 77TH ST
SCOTTSDALE, AZ 85255

LEVINE JOSEPH J/TAMMY S
7645 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

PRZADAK MAREK/IWONA
7640 E SOFTWIND DR
SCOTTSDALE, AZ 85255

WASSERSTROM SETH/RACHEL
24012 N 76TH PL
SCOTTSDALE, AZ 85255

YOUNG MICHAEL E/LUX TATE
23476 N 78TH ST
SCOTTSDALE, AZ 85255

MANGALAT JAN/KALLIANI TR
23560 N 78TH ST
SCOTTSDALE, AZ 85255

AGUIRRE EDGAR A/NANCY A
7679 E STARLA DR
SCOTTSDALE, AZ 85255-6149

KIRAN ELIZABETH ARMSTEAD REV TRUST
23434 N 78TH ST
SCOTTSDALE, AZ 85255

LOMBARDO JESSE JAMES/MICHELLE E
7818 E NESTLING WAY
SCOTTSDALE, AZ 85255

BOWMAN WILLIAM A/KIM TR
23602 N 78TH ST
SCOTTSDALE, AZ 85255

SOPHIEA NORMAN G/PATRICIA M
23598 N 77TH ST
SCOTTSDALE, AZ 85255

GARY R DOYLE REVOCABLE LIVING TRUST
7619 E STARLA DR
SCOTTSDALE, AZ 85255

POLIZZI MICHAEL J
23644 N 78TH ST
SCOTTSDALE, AZ 85255

FERRARI ROBERT II
7561 E SOFTWIND DR
SCOTTSDALE, AZ 85255

GORDON HENRY/LOUIS
7734 E ADELE CT
SCOTTSDALE, AZ 85255

FIGUEROA MATTHEW J/MELISSA TR
23686 N 78TH ST
SCOTTSDALE, AZ 85255

GS III REVOCABLE TRUST
7950 JONES BRANCH DR, STE 700N
MCLEAN, VA 22107

MINELLA JEANINE/ROBERT
24030 N 76TH PL
SCOTTSDALE, AZ 85255

JEFFREY A CAMPBELL TRUST
218 36TH ST
NEWPORT BEACH, CA 92663

DEMEO PATRICK J/MARY ELLEN RAHN
23456 N 77TH PL
SCOTTSDALE, AZ 85255

JALOUDI ALIA A
23505 N 77TH PL
SCOTTSDALE, AZ 85255

MOESTA DANIEL T/BARBARA LYNN
7694 E MARIPOSA GRANDE RD
SCOTTSDALE, AZ 85255

ROBERT B AND JANICE L ALLEN LIVING TRUST
7759 E ADELE CT
SCOTTSDALE, AZ 85255

HUTCHINGS WILLIAM J/LYNDA L
7747 E ADELE CT
SCOTTSDALE, AZ 85255

TDK TRUST
23541 N 77TH PL
SCOTTSDALE, AZ 85255

HULTQUIST FAMILY TRUST
23873 N 77TH WY
SCOTTSDALE, AZ 85255

HU HOUCHUN/LIONG JOCELLE V
7713 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

ODELL SHARON M
20343 N HAYDEN RD, STE 105-20
SCOTTSDALE, AZ 85255

STALLINGS SHANE
7710 E ADELE CT
SCOTTSDALE, AZ 85255

AMY LINDQUIST TRUST
23474 N 77TH WAY
SCOTTSDALE, AZ 85255

BUCEK MICHAEL J/SHARON A TR
7723 E ADELE CT
SCOTTSDALE, AZ 85255

LEANDER RICHARD CARL/
MARCHWINSKI MARY LOUISE
105 OLEANDER DR
ADVANCE, NC 27006

TANG CHUN/WANG YAN M
7711 ADELE CT
SCOTTSDALE, AZ 85255

SHEN WEI/LIU LI
23910 N 77TH WAY
SCOTTSDALE, AZ 85255

GURULE BARRY L/CONNIE L TR
7739 E SANTA CATALINA DR
SCOTTSDALE, AZ 85255

BRICK SHAWN/CHRISTINE
23909 N 77TH WAY
SCOTTSDALE, AZ 85255

FERRARI ROBERT/FRANCINE TR
23559 N 77TH ST
SCOTTSDALE, AZ 85255

JORDAN A & BETH A SENNETT 2009 REVOCABLE TR
7762 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

DAVIS ALAN/LAMBERG DAWN
7749 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

DONOHUE JOHN/JULIE
5 HUNTER LN
MEDWAY, MA 02053

RINALDI MARIANGELA
7737 E CAMINO DEL MONTE RD
SCOTTSDALE, AZ 85255

NAPIER STEVEN F/
KUSTRON KIMBERLY G
23927 N 77TH WAY
SCOTTSDALE, AZ 85255

RASO ENZO/LEONILDE LEE
7155 TWENTY RD E
HANNON, ON L0R 1P0
CANADA

HALBACH BRENNEN M/MEGAN G
7738 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

OLIVER WILLIAM DAVID/
DAY GLENDA ROSE
57 HUNTLEY ST
TORONTO, ON M4Y 2L2
CANADA

NORTH COUNTRY PROPERTIES INC
2350 HUNTER DR
CHANHASSEN, MN 55317

CAMPBELL KATHRYN
7727 E STARLA DR
SCOTTSDALE, AZ 85255

EHTESHAMI SAMIRA/SARA
7735 E ADELE CT
SCOTTSDALE, AZ 85255

ARIKAT MOHAMMED A
700 W UNIVERSITY DR, 114
TEMP, AZ 85281

SANDERS PAUL H/MELANIE S
7726 E STARLA DR
SCOTTSDALE, AZ 85255

WEBER JOY D/ADAM P
23577 N 77TH ST
SCOTTSDALE, AZ 85255

CHAKKERA HARINI A/ANIL G TR
7726 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

DEIHL FAMILY TRUST
23613 N 77TH ST
SCOTTSDALE, AZ 85255

CRL INVESTMENTS LLC
BOX 1402
GRANDE PRAIRIE, AB T8V 4Z2
CANADA

MITCHELL JOSEPH A
4230 W ELECTRA LN
GLENDALE, AZ 85310

FRIELING JAMELLA L TR
7739 E STARLA DR
SCOTTSDALE, AZ 85255

ROSEN DAVID K/BETH R
7738 E STARLA DR
SCOTTSDALE, AZ 85265

JOPPRU JEREMY J/JENNIFER L
23487 N 77TH PL
SCOTTSDALE, AZ 85255

TAYLOR CASEY L/MICHELE L TR
23469 N 77TH PL
SCOTTSDALE, AZ 85255

BARILE FAMILY TRUST
7722 E ADELE CT
SCOTTSDALE, AZ 85255

VLAHANDREAS DIMITRIOS/BRIGETTE
23928 N 77TH WAY
SCOTTSDALE, AZ 85255

SZILAGYI BRYAN M/KAREN TR
23523 N 77TH PL
SCOTTSDALE, AZ 85255

JACKS MICHAEL M/ELLEN A
7725 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85022

WELLER TRUST
23891 N 77TH WAY
SCOTTSDALE, AZ 85255

WEXLER RALPH J/
NIREN-WEXLER SAMARA
23946 N 77TH WY
SCOTTSDALE, AZ 85255

RILEY FAMILY TRUST
7714 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

KALMANOVITZ JOSEPH P/ANDREA M
7750 E STARLA DR
SCOTTSDALE, AZ 85255

STIMAC GARY K/SUSAN R TR
18206 NW MONTREUX DR
ISSAQUAH, WA 98027

BERRINGTON FAMILY REVOCABLE TRUST
16634 N 55TH PL
SCOTTSDALE, AZ 85254

MOMBERGER CARL H II/SHERRY S TR
23595 N 77TH ST
SCOTTSDALE, AZ 85255

2. HOA Contact List (City Provided)

Holly Reinesch-Property Manager
Bella Vista HOA
1600 W Broadway Rd, Unit # 200
Tempe, AZ 85282

Andrea Moscarello-Secretary
Scottsdale Council of HOAs
6720 N Scottsdale Rd
Scottsdale, AZ 85253

Robbie Barrkman-President
Bella Vista HOA
7702 Conquistadores Drive
Scottsdale, AZ 85255

Les Conklin-Board Member
Greater Pinnacle Peak Association
8711 E Pinnacle Peak Road,
Unit # 123
Scottsdale, AZ 85255

Bob Viaro
Coalition of Pinnacle Peak
10040 E Happy Valley Rd,Unit # 451
Scottsdale, AZ 85255-2388

Thomas Lensing-President
Carefree Rolling Hills HOA
PO Box 2151 Carefree, AZ85377

Robin Thomas-Property Manager
Sonoran Hills
16441 N 91st St, Unit # 104
Scottsdale, AZ 85260

Curtis Ekmark-President
Scottsdale Council of HOAs
6720 N Scottsdale Rd, Unit # 261
Scottsdale, AZ 85253

John Torres-Property Manager
La Vista at Pinnacle Peak HOA
7500 N Dobson Rd, Unit # 150
Scottsdale, AZ 85256

Bob Cappel-President
Greater Pinnacle Peak Assoc
8711 E Pinnacle Peak Road
Scottsdale, AZ 85255

Chris Nelson-Property Manager
Vista Monterey Owner's Assn
17787 N Perimeter Drive, Unit A-111
Scottsdale, AZ 85255

Janet Giannini-Property Manager
Los Portones Master & Townhome Assn
PO Box 62073
Phoenix, AZ 85082

3. Interested Parties List (City Provided)

EARL, CURLEY & LAGARDE, P C
3101 N CENTRAL AVE, STE 1000
PHOENIX, AZ 85012

AUDRY VILLAVERDE
WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016

DAVID G GULINO
7525 E CAMELBACK RD, SUITE 104
SCOTTSDALE, AZ 85251

GUY PHILLIPS
7131 E CHOLLA ST
SCOTTSDALE, AZ 85254

JOHN BERRY/MICHELE HAMMOND
BERRY RIDDELL, LLC
6750 E CAMELBACK RD, STE 100
SCOTTSDALE, AZ 85251

LINDA WHITEHEAD
9681 E CHUCKWAGON LN
SCOTTSDALE, AZ 85262

MIKE MCNEAL, SUPERVISOR
AT&T
1231 W UNIVERSITY DR
MESA, AZ 85201

RANDALL P BROWN
SPRING CREEK DEVELOPMENT
7134 E STETSON DR, SUITE 400
SCOTTSDALE, AZ 85251

WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016

PARADISE VALLEY UNIFIED SCHOOL
DISTRICT
15002 N 32ND ST
PHOENIX, AZ 85032

ANNETTE PETRILLO
1169 E CLOVEFIELD ST
GILBERT, AZ 85298

CHRIS SCHAFFNER
7346 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

DR SONNIE KIRTLEY
COGS
8507 EAST HIGHLAND AVE
SCOTTSDALE, AZ 85251-1822

JIM FUNK
GAINEY RANCH COMMUNITY
ASSOCIATION
7720 GAINEY RANCH RD
SCOTTSDALE, AZ 85258

JOHN WASHINGTON
3518 N CAMBERS CT
SCOTTSDALE, AZ 85251

LORI HAYE
P O BOX 426
CAVE CREEK, AZ 85327

PLANNING & ENGINEERING SECTION
MANAGER
ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

RICHARD TURNER, PLANNING AND
ZONING ADMINISTRATOR
TOWN OF FOUNTAIN HILLS
16705 E AVE OF THE FOUNTAINS
FOUNTAIN HILLS, AZ 85268

GAMMAGE & BURNHAM, PLC
2 N CENTRAL AVE, 15TH FLOOR
PHOENIX, AZ 85004

GRANITE REEF NEIGHBORHOOD
RESOURCE CENTER
1700 N GRANITE REEF RD
SCOTTSDALE, AZ 85257

SOUTHWEST GAS CORPORATION
2200 N CENTRAL AVE, STE 101
PHOENIX, AZ 85004

DAN SOMMER
12005 N 84TH ST
SCOTTSDALE, AZ 85260

ED TOSCHIK, PRESIDENT
7657 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

JIM HAXBY
7336 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

LEON SPIRO
7814 E OBERLIN WAY
SCOTTSDALE, AZ 85266

MARICOPA COUNTY SUPERINTENDENT
OF SCHOOLS
4041 N CENTRAL AVE, SUITE 1200
PHOENIX, AZ 85012

PROJECT MANAGEMENT
ARIZONA DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE, MD 6012E
PHOENIX, AZ 85007

SHERRY WAGNER/RIGHT-OF-WAY
TECHNICIAN, SR
MAIL STATION PAB348
P O BOX 52025
PHOENIX, AZ 85072-2025

ARIZONA COMMERCE AUTHORITY
333 N CENTRAL AVE, SUITE 1900
PHOENIX, AZ 85004

4. Adjacent Jurisdictions List (City Provided)

PLANNING DIRECTOR
CITY OF PHOENIX
200 W WASHINGTON ST
2ND FLOOR
PHOENIX, AZ 85003

PLANNING DEPARTMENT
TOWN OF CAVE CREEK
37622 N CAVE CREEK RD
CAVE CREEK, AZ 85331

MARICOPA COUNTY COMMUNITY
DEVELOPMENT
234 N CENTRAL AVE, #3
PHOENIX, AZ 85004

DEVELOPMENT SERVICES
CITY OF TEMPE
31 EAST FIFTH ST
TEMPE, AZ 85281

COMMUNITY DEVELOPMENT
TOWN OF FOUNTAIN HILLS
16705 E AVENUE OF THE FOUNTAINS
FOUNTAIN HILLS, AZ 85268

PLANNING AND ZONING
TOWN OF CAREFREE
8 SUNDIAL CIRCLE
P O BOX 740
CAREFREE, AZ 85377

PLANNING DEPARTMENT
SRP-MIC
10005 E OSBORN RD
SCOTTSDALE, AZ 85256

PLANNING DEPARTMENT
TOWN OF PARADISE VALLEY
6401 E LINCOLN DR
PARADISE VALLEY, AZ 85253

PLANNING & ENGINEERING SECTION
MANAGER
ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

5. General Plan List (City Provided)

ANNETTE PETRILLO
1169 E CLOVEFIELD ST
GILBERT, AZ 85298

CHRIS SCHAFFNER
7346 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

DAN SOMMER
12005 N 84TH ST
SCOTTSDALE, AZ 85260

DAVID G GULINO
7525 E CAMELBACK RD, SUITE 104
SCOTTSDALE, AZ 85251

DR SONNIE KIRTLEY
COGS
8507 EAST HIGHLAND AVE
SCOTTSDALE, AZ 85251-1822

ED TOSCHIK, PRESIDENT
7657 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

EDWIN BULL
BURCH & CRACCHIOLO PA
P O BOX 16882
PHOENIX, AZ 85011

GUY PHILLIPS
7131 E CHOLLA ST
SCOTTSDALE, AZ 85254

JIM FUNK
GAINEY RANCH COMMUNITY ASSOC
7720 GAINEY RANCH RD
SCOTTSDALE, AZ 85258

JIM HAXBY
7336 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

JIM LN, MAYOR
CITY OF SCOTTSDALE
7666 E EL RANCHO 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 CT
SCOTTSDALE, AZ 85251

LEON SPIRO
7814 E OBERLIN WAY
SCOTTSDALE, AZ 85266

LINDA WHITEHEAD
9681 E CHUCKWAGON LN
SCOTTSDALE, AZ 85262

LORI HAYE
P O BOX 426
CAVE CREEK, AZ 85327

MARICOPA COUNTY SUPERINTENDENT OF SCHOOLS
4041 N CENTRAL AVE, SUITE 1200
PHOENIX, AZ 85012

MIKE MCNEAL, SUPERVISOR
AT&T
1231 W UNIVERSITY DR
MESA, AZ 85201

PLANNING & ENGINEERING SECTION MANAGER
ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

PROJECT MANAGEMENT
ARIZONA DEPARTMENT OF TRANSPORTATION
205 S 17TH AVE, MD 6012E
PHOENIX, AZ 85007

RANDALL P BROWN
SPRING CREEK DEVELOPMENT
7134 E STETSON DR, SUITE 400
SCOTTSDALE, AZ 85251

RICHARD TURNER, PLANNING AND ZONING ADMINISTRATOR
TOWN OF FOUNTAIN HILLS
16705 E AVE OF THE FOUNTAINS
FOUNTAIN HILLS, AZ 85268

SHERRY WAGNER/RIGHT-OF-WAY TECHNICIAN, SR
MAIL STATION PAB348
P O BOX 52025
PHOENIX, AZ 85072-2025

GRANITE REEF NEIGHBORHOOD RESOURCE CENTER
1700 N GRANITE REEF RD
SCOTTSDALE, AZ 85257

GAMMAGE & BURNHAM, PLC
2 N CENTRAL AVE, 15TH FLOOR
PHOENIX, AZ 85004

SOUTHWEST GAS CORPORATION
2200 N CENTRAL AVE, STE 101
PHOENIX, AZ 85004

WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE, SUITE A-212
PHOENIX, AZ 85016

PARADISE VALLEY UNIFIED SCHOOL DISTRICT
15002 N 32ND ST
PHOENIX, AZ 85032

W J JIM LN - MAYOR
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

SUZANNE KLAPP
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

VIRGINIA KORTE
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

GUY PHILLIPS
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

KELSEY YOUNG
CITY OF SCOTTSDALE PLANNING COMMISSION
3331 N 63RD ST
SCOTTSDALE, AZ 85251

LARRY S KUSH
CITY OF SCOTTSDALE PLANNING COMMISSION
4743 N SCOTTSDALE RD, #F-1003
SCOTTSDALE, AZ 85251

PRESCOTT SMITH
CITY OF SCOTTSDALE PLANNING COMMISSION
4350 E CAMELBACK RD, SUITE G-200
PHOENIX, AZ 85018

KATHY LITTLEFIELD
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

DAVID N SMITH
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

DAVID BRATNER - VICE CHAIR
CITY OF SCOTTSDALE PLANNING COMMISSION
10648 ARABIAN PARK DR
SCOTTSDALE, AZ 85258

ALI FAKIH
CITY OF SCOTTSDALE PLANNING COMMISSION
8280 E GELDING DR, SUITE 101
SCOTTSDALE, AZ 85260

EARL, CURLEY & LAGARDE, P C
3101 N CENTRAL AVE, STE 1000
PHOENIX, AZ 85012

LINDA MILHAVEN
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

KIRSTE KOWALSKY
WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016

MICHAEL J MINNAUGH
CITY OF SCOTTSDALE PLANNING COMMISSION
23872 N 74TH PLACE
SCOTTSDALE, AZ 85255

PAUL ALESSIO - CHAIR
CITY OF SCOTTSDALE PLANNING COMMISSION
7527 E TAILSPIN LN
SCOTTSDALE, AZ 85255

TAB C

NEIGHBORHOOD OPEN HOUSE NOTIFICATION/ OUTREACH

1. **05/17/2017:**

   Snell & Wilmer LLP sent project notification and information regarding the neighborhood open house to. (i) property owners within 750', and, (ii) interested parties as identified by the City of Scottsdale (Tab B, 2-5).

2. **05/26/2017:**

   LVA sent subsequent notification to the above persons to inform them of (i) plans to file a concurrent rezoning request and (ii) to invite them to the neighborhood open house.

TAB D

NEIGHBORHOOD OPEN HOUSE NOTIFICATION

1. May 17, 2017 Notification Letter
2. May 26, 2017 Notification Letter

1. 5/17/2017 Correspondence

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Nicholas J Wood
(602) 382-6269
nwood@swlaw com

May 17, 2017

Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan Amendment Request

Dear Neighbor or Interested Party

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17 26 acres in size It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan PF Chang's will likely file a rezoning application in the coming weeks That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision

For this Major General Plan Amendment application, our current City staff coordinator is Mr Adam Yaron, Citizen Liaison for the Planning and Development Services Department He can be reached at 480-312-2761 or via email to AYaron@Scottsdaleaz gov

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions He is available at 602-382-6824 or via email to ngriemsmann@swlaw com And of course you may contact me at 602-382-6269 or via email to nwood@swlaw com We are more than happy to discuss any questions or comments you may have about this request

Snell & Wilmer is a member of LEX MUNDI The Leading Association of Independent Law Firms

In addition, we will be holding an Open House as follows

Wednesday, June 7, 2017

6PM to 7PM

PF Chang's Training Room

7676 E Pinnacle Peak Road

Scottsdale, AZ 85255

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments

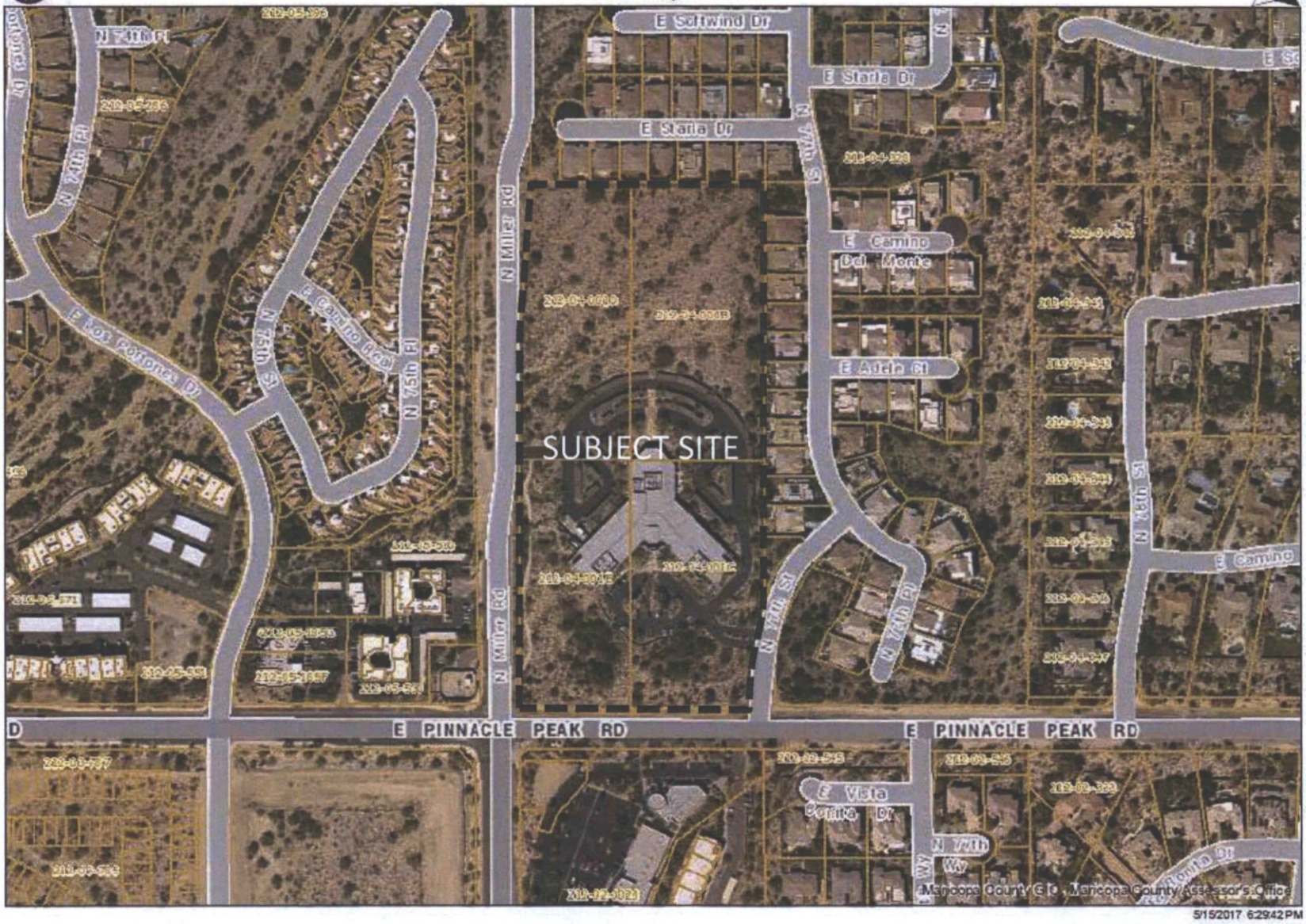
Thank you for your time and attention

Very truly yours,

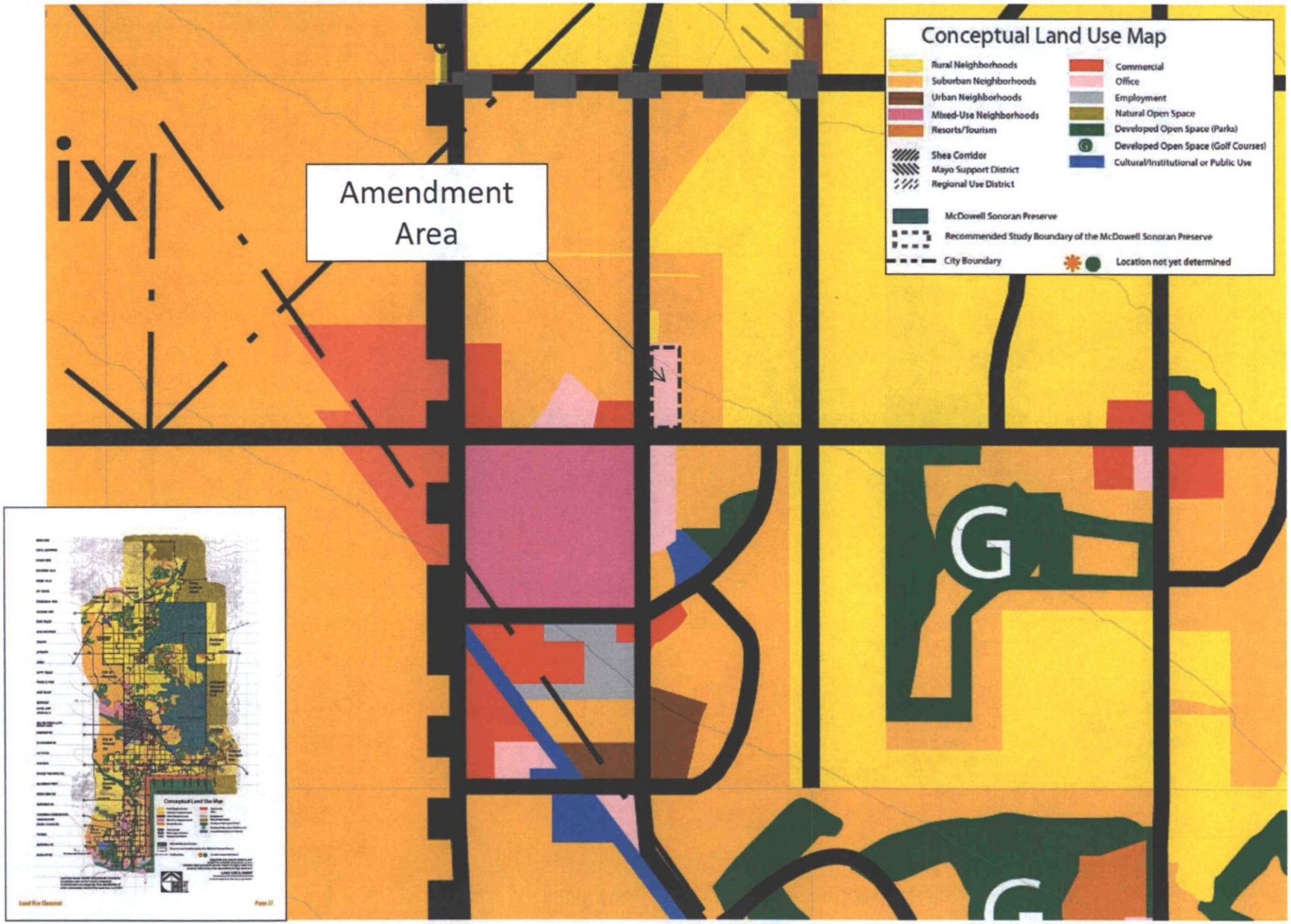
Snell & Wilmer

Nicholas J Wood

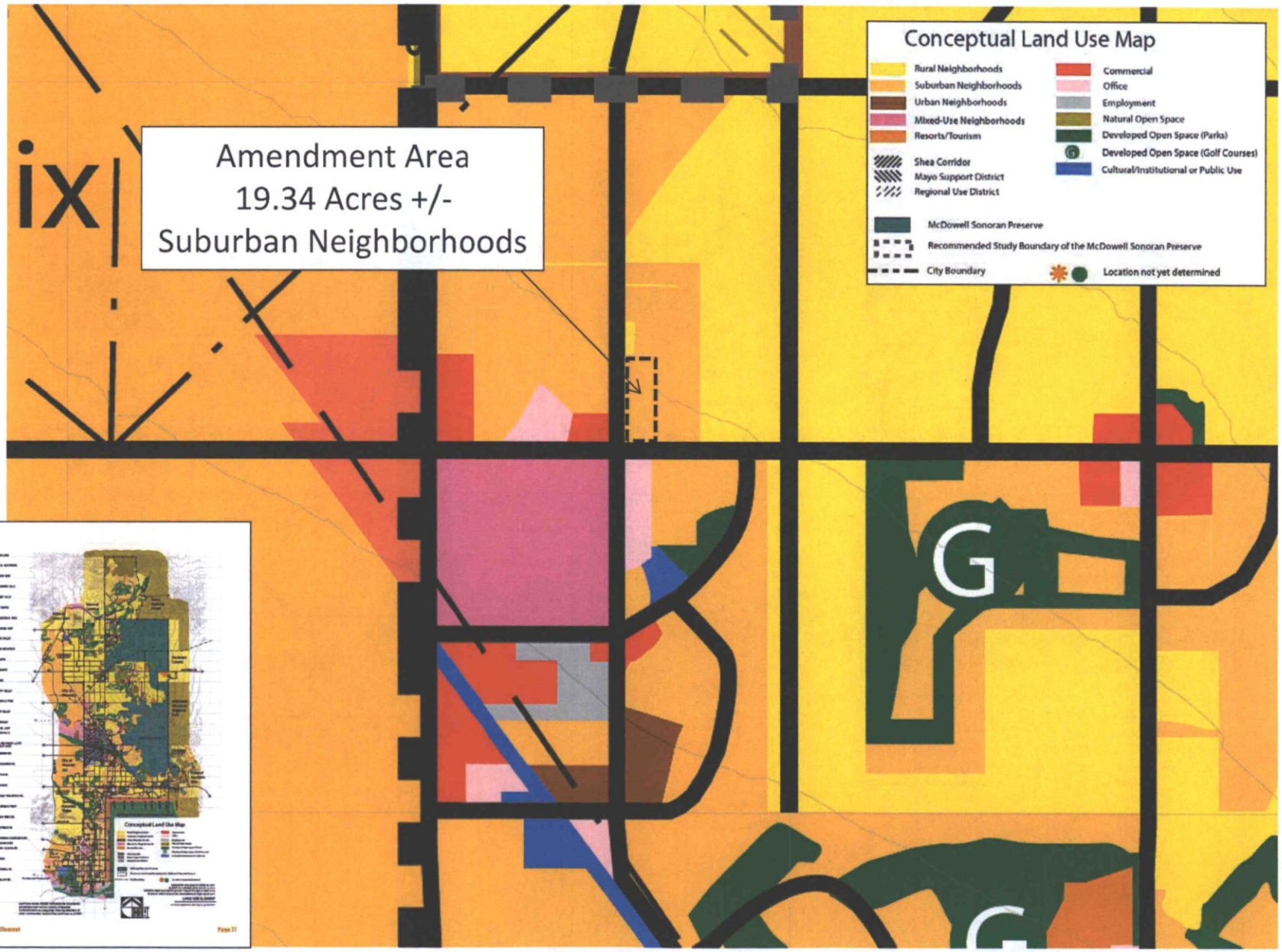
Map


SUBJECT SITE
E PINNACLE PEAK RD
E PINNACLE PEAK RD
N Miller Rd
N 76th St
N 75th Pl
N 74th Pl
N 74th St
E Softwind Dr
E Starla Dr
E Starla Dr
E Camino Del Monte
E Adobe Cl
E Camino
E Vista Bonita Dr
N 77th Way
Maricopa County GIS, Maricopa County Assessor's Office
5/15/2017 6:29:42 PM

Existing General Plan Designation - Land Use Map



Proposed General Plan Designation - Land Use Map



2. 5/26/2017 Correspondence

LVA urban design studio
land planning · development entitlements · landscape architecture

May 26, 2017

Re: Project Notification for the 7676 E. Pinnacle Peak Rezoning Request

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we will be filing a rezoning applications for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of their current corporate office. The rezoning request is to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre). The property surrounding the site to the north and east is also zoned R1-10 ESL. A map of the current zoning designation and the proposed designation is provided on the back of this letter.

A related letter from Snell and Wilmer was previously sent out regarding a Major General Plan Amendment neighborhood meeting. We are writing you today to inform you that the Major General Plan Amendment meeting will also include the meeting to discuss the requested rezoning of the property.

The proposed rezoning application will be reviewed concurrently with the request for a Major General Plan Amendment from Office to Suburban Neighborhoods.

Our proposal will allow for single-family residential development, natural desert open space, and is proposed to provide gated vehicular access from 77th Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting a neighborhood meeting with Snell and Wilmer on the project site to discuss our plans and to gather feedback.

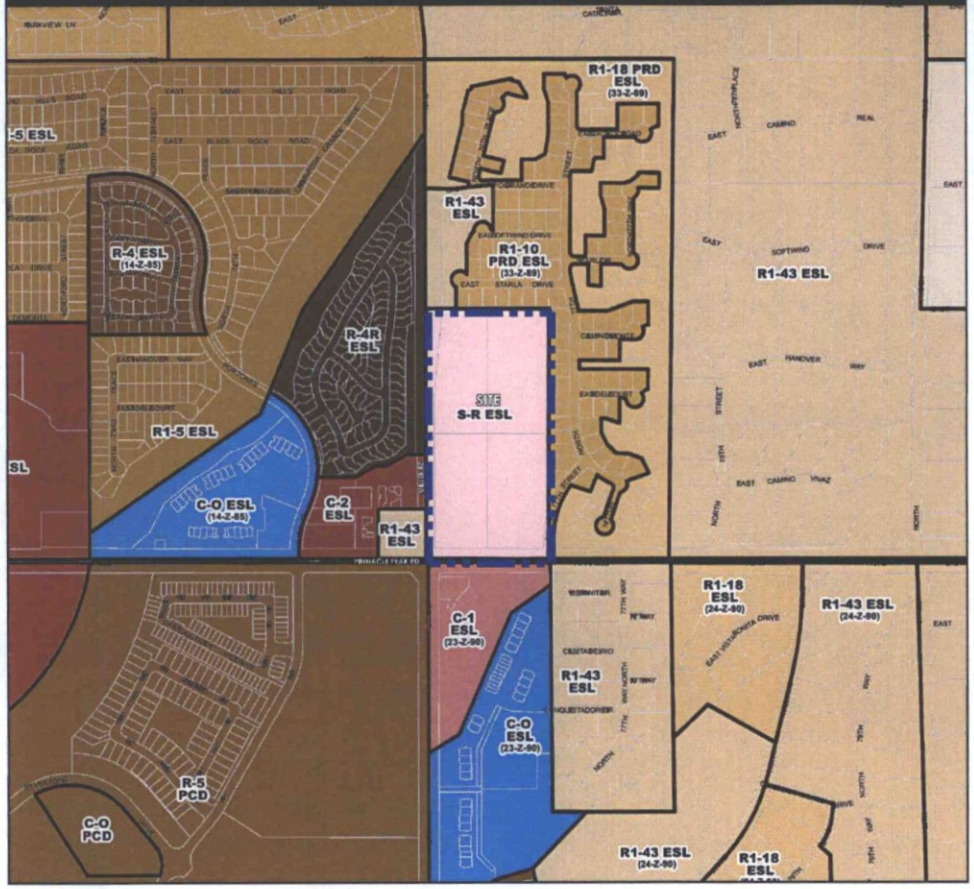
DATE: Wednesday, June 7, 2017
TIME: 6:00pm-7:00pm
LOCATION: PF Chang's Training Room
(7676 E. Pinnacle Peak Road Scottsdale, AZ 85255)

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Jesus Murillo at 480-312-7849 or jmurillo@scottsdaleaz.gov. Please reference project case number 356-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

Alex Stedman
LVA Urban Design Studio
480-994-0994
Email: astedman@lvadesign.com

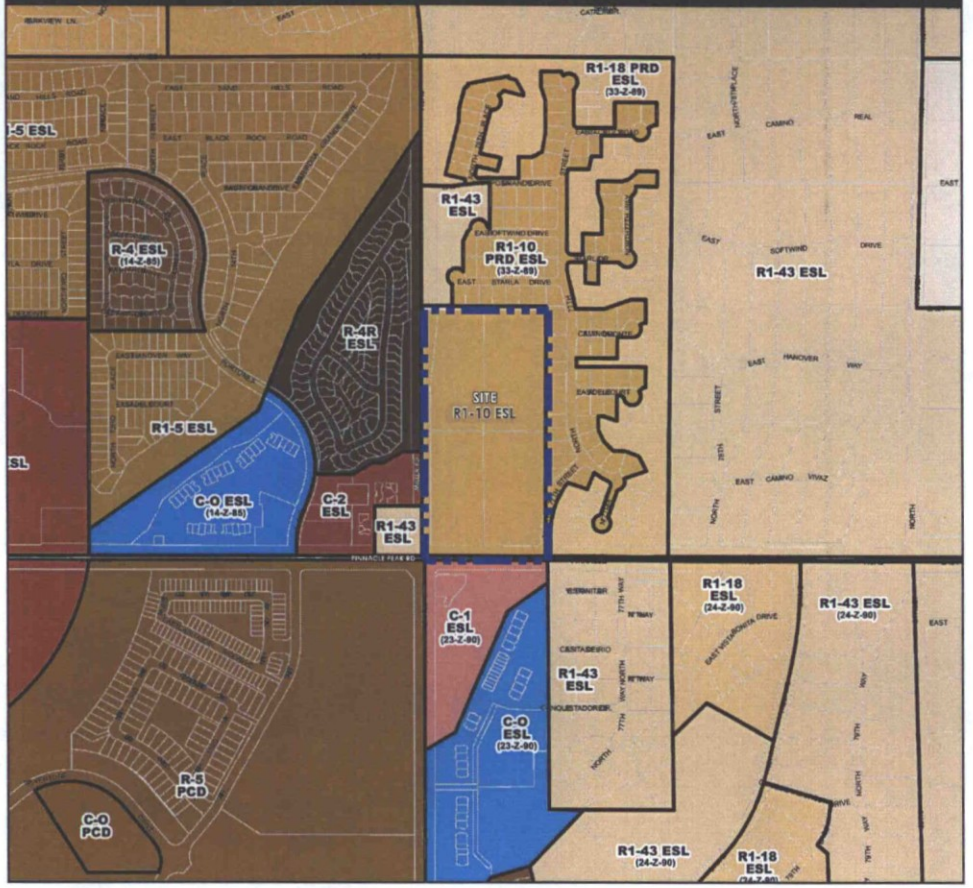
EXISTING ZONING



LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-O ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL

PROPOSED ZONING



LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-O ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

PINNACLE PEAK RD. & MILLER RD.

ZONING - EXISTING & PROPOSED

NORTH

APPROX. SCALE: NTS

1731 DRAWN BY: PR 5/24/17

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P:\2017\1731-PP CHANG'S HQ SCOTTSDALE\CAD\PLANNING\LVA-1731-ZONING.dwg May 24, 2017

TAB E

SNELL & WILMER RECEIVED CORRESPONDENCE

1. Bronska Correspondence
2. Hodgins Correspondence
3. Peterson Correspondence
4. Call Log

CITY OF SCOTTSDALE RECEIVED CORRESPONDENCE

5. Copenhaver Correspondence
6. Debeurre Correspondence
7. Minella Correspondence

TAB 1

Watney, Stephanie

From Michael Bronska <mbronska@greatcompaniesllc com>
Sent Friday, May 26, 2017 9 45 AM
To Wood, Nick
Cc AYaron@scottsdaleaz gov, Griemsmann, Noel
Subject 7676 East Pinnacle Peak General Plan Amendment Request

Nick

I am writing in response to the letter sent to the homeowners in the La Vista at Pinnacle Peak neighborhood regarding the General Plan Amendment to the PF Changs property located at 7676 East Pinnacle Peak Road I am proud to be one of the original owners in the La Vista development located north and east of the subject property While we have enjoyed the low impact of the P F Changs corporate office, my wife and I would not be opposed to the general plan amendment and rezoning to R1-10 as long as certain conditions of the development are stipulated by the City of Scottsdale While we understand that some of the stipulations may be more appropriate for the rezoning case, we are nevertheless providing our comments for the record

Our approval would be contingent on the City of Scottsdale stipulating the proposed development to comply with the following

1. A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage)
3. Adequate landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east
4. Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions
5. Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment
6. If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment
7. Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines
8. Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape

9 Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road While this request may not be specific to the proposed development, the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection and the proposed development will increase the daily trips adding to the delays and safety at these intersections

I hope you are well Please contact me should you have questions or require additional information

Respectfully,

Michael & Cynthia Bronska
7729 East Black Rock Road
Scottsdale, AZ 85255

602 818 6647

Watney, Stephanie

From	Michael Bronska <mbronska@greatcompaniesllc com>
Sent	Tuesday, June 06, 2017 1 16 PM
To	Wood, Nick
Cc	astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov; Griemsmann, Noel, jmurillo@scottsdaleaz gov, Kerns, Robyn, abdrealtor@gmail com
Subject	RE Project 356-PA-2017 Opposition

Nick

I doubt I will be attending the neighborhood meeting tomorrow evening but I do think it would be useful to address the current NAOS versus the perceived NAOS I think many neighbors believe the entire vacant parcel lying north of the parking area is designated as NAOS Illustrating this is not the case may help to clarify the issue

As we discussed at my office and as detailed in my earlier email, my wife Cynthia and I have no issues with changing the general plan designation to residential as long as certain conditions are either stipulated as a part of the general plan amendment or included in the actual rezoning To reiterate, for us, the important issues regarding the redevelopment of this property deals with roads, roadway development, and project organization & layout The conditions we believe the City of Scottsdale should require include

1 A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)

2 Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage)

3 "Adequate & significant" landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east

4 Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions

5 **CRITICAL** - Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment of this road Paul Basha should provide comment regarding this matter

6 If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment

7 **CRITICAL** - Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines

8. **CRITICAL** - Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape.

9. **CRITICAL** - Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection.

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road.

We understand that some of these "requests" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son has to ride his bicycle through the intersection and fear the day when he has to drive through the intersection). For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak. Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections.

I hope you have a successful meeting. I am happy for you to share my thoughts and comments publicly. I look forward to reading the staff report and be kept aware of any changes.

Respectfully,

Michael Bronska
7729 East Black Rock Road
Scottsdale, AZ 85255

602.818.6647

From: Wood, Nick [mailto:nwood@swlaw.com]
Sent: Thursday, June 1, 2017 12:29 PM
To: 'Bruce & Lyla'
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; 'jmurillo@scottsdaleaz.gov'; Kerns, Robyn; 'mbronska'
Subject: RE: Project 356-PA-2017 Opposition

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property.

This morning we met with Mr. Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him. As a courtesy to Mr. Bronska, I'm copying him with this e-mail.

Please let me know if you are willing to meet with me. If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you.

Kind regards,

Nick

Nicholas J. Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office: 602-382-6269
Cell: 602-451-2255
Fax: 602-382-6070
nwood@swlaw.com

From: Bruce & Lyla [mailto:bhodgins@dccnet.com]
Sent: Thursday, June 01, 2017 10:19 AM
To: jmurillo@scottsdaleaz.gov
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; Wood, Nick
Subject: Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely,
K Bruce Hodgins
7607 E Starla Dr

cc Mr Alex Stedman, LVA Urban Design Studio
Mr Taylor Reynolds, City of Scottsdale
Mr Adam Yaron, City of Scottsdale
Mr Noel Griemsmann, Snell & Wilmer LLP
Mr Nick Wood, Snell & Wilmer LLP

TAB 2

Watney, Stephanie

From	Bhodgins@dccnet com
Sent	Thursday, June 01, 2017 4 36 PM
To	Wood, Nick
Cc	astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Griemsmann, Noel, jmurillo@scottsdaleaz gov, Kerns, Robyn, mbronska
Subject	Re Project 356-PA-2017 Opposition

Dear Mr Wood,

Thank you for your reply and offer to meet Unfortunately I will not be back in Scottsdale until September, but willing to communicate by e-mail or phone I would appreciate getting a copy of the proposed plan for the site that also shows the existing NAOS boundaries

You mention that your plan respects the desert habitat, but I will remain opposed to the plan unless the full existing NAOS remains in tact

Bruce & Lyla Hodgins

On Jun 1, 2017, at 12 29 PM, Wood, Nick <nwood@swlaw com> wrote

> Good afternoon Mr and Ms Hodgins
>
> Thank you for your e-mail My client, P F Chang's, and I, respect and appreciate your comments and concerns
>
> Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site
>
> I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property
>
> This morning we met with Mr Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him As a courtesy to Mr Bronska, I'm copying him with this e-mail
>
> Please let me know if you are willing to meet with me If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you
>
> Kind regards,
>
> Nick
>
> Nicholas J Wood
> Snell & Wilmer
> 400 East Van Buren Street
> Phoenix, Arizona, 85004
> Office 602-382-6269
> Cell 602-451-2255

Fax: 602-382-6070
nwood@swlaw.com

From: Bruce & Lyla [mailto:bhodgins@dccnet.com]
Sent: Thursday, June 01, 2017 10:19 AM
To: jmurillo@scottsdaleaz.gov
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; Wood, Nick
Subject: Project 356-PA-2017 Opposition

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I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely,
K. Bruce Hodgins
7607 E Starla Dr

cc. Mr. Alex Stedman, LVA Urban Design Studio
Mr. Taylor Reynolds, City of Scottsdale
Mr. Adam Yaron, City of Scottsdale
Mr. Noel Griemsmann, Snell & Wilmer LLP
Mr. Nick Wood, Snell & Wilmer LLP

TAB 3

Watney, Stephanie

From: Wood, Nick
Sent: Monday, June 05, 2017 4:03 PM
To: 'Peterson, Katherine S., M.S.N., R.N.'; Griemsmann, Noel
Cc: Kerns, Robyn
Subject: RE: PFCCB Rezoning Request

Hi Ms. Peterson. Thank you for your e-mail.

I believe that we will be able to answer all of your questions at the neighborhood meeting.

We look forward to meeting you.

Kind regards,

Nick

Nicholas J. Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office: 602-382-6269
Cell: 602-451-2255
Fax: 602-382-6070
nwood@swlaw.com

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]
Sent: Monday, June 05, 2017 1:54 PM
To: Griemsmann, Noel; Wood, Nick
Subject: PFCCB Rezoning Request

Mr. Wood and Mr. Griemsmann,

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?

- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.

- Displacement of wildlife Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area Another home development will displace them Has the impact to native wildlife been considered?

- Increased traffic on Miller Road Correspondence states vehicular access is planned on 77th street Is an additional residential entrance or exit onto Miller Road planned?

- Distance from Miller Road How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday, but appreciate your attention to these concerns

Thank you

Katherine S Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard |Phoenix, AZ 85054 | 480-342-1146 | peterson.katherine@mayo.edu |

Watney, Stephanie

From: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>
Sent: Monday, June 05, 2017 3:19 PM
To: Reynolds, Taylor
Cc: Acevedo, Alex
Subject: FW: Case Number: 3-GP-2017

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]
Sent: Monday, June 05, 2017 1:58 PM
To: Projectinput
Subject: Case Number: 3-GP-2017

Site Location: 7676 E. Pinnacle Peak Road
Case Name: 7676 E. Pinnacle Peak
Case Number: 3-GP-2017

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?

- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.

- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?

- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77th street. Is an additional residential entrance or exit onto Miller Road planned?

- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday to gather more information about the proposed development, but appreciate your attention to these concerns.

Thank you.

Katherine S Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard |Phoenix, AZ 85054 | 480-342-1146 | peterson katherine@mayo edu |

TAB 4

Date	Name	General Comment(s)
5/23/2017	Mary Brockman	Neighborhood traffic (1,000 homes to the south)
5/23/2017	Alan L	Construction debris
6/5/2017	Fernando Esteves	Likes the project, but is concerned about drainage in the area

TAB 5

Watney, Stephanie

From: Reynolds, Taylor <TReynolds@scottsdaleaz.gov>
Sent: Tuesday, June 06, 2017 3:07 PM
To: Griemsmann, Noel
Subject: FW: From business to new subdivision development

Noel,

Attached is a comment we received regarding your case, 3-GP-2017.

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

From: davidsinaz@cox.net [mailto:davidsinaz@cox.net]
Sent: Tuesday, June 06, 2017 2:10 PM
To: Acevedo, Alex
Subject: From business to new subdivision development

We are writing a request because we are totally against this new subdivision behind our house in Los Portones. We feel it will stifle property values in our neighborhood along with creating much more traffic on Miller Rd which in basically in our backyard. Not to mention, trying to enter Pinnacle Peak outside Los Portones is going to be almost impossible with the new subdivision behind us along with the new condos being built across the street at Silver Stone. It is very challenging now currentl -- sent by David Copenhaver (case# 3-GP-2017)

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TAB 6

Watney, Stephanie

From: Reynolds, Taylor <TReynolds@scottsdaleaz.gov>
Sent: Tuesday, June 06, 2017 3:42 PM
To: Griemsmann, Noel
Subject: FW: PF Chang Parking Structure

Noel,

Attached is a comment we received regarding your case, 3-GP-2017. I did inform her of your open house scheduled for tomorrow evening.

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

From: leanne.debeurre@gmail.com [mailto:leanne.debeurre@gmail.com]
Sent: Tuesday, June 06, 2017 2:29 PM
To: Reynolds, Taylor
Subject: PF Chang Parking Structure

Hello, Are there any meetings or gatherings where local neighbors can hear more about this or voice our concerns? I live in the Los Portones community and did not receive any communication about this before receiving this email today. I am opposed to this amendment and wish to know where and how to voice my opinion, if that is at all possible. Kind regards, Leanne Debeurre -- sent by Leanne Debeurre (case# 3-GP-2017)

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TAB 7

Watney, Stephanie

From	Robert Minella <rcminella@yahoo com>
Sent	Tuesday, May 30, 2017 3 36 PM
To	Reynolds, Taylor
Cc	Vicki Stumberg, Jeanine Minella
Subject	Re RE Case #3-GP-2017 P F Chang's Request to Rezone

Mr Reynolds,

I know I speak on behalf of a number of concerned residents I really appreciate your response and the time you took I look forward to continued communication going forward

Thank you

Best regards,
Bob Minella

On Tuesday, May 30, 2017, 3 30 30 PM MST, Reynolds, Taylor <TReynolds@scottsdaleaz gov> wrote

Mr and Mrs Minella,

Thank you for your communication 7676 E Pinnacle Peak currently has a submitted major General Plan amendment in for review – 3-GP-2017 As coordinator for that case, I can answer your questions concerning such moving forward The applicant is requesting a change from Office to Suburban Neighborhoods on the subject site

Although the applicant states in their narrative that they will seek "an R1-10 type of single-family home subdivision" they have not yet submitted a companion zoning case to the above-mentioned General Plan amendment request When staff receives such (expected towards the end of June) – we will know more specific details being requested by the applicant, such as the zoning they seek and potentially their proposed lot layout That future zoning case will be coordinated by Jesus Murillo, whom can answer any specific questions you have regarding that case at that time – and who I have included in this response for your convenience

1 In terms of the zoning process moving forward, the application would generally follow this process For timing, companion zoning cases process concurrently with major General Plan amendments and would be heard at the same City Council meeting – which, pursuant to State Statute, has been scheduled for December 4th of this year

2. Staff welcomes public input at all stages of the process – including both written comment and public testimony (at Planning Commission/City Council meetings). Since it is early in the process, the location of several of the outreach events have not been finalized. When staff is able to book all appropriate meetings, I will follow up with you and relay the date/time/locations of such. In the interim, the case info sheet specific to this case on the City's website contains the applicant's submittal, my contact information if you want to submit additional comments in the future, and will contain that public outreach information when those details are finalized.

3. Section 1.301 of Scottsdale's Zoning Ordinance states that any property owner may initiate a request to amend the zoning district map for their property – but does not guarantee that each request will be approved. This comes back to the discussion above in that there will be several instances of both public input – and furthermore – consideration and recommendation by Scottsdale's Planning Commission and final action by City Council.

Again, since the applicant has not yet submitted a companion zoning request, staff only has minimal information at this time. When the zoning request is submitted we will have more specific information. Hopefully this answers your questions below, and please feel free to contact myself or Jesus in the future regarding this development proposal. Thanks once again for your comments.

Taylor Reynolds

Senior Planner - Long Range Planning

Planning and Development Services

City of Scottsdale

480.312.7924

treynolds@scottsdaleaz.gov

From: Robert Minella [mailto:rcminella@yahoo.com]
Sent: Tuesday, May 30, 2017 9:10 AM
To: Murillo, Jesus; Yaron, Adam; Reynolds, Taylor
Cc: Vicki Stumberg; Jeanine Minella
Subject: Case #3-GP-2017 P.F. Chang's Request to Rezone

Good morning and I hope this finds you all well. I am writing in regards to the rezoning proposal of the P.F. Chang's (PFC) property located at 7676 Pinnacle Peak Road in Scottsdale. Apparently PFC has requested the property be rezoned from a Service Residential (S-R) to a single-family home residential subdivision (R1-10).

I am very interested to know the following

1 What is the process for rezoning a parcel?

2 What rights do surrounding residents have to object to the rezoning?

3 What gives PFC the right to rezone at their desire?

I am a current resident located next to the property in question in the La Vista community I am most concerned about the safety and well being of traffic in the area and the lack of infrastructure to support any further development I am also concerned about the wildlife and lack of Environmentally Sensitive Lands (ESL) in the area

We purchased our home approximately 4-1/2 years ago with the outlook of being near a city but not being engaged in a massive development It is disappointing that a corporation can take the measures to rezone a parcel of property to suit their own needs or profitability I do not understand how they can make a statement in their letter saying "Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term use for the property " They apparently plan to demolish the natural habitat, create months if not years of inconvenience for surrounding residents during construction, create further traffic congestion and unsafe driving, all for their perspective of what is good for the property and their interest in making a profit A bit of sarcasm but it is not in the best interest of the area

I look forward to your response and sincerely hope you listen to the people that are long standing members of the community that depend on people like yourselves to protect us with the laws that are in place There is no reason PFC cannot sell the existing property for office utilization as it was originally zoned The few workers that reside there currently are much less of a traffic contributor than the proposed +/-50 homes proposed in the signs

I appreciate your time and consideration of this request for information and to state our position Please use this email address as the method for you to respond Thank you

Best regards,

Robert and Jeanine Minella

24030 N 76th Pl

Scottsdale, AZ 85255

TAB F

SIGN POSTING 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: 362-PA-2017

Project Name:

Location: **7676 E Pinnacle Peak Rd**

Site Posting Date: Orig Posted 5/25/17, Updated 5/26/17

Applicant Name: **Nick Wood, Esq.- Snell and Wilmer L.L.P.**

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 Liggett
Applicant Signature

5/26/17
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 26th day of May 2017

MARYBETH CONRAD
Notary Public State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

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

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
Pre-Application #: 362-PA-2017
City Contact:
Taylor Reynolds 480-312-7924
treynolds@ScottsdaleAZ.gov
Available at City of Scottsdale: 480-312-7000
Posting Date: 5/25/17 Updated 5/26/17
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/26/17 11:53:41

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
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nwood@swlaw.com 602-382-6000
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-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/26/17 11:57:00

TAB G

NEIGHBORHOOD OPEN HOUSE REPORT

June 7, 2017
6:00 to 7:00 PM
7676 East Pinnacle Peak Road, Scottsdale, AZ 85255

1. Report (Discussion Items/Respones)
2. Sign-In Sheets
3. Comment Cards Received

TAB 1

DISCUSSION ITEMS

1. **Traffic**
   - Regional concerns
   - Perceived increase in traffic
   - Miller Road (Limiting northern expansion)
   - Traffic noise (Especially if Miller Road is expanded)
2. **77th Street**
   - Design and correction
3. **Home Values**
   - Minimum lot sizes, home sizes and finishes
4. **Building Height**
   - Concerns about two (2) story homes
5. **Maintaining Wildlife Corridors**
6. **Processing of Request**

RESPONSES

1. Traffic

Regional Concerns:

Regional transportation concerns (existing/future) are not specific to the project

Perceived Increase in Traffic:

Given the population of P F Chang's workforce and the commensurate proposed number of lots in the plan, there is likely an opportunity for reduction in traffic pressure A traffic study will be completed as part of the rezoning application.

Miller Road:

The expansion of Miller Road and any related improvement infrastructure is not related to the project.

Noise (Especially if Miller Road is expanded):

The noise from traffic should not exceed ambient conditions

RESPONSES

2. **77th Street Design and correction**

   The project team is working with the City of Scottsdale on evaluating project access onto Miller Road

3. **Home Values**

   The minimum lot size will be as per the approved zoning district Other specifics regarding home sizes and finishes will be subject to market demand

4. **Building Height**

   P F Chang's is willing to limit building height to one (1) story on perimeter lots that are adjacent to existing neighboring homes

5. **Maintaining Wildlife Corridors**

   The current layout of the project proposes retaining the wash that runs through the site as "open space," allowing for the wildlife corridor to remain.

6. **Processing of Request**

   Several questions were asked regarding the amendment process for the General Plan and also rezoning requests The project team educated stakeholders on these processes

TAB 2

** FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION	
6/7/2017	[illegible]		
	[illegible]		
	JACK McELROE		
	Terry Jan Durtle		
	Steve Coleman		
	RALPH WEAVER		
	Debra Lovas		
	Sue Fuller		
	Basher & Hala Sfeha		
	Sharon Rose-Boher		
	John & Beth Ramsky		
	[illegible]		

** FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION	
6/7/2017	Stacy Phillips		
	Michael Ellen Jacob		
	JOAN RAYLE		
	MIKE & DEE LABOWITCH		
	[illegible]		
	Yo Di Chavira		
	JOE LEVINE		
	ALAN DAVIS		
	CORINNE FRANCO		
	Vicki Turnick		
	[illegible]		
	Dinah Mahoney		
	KATHLEEN PETERSEN		

Attachment 5 - Applicant Citizen Involvement Report

TAB 3

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Speed control/
monitoring on Miller -

Name

Address

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

- Prefer to keep zoning as current commercial stalls

- Prefer natural set backs one story, maintain views

Name Debra Kovas

Address

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

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Name

Address

Phone/Email.

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

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Name.

Address

Phone/Email

SEE BACK

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Was held only
one day entire development
but definitely was
held by Mark (lawyer)
real est 9,10 & 1/2 through
4P

Name.

Address

Phone/Email

Will NOT
be two story homes

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Emergency exit should be off 77 St NOT Miller bec. of traffic/ noise | speed | etc.

Name

Address

Phone/Email.

Neighborhood Open House
Guest Comment Card
Pre-Application Case No 362-PA-2017
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

After Seeing the Layout and New entrance & that amount of house is half that of the Pontons I feel we could live with it

Name Vincent & Becky Jansen

Address

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

USING VEILED THREATS THAT IF THE PROPERTY REMAINS ZONED COMMERCIAL WOULD BE WORSE FOR THE EXISTING RESIDENTS DOES NOT MAKE P.F. CHANG THE GOOD GUYS HERE WE MOVED UP HERE FOR LESS DENSITY NOW YA'LL WANT TO TAKE IT AWAY.

Name. TINA TURNIAK

Address

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

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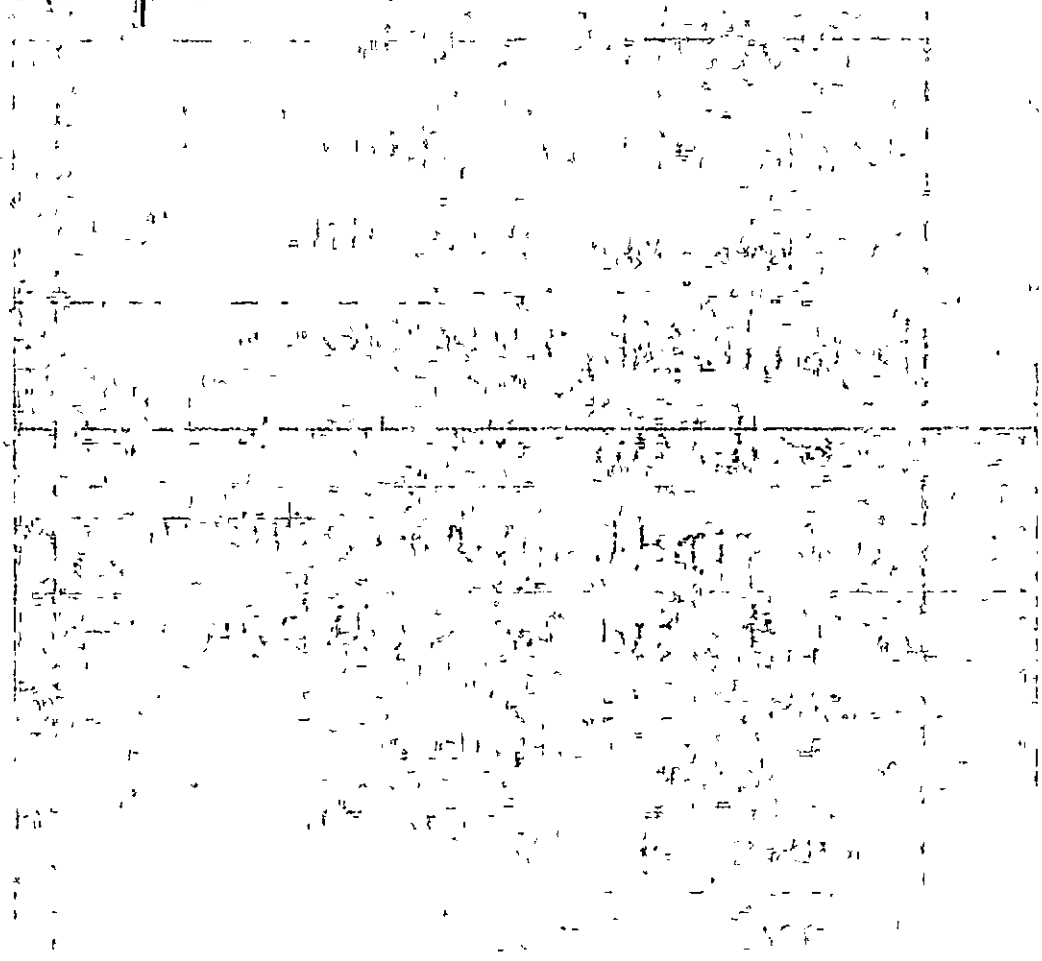
- Resident of LaVista - not on board with this plan at all We have had ~~so~~ much new high density development recently approved - we can't take more traffic is thick already and its sad this is all being →

Name: Corinne Fraed

Address:

Phone/Email

developed because PF Changs wants to make more $$ All the long standing residents need to suffer so they can make an extra buck



Neighborhood Open House
Guest Comment Card
Pre-Application Case No 362-PA-2017
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

I believe TRAFFIC is a HUGE concern — 48 homes x 2.5 cars emptying onto Miller / 77th and Ultimately Pinnacle Peak Rd is a NIGHTMARE. Already Pinnacle Peak Road towards Scottsdale (starting at 3:00pm) is backed up for miles. Hayden Rd / Pinnacle Peak Rd is also backed up for miles with all the condos →

Name: Shaun Bohrer

Address:

Phone/Email:

going in at Silverstone — also off Pinnacle Peak - the traffic is going to be impossible. You can not exit the Safeway parking lot onto Pinnacle Peak east.

The effect on the value of our homes in La Vista is another big concern. If you are at the same price point you are competing with our homes, which we have had for us to sell. Need to be at different price point. Only 1 story homes.

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

LETS DISCUSS ALIGNMENT OF 77th & SCALLOP STREET TO OUR PINNACLE PEAK TOAA

Name: ALAN DAVIS

Address:

Phone/Email

TAB H

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 Statues 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:	To:
☑ 1st Class Letter or Postcard	☑ Each Real Property owner in proposed area
☐ In Person	☐ Property owners and HOAs within 750'
☐ Phone call	☐ Adjacent property owners/ tenants/HOAs
☐ Certified Mail	☐ School District(s)
☐ Door Hangers/Flyers	☐ 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

Continued on page 2

Planning and Development Services

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.~~ N/A

☑ **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. N/A
- Provide any other outreach and communication efforts. N/A

Related Resources:

☒ Project Under Consideration Sign Posting Requirements

☒ Affidavit of Posting

N/A ☐ Public Hearing Sign Posting Requirements

Planning and Development Services

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

2ND NEIGHBORHOOD MEETING REPORT

TAB A – NEIGHBORHOOD OPEN HOUSE NOTIFICATION

TAB B – SIGN POSTING AFFIDAVIT

TAB C – NEIGHBORHOOD OPEN HOUSE REPORT

TAB 1 – DISCUSSION ITEMS/RESPONSES

TAB 2 – SIGN-IN SHEETS

TAB 3 – COMMENT CARDS MADE AVAILABLE

TAB A

NEIGHBORHOOD OPEN HOUSE NOTIFICATION

LVA urban design studio
land planning · development entitlements · landscape architecture

September 1, 2017

Re: 2nd Neighborhood Meeting Notification for the Property at 7676 E. Pinnacle Peak Rd

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we have filed (i) a Major General Plan Amendment (Case 3-GP-2017) and (ii) a rezoning application (Case 11-ZN-2017) for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of P.F. Chang's current corporate office.

The Major General Plan Amendment is to change the site's current "Office" classification to "Suburban Neighborhoods" to support the rezoning application. The rezoning application is a request to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre).

After our last neighborhood meeting, we have modified the site plan to incorporate comments received from both neighbors and City staff. The updated proposal will allow for a 55 lot single-family residential development, natural desert open space that preserves the existing arroyo, and is proposed to provide gated vehicular access only from Miller Road (removing the existing access to 77th Street and realigning its intersection with Pinnacle Peak Road). Please see the enclosed updated site plan for your review.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting another neighborhood meeting with Snell and Wilmer on the project site to discuss our updated plans and to gather your comments and feedback.

DATE: Wednesday, September 13, 2017
TIME: 6:00pm-7:00pm
LOCATION: PF Chang's Training Room
7676 E. Pinnacle Peak Road Scottsdale, AZ 85255

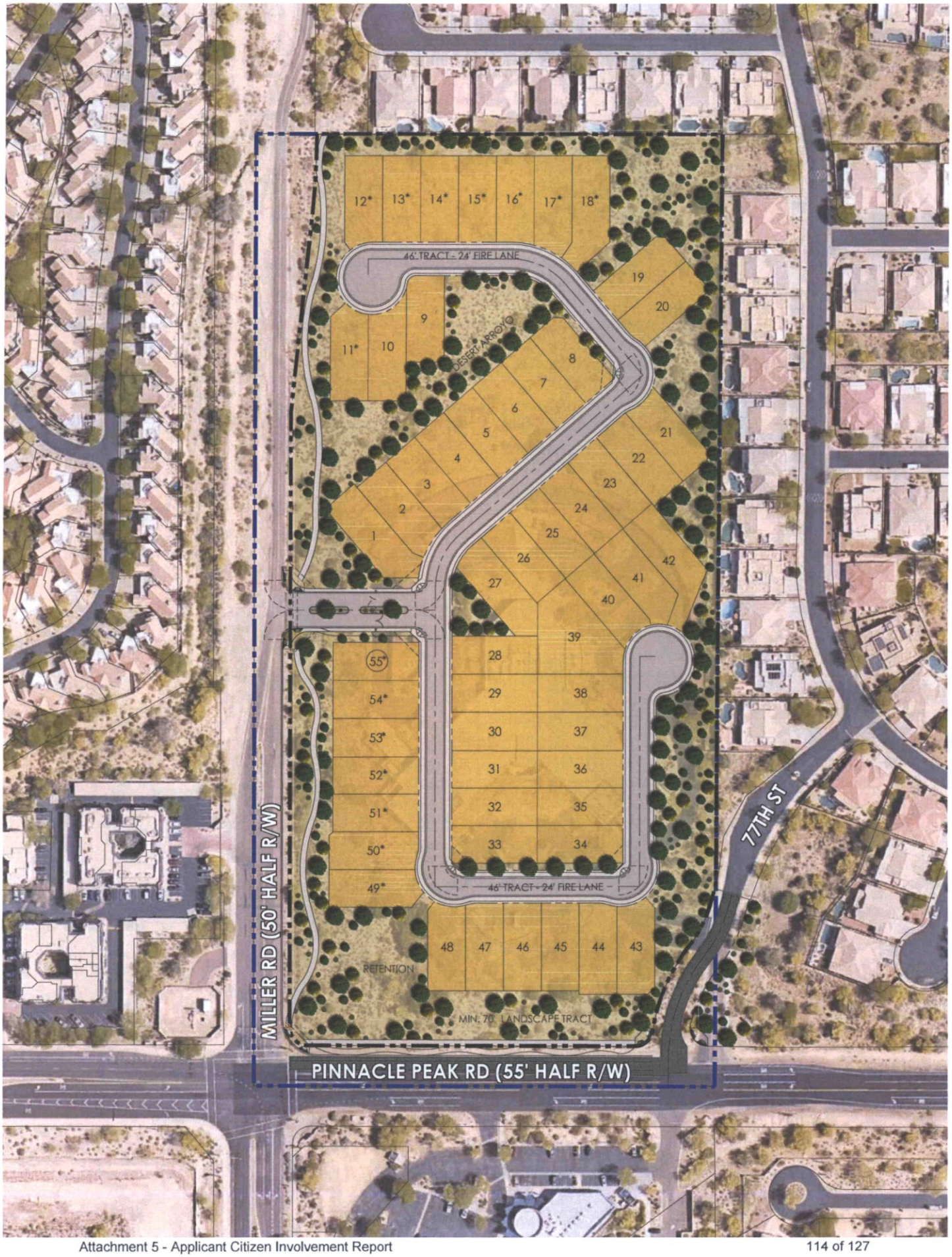
If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner for the zoning case, Jesus Murillo, at 480-312-7849 or jmurillo@scottsdaleaz.gov or, for the Major General Plan Amendment, Taylor Reynold, at 480-312-7924 or treynolds@scottsdaleaz.gov. Please reference project case numbers 11-ZN-2017 and 3-GP-2017. Comments will be made part of the public record for inclusion in the case file.

Finally, a reminder that the City will be hosting their "Open House" for all Major General Plan amendments on September 14th, 5 to 7PM at the Cholla Middle School, 6615 E Cholla St, Scottsdale; your attendance is also encouraged for that meeting as well.

Thank you for your time and interest!

Sincerely,

Alex Stedman
LVA Urban Design Studio
480-994-0994
astedman@lvadesign.com


12*
13*
14*
15*
16*
17*
18*
46' TRACT - 24' FIRE LANE
19
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11*
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DESERT ARROYO
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53*
52*
51*
50*
49*
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35
34
46' TRACT - 24' FIRE LANE
48
47
46
45
44
43
RETENTION
MIN. 70' LANDSCAPE TRACT
MILLER RD (50' HALF R/W)
77TH ST
PINNACLE PEAK RD (55' HALF R/W)

TAB B

SIGN POSTING AFFIDAVIT

Affidavit of Posting

Required: Signed, Notarized originals.
Recommended E-mail copy to your project coordinator

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Case Number: 362-PA-2017

Project Name:

Location: **7676 E Pinnacle Peak Rd**

Site Posting Date: Orig post 5/25/17, Updated 8/29/17

Applicant Name: **Nick Wood, Esq.- Snell and Wilmer L.L.P.**

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 Liggett
Applicant Signature

8/29/17
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 29th day of August 2017

MARYBETH CONRAD
Notary Public State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

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

Early Notification of
Project Under Consideration
Second Neighborhood Open House Meeting:
Date: Wednesday, September 13, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
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nwood@swlaw.com 602-382-6000
City Contact:
Taylor Reynolds 480-312-7924
treynolds@ScottsdaleAZ.gov
Updated Posting Date: 5/25/17 5/26/17 8/21/17 8/29/17
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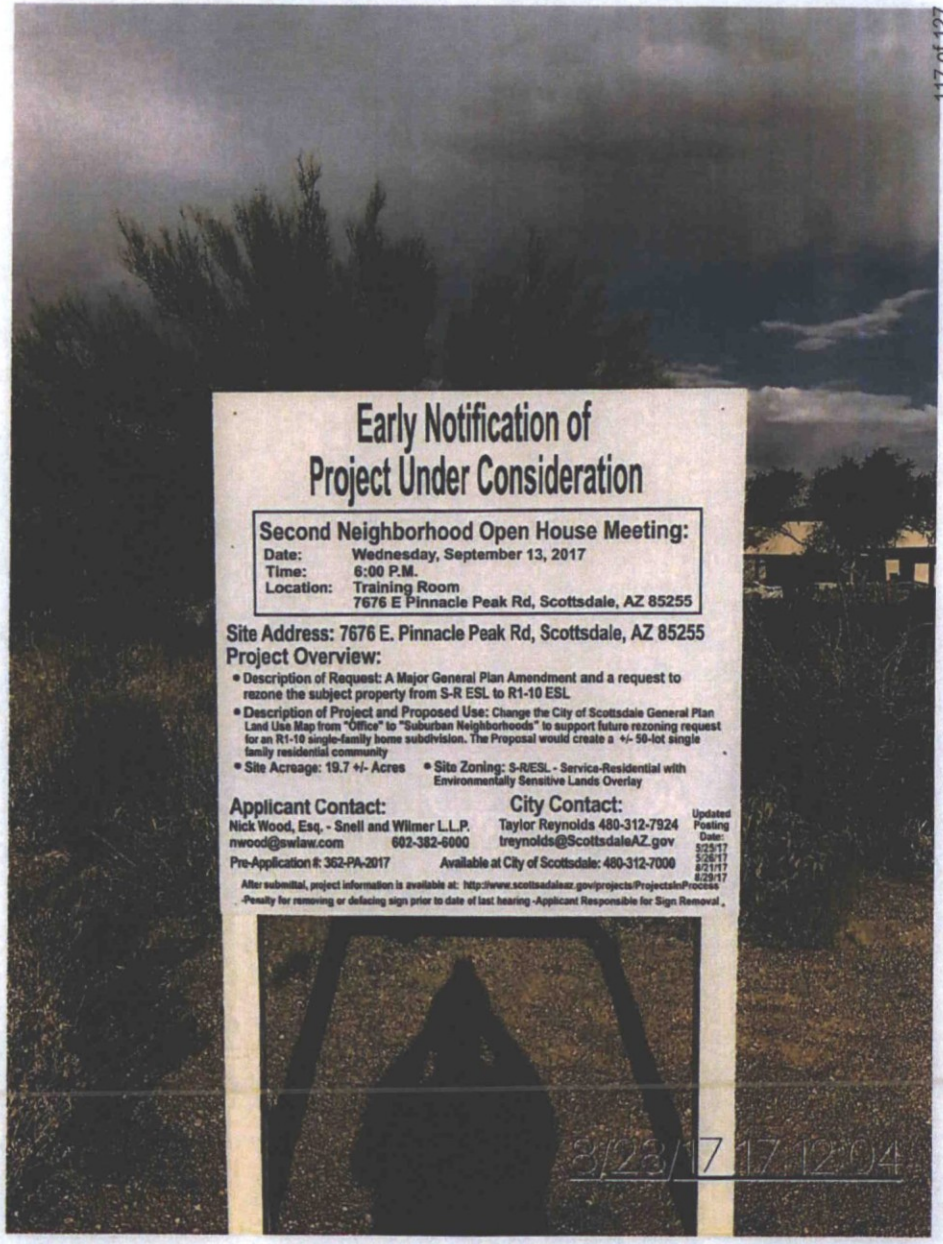
8/23/17 17:08:36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8/23/17 17:12:04

TAB C

NEIGHBORHOOD OPEN HOUSE REPORT

NEIGHBORHOOD OPEN HOUSE REPORT

SEPTEMBER 13, 2017
6:00 PM TO 7:00 PM
7676 EAST PINNACLE PEAK ROAD, SCOTTSDALE, AZ 85255

1. Report
2. Sign-in Sheets
3. Comment Cards

   (Made Available to Attendees)

TAB 1

DISCUSSION ITEMS

1. **Realignment of 77th Street**
2. **Home values**
   - Minimum lot sizes, home sizes and finishes
3. **Building height**
4. **Maintaining wildlife/open space corridors**
5. **General questions regarding the City process for rezoning cases**
6. **Concerns about the Pinnacle Peak Road and Miller Road Intersection as well as general regional traffic**

RESPONSES

1. **Realignment of 77th Street**
   - The developer will commit to the design and correction of 77th street (at the Pinnacle Peak Road intersection adjacent to the site) as part of the project
2. **Home Values**
   - Home and lot sizes will be subject to the R1-10 Zoning District, which district is also applicable to the subdivision to the north and east of the site
   - The selection of finishes are to be determined by the Developer and will be market driven
3. **Building Height**
   - There were concerns raised about the location of two (2) story homes The applicant has committed to providing only single story homes on the northern and western perimeters of the project
4. **Maintaining Wildlife Wash Corridors**
   - The current layout of the project proposes retaining the wash that runs through the site as "open space," allowing for the wildlife corridor to remain
5. **General questions regarding the City process for rezoning cases**
   - The project team answered general questions regarding project timing and the public hearing process
6. **Concerns about the Pinnacle Peak Road and Miller Road Intersection as well as general regional traffic**
   - The developer will construct half-street off-site improvements for those portions of Miller Road that are adjacent to the site as part of the project
   - Further, the proposed use will generate less traffic than the current, more intense land use

TAB 2

Project Neighborhood Meeting – Pinnacle Peak Rd & Miller Rd

Location PFCCB Headquarters

Date and Time Wednesday, September 13, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
41	Dana Shipley	[redacted]		
42	Joe Levine			
43	Michael Jacks			
44	Lucille VanValkenburg			
45				
46				
47				
48				
49				
50				

Project Neighborhood Meeting – Pinnacle Peak Rd & Miller Rd

Location PFCCB Headquarters

Date and Time Wednesday, September 13, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	JIM DAVIS	[redacted]	[redacted]	[redacted]
2	Gary Phillips	[redacted]	[redacted]	[redacted]
3	RAY O'DELL	[redacted]	[redacted]	[redacted]
4	Ed Toschik	[redacted]	[redacted]	[redacted]
5	BRAD ORLICH	[redacted]	[redacted]	[redacted]
6	VONN HALLOCK	[redacted]	[redacted]	[redacted]
7				
8				
9				
10				

TAB 3

COMMENT CARD

Pinnacle Peak Rd & Miller Rd
Neighborhood Meeting – September 13, 2017

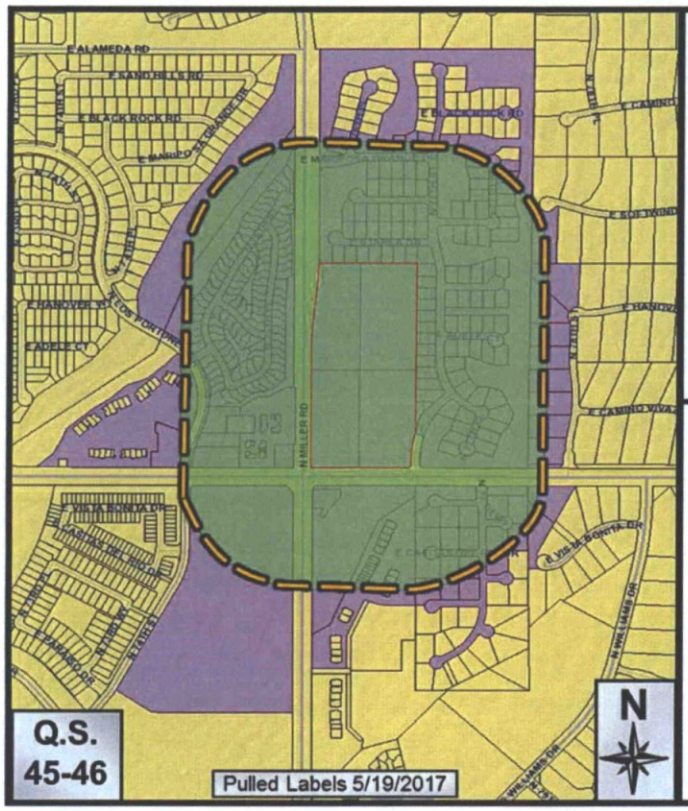
Name _____ Street Address _____

Email Address _____ Phone Number _____

COMMENTS / CONCERNS.

Please place this card in the box
Thank you!

Attachment 6
City Notification Map
3-GP-2017: 7676 E Pinnacle Peak



Map Legend:

- Site Boundary
- Properties within 750-feet
- 307 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Attachment 7 – Public Correspondence Received
Exhibit A: General Correspondence Received
3-GP-2017: 7676 E Pinnacle Peak

Reynolds, Taylor

From: Yaron, Adam
Sent: Friday, May 26, 2017 9:52 AM
To: Reynolds, Taylor; Kercher, Phillip
Subject: FW: 7676 East Pinnacle Peak General Plan Amendment Request

FYI

From: Michael Bronska [mailto:mbronska@greatcompaniesllc.com]
Sent: Friday, May 26, 2017 9:45 AM
To: nwood@swlaw.com
Cc: Yaron, Adam; ngriemsmann@swlaw.com
Subject: 7676 East Pinnacle Peak General Plan Amendment Request

Nick

I am writing in response to the letter sent to the homeowners in the La Vista at Pinnacle Peak neighborhood regarding the General Plan Amendment to the PF Changs property located at 7676 East Pinnacle Peak Road. I am proud to be one of the original owners in the La Vista development located north and east of the subject property. While we have enjoyed the low impact of the P.F. Changs corporate office, my wife and I would not be opposed to the general plan amendment and rezoning to R1-10 as long as certain conditions of the development are stipulated by the City of Scottsdale. While we understand that some of the stipulations may be more appropriate for the rezoning case, we are nevertheless providing our comments for the record.

Our approval would be contingent on the City of Scottsdale stipulating the proposed development to comply with the following:

1. A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage).
3. Adequate landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east.
4. Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows. No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions.
5. Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street. Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment.
6. If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment.
7. Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus

median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines

8 Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape

9 Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road While this request may not be specific to the proposed development, the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection and the proposed development will increase the daily trips adding to the delays and safety at these intersections

I hope you are well Please contact me should you have questions or require additional information

Respectfully,

Michael & Cynthia Bronska
7729 East Black Rock Road
Scottsdale, AZ 85255

602 818 6647

Reynolds, Taylor

From	Robert Minella <rcminella@yahoo com>
Sent	Tuesday, May 30, 2017 9 10 AM
To	Murillo, Jesus, Yaron, Adam, Reynolds, Taylor
Cc	Vicki Stumberg, Jeanine Minella
Subject	Case #3-GP-2017 P F Chang's Request to Rezone
Follow Up Flag	Follow up
Flag Status	Flagged

Good morning and I hope this finds you all well I am writing in regards to the rezoning proposal of the P F Chang's (PFC) property located at 7676 Pinnacle Peak Road in Scottsdale Apparently PFC has requested the property be rezoned from a Service Residential (S-R) to a single-family home residential subdivision (R1-10)

I am very interested to know the following

1 What is the process for rezoning a parcel?
2 What rights do surrounding residents have to object to the rezoning?
3 What gives PFC the right to rezone at their desire?

I am a current resident located next to the property in question in the La Vista community I am most concerned about the safety and well being of traffic in the area and the lack of infrastructure to support any further development I am also concerned about the wildlife and lack of Environmentally Sensitive Lands (ESL) in the area

We purchased our home approximately 4-1/2 years ago with the outlook of being near a city but not being engaged in a massive development It is disappointing that a corporation can take the measures to rezone a parcel of property to suit their own needs or profitability I do not understand how they can make a statement in their letter saying "Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term use for the property " They apparently plan to demolish the natural habitat, create months if not years of inconvenience for surrounding residents during construction, create further traffic congestion and unsafe driving, all for their perspective of what is good for the property and their interest in making a profit A bit of sarcasm but it is not in the best interest of the area

I look forward to your response and sincerely hope you listen to the people that are long standing members of the community that depend on people like yourselves to protect us with the laws that are in place There is no reason PFC cannot sell the existing property for office utilization as it was originally zoned The few workers that reside there currently are much less of a traffic contributor than the proposed +/-50 homes proposed in the signs

I appreciate your time and consideration of this request for information and to state our position Please use this email address as the method for you to respond Thank you

Best regards,
Robert and Jeanine Minella
24030 N 76th Pl
Scottsdale, AZ 85255

Reynolds, Taylor

From: Ruenger, Jeffrey
Sent: Tuesday, May 30, 2017 10:19 AM
To: Reynolds, Taylor
Cc: Acevedo, Alex; Castro, Lorraine
Subject: FW: Case # 3-GP-2017

From: Vicki Stumberg [mailto:vstumberg@cox.net]
Sent: Saturday, May 27, 2017 12:05 PM
To: Projectinput
Subject: Case # 3-GP-2017

To whom it may concern,

I am one of the homeowners who directly backs up to the property requesting to change the land use. I purchased my home in 2000 adjacent to the parcel because it was zoned office space and **not** single family homes.

I would like to request a copy of the current planning along with number of homes, elevation etc. I am unclear as to what has changed in the area that would suggest we need the destroy the current landscape and the natural NAOS that this particular parcel has allowed the animals and vegetation to inhabit, as it has clearly been the"travel" pattern for many of Arizona's native animals.

The Javalena and the Coyotes use this pathway to travel across the Pinnacle Peak/Pima/Scottsdale coridor, not to mention this is the natural flow pattern for the rain during monsoon season. Do we really need to destroy more of the natural landscape as there is not much left in the North Scottsdale area.

Very disgruntled and saddened as this is obviously "money driven".

Vicki Stumberg

Reynolds, Taylor

From: Dennis Haley <DHaley@azdot.gov>
Sent: Thursday, June 1, 2017 10:20 AM
To: Projectinput
Cc: Vanessa Nunez
Subject: 3-GP-2017 7676 E. Pinnacle Peak
Attachments: image003.jpg

RE: 3-GP-2017
7676 E. Pinnacle Peak
7676 E. Pinnacle Peak Rd.

Attn: Nick Wood

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

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Reynolds, Taylor

From	Bhodgins@dccnet com
Sent	Thursday, June 1, 2017 4 36 PM
To	Wood, Nick
Cc	astedman@lvadesign com, Reynolds, Taylor; Yaron, Adam, Griemsmann, Noel, Murillo, Jesus, Kerns, Robyn, mbronska
Subject	Re Project 356-PA-2017 Opposition

Dear Mr Wood,

Thank you for your reply and offer to meet Unfortunately I will not be back in Scottsdale until September, but willing to communicate by e-mail or phone I would appreciate getting a copy of the proposed plan for the site that also shows the existing NAOS boundaries

You mention that your plan respects the desert habitat, but I will remain opposed to the plan unless the full existing NAOS remains in tact

Bruce & Lyla Hodgins

On Jun 1, 2017, at 12 29 PM, Wood, Nick <nwood@swlaw com> wrote

> Good afternoon Mr and Ms Hodgins
>
> Thank you for your e-mail My client, P F Chang's, and I, respect and appreciate your comments and concerns
>
> Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site
>
> I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property
>
> This morning we met with Mr Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him As a courtesy to Mr Bronska, I'm copying him with this e-mail
>
> Please let me know if you are willing to meet with me If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you
>
> Kind regards,
>
> Nick
>
> Nicholas J Wood
> Snell & Wilmer
> 400 East Van Buren Street
> Phoenix, Arizona, 85004
> Office 602-382-6269
> Cell 602-451-2255

Fax: 602-382-6070
nwood@swlaw.com

From: Bruce & Lyla [mailto:bhodgins@dccnet.com]
Sent: Thursday, June 01, 2017 10:19 AM
To: jmurillo@scottsdaleaz.gov
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; Wood, Nick
Subject: Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely,
K. Bruce Hodgins
7607 E Starla Dr

cc. Mr. Alex Stedman, LVA Urban Design Studio
Mr. Taylor Reynolds, City of Scottsdale
Mr. Adam Yaron, City of Scottsdale
Mr. Noel Griemsmann, Snell & Wilmer LLP
Mr. Nick Wood, Snell & Wilmer LLP

Reynolds, Taylor

From: Ruenger, Jeffrey
Sent: Monday, June 5, 2017 3:19 PM
To: Reynolds, Taylor
Cc: Acevedo, Alex
Subject: FW: Case Number: 3-GP-2017

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]
Sent: Monday, June 05, 2017 1:58 PM
To: Projectinput
Subject: Case Number: 3-GP-2017

Site Location: 7676 E. Pinnacle Peak Road
Case Name: 7676 E. Pinnacle Peak
Case Number: 3-GP-2017

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?

- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.

- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?

- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77th street. Is an additional residential entrance or exit onto Miller Road planned?

- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday to gather more information about the proposed development, but appreciate your attention to these concerns.

Thank you.

Katherine S Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard |Phoenix, AZ 85054 | 480-342-1146 | peterson katherine@mayo edu |

Reynolds, Taylor

From	Michael Bronska <mbronska@greatcompaniesllc com>
Sent	Tuesday, June 6, 2017 1 16 PM
To	'Wood, Nick'
Cc.	astedman@lvadesign com, Reynolds, Taylor; Yaron, Adam, 'Griemsmann, Noel', Murillo, Jesus, 'Kerns, Robyn', abdrealtor@gmail com
Subject	RE Project 356-PA-2017 Opposition

Nick

I doubt I will be attending the neighborhood meeting tomorrow evening but I do think it would be useful to address the current NAOS versus the perceived NAOS I think many neighbors believe the entire vacant parcel lying north of the parking area is designated as NAOS Illustrating this is not the case may help to clarify the issue

As we discussed at my office and as detailed in my earlier email, my wife Cynthia and I have no issues with changing the general plan designation to residential as long as certain conditions are either stipulated as a part of the general plan amendment or included in the actual rezoning To reiterate, for us, the important issues regarding the redevelopment of this property deals with roads, roadway development, and project organization & layout The conditions we believe the City of Scottsdale should require include

1 A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)

2 Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage)

3 "Adequate & significant" landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east

4 Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions

5 **CRITICAL** - Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment of this road Paul Basha should provide comment regarding this matter

6 If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment

7 **CRITICAL** - Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines

8. **CRITICAL** - Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape.

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In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road.

We understand that some of these "requests" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son has to ride his bicycle through the intersection and fear the day when he has to drive through the intersection). For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak. Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections.

I hope you have a successful meeting. I am happy for you to share my thoughts and comments publicly. I look forward to reading the staff report and be kept aware of any changes.

Respectfully,

Michael Bronska
7729 East Black Rock Road
Scottsdale, AZ 85255

602.818.6647

From: Wood, Nick [mailto:nwood@swlaw.com]
Sent: Thursday, June 1, 2017 12:29 PM
To: 'Bruce & Lyla'
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; 'jmurillo@scottsdaleaz.gov'; Kerns, Robyn; 'mbronska'
Subject: RE: Project 356-PA-2017 Opposition

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property

This morning we met with Mr Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him As a courtesy to Mr Bronska, I'm copying him with this e-mail

Please let me know if you are willing to meet with me If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you

Kind regards,

Nick

Nicholas J Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office 602-382-6269
Cell 602-451-2255
Fax 602-382-6070
nwood@swlaw com

From: Bruce & Lyla [mailto bhodgins@dccnet com]
Sent: Thursday, June 01, 2017 10 19 AM
To: jmurillo@scottsdaleaz gov
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Subject. Project 356-PA-2017 Opposition

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I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file

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Sincerely,
K Bruce Hodgins
7607 E Starla Dr

cc Mr Alex Stedman, LVA Urban Design Studio
Mr Taylor Reynolds, City of Scottsdale
Mr Adam Yaron, City of Scottsdale
Mr Noel Griemsmann, Snell & Wilmer LLP
Mr Nick Wood, Snell & Wilmer LLP

Reynolds, Taylor

From	Alan Davis <abdrealtor@gmail com>
Sent	Tuesday, June 6, 2017 1 22 PM
To	Michael Bronska
Cc	Kerns, Robyn, Yaron, Adam, Wood, Nick, Murillo, Jesus, Griemsmann, Noel, Reynolds, Taylor, astedman@lvadesign com
Subject	RE Project 356-PA-2017 Opposition

Thank you Michael

I plan on attending the meeting

Regards,
Alan B Davis
Realtor, M B A
Provident Partners Realty
602 421 1101 Cel

"High Service, No Pressure"

Over $500 Million in Sales since 2005

Please Check My References Below
http //www zillow com/profile/Alan-Blair-Davis/

On Jun 6, 2017 1 16 PM, "Michael Bronska" <mbronska@greatcompaniesllc com> wrote

Nick

I doubt I will be attending the neighborhood meeting tomorrow evening but I do think it would be useful to address the current NAOS versus the perceived NAOS I think many neighbors believe the entire vacant parcel lying north of the parking area is designated as NAOS Illustrating this is not the case may help to clarify the issue

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1 A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)

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5 **CRITICAL** - Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment of this road Paul Basha should provide comment regarding this matter

6 If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment

7 **CRITICAL** - Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines

8 **CRITICAL** - Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering

Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape

9 **CRITICAL** - Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road

We understand that some of these "requests" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son has to ride his bicycle through the intersection and fear the day when he has to drive through the intersection) For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections

I hope you have a successful meeting I am happy for you to share my thoughts and comments publicly I look forward to reading the staff report and be kept aware of any changes

Respectfully,

Michael Bronska

7729 East Black Rock Road

Scottsdale, AZ 85255

602 818 6647

From: Wood, Nick [mailto:nwood@swlaw.com]
Sent: Thursday, June 1, 2017 12:29 PM
To: 'Bruce & Lyla'
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; 'jmurillo@scottsdaleaz.gov'; Kerns, Robyn; 'mbronska'
Subject: RE: Project 356-PA-2017 Opposition

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property.

This morning we met with Mr. Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him. As a courtesy to Mr. Bronska, I'm copying him with this e-mail.

Please let me know if you are willing to meet with me. If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you.

Kind regards,

Nick

Nicholas J. Wood

Snell & Wilmer

400 East Van Buren Street

Phoenix, Arizona, 85004

Office: 602-382-6269

Cell: 602-451-2255

Fax: 602-382-6070

nwood@swlaw.com

From: Bruce & Lyla [mailto:bhodgins@dccnet.com]
Sent: Thursday, June 01, 2017 10:19 AM
To: jmurillo@scottsdaleaz.gov
Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; Wood, Nick
Subject: Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application Thank you

Sincerely,

K Bruce Hodgins

7607 E Starla Dr

cc Mr Alex Stedman, LVA Urban Design Studio

Mr Taylor Reynolds, City of Scottsdale

Mr Adam Yaron, City of Scottsdale

Mr Noel Griemsmann, Snell & Wilmer LLP

Mr Nick Wood, Snell & Wilmer LLP

Reynolds, Taylor

From	Murillo, Jesus
Sent	Tuesday, June 13, 2017 3 48 PM
To	'Norm Sophiea'
Cc	'NWOOD@SWLAW COM', Reynolds, Taylor
Subject	RE Project Case Number 356-PA-2017 7676 E Pinnacle Peak Rezoning Request

Hello Mr and Mrs Sophiea,

Thank you for your comments I will be sure that your comment are provided to the Planning Commission and the City Council in their reports, when/if the project gets to that point of the process Currently, the owner/applicant has submitted a major General Plan amendment case I will be sure that the General Plan amendment case coordinator also receives a copy of this email Once the zoning case has been submitted, I will be sure that a link to the application is forwarded to your attention I will also keep you informed of the dates and times of meetings, again, if the cases move through the process

Here is a link to the applicant's major General Plan amendment case application
http //eservices scottsdaleaz gov/planning/projectsummary/applicant_submittals/ProjInfo_3_GP_2017 pdf

Sincerely,

Jesus

From. Norm Sophiea [mailto norm sophiea@gmail com]
Sent. Sunday, June 04, 2017 7 50 PM
To· Murillo, Jesus
Subject· Project Case Number 356-PA-2017 7676 E Pinnacle Peak Rezoning Request

Mr Murillio,

I am a resident of the La Vista sub division and received notice of the proposed zoning changes

We are objecting to the proposed zoning changes and are trying to understand as a resident what can we do to oppose the change The reason I purchased my home at 23598 N 77th St was due tot he fact that we did not have any neighbors to our rear and it provided a very quiet and private weekend atmosphere in the pool and yard

My concerns are many ranging from privacy, quiet surroundings, minimal noise, appreciating the wildlife from the Coyotes, Owls and natural surroundings The disrupting this would cause in increasing residential traffic and noise, loss of walking paths, privacy impacts with the potential of a two story home looking into ours

Construction noise and the environmental affects of this disruption on wildlife, the impact of dirt and debris that would be created and impact our pools and yards I am trying to be brief, I would appreciate any information you could provide in helping with the above concern
Regards,
Norm and Patty Sophiea

Reynolds, Taylor

From: davidsinaz@cox.net
Sent: Tuesday, June 6, 2017 2:10 PM
To: Acevedo, Alex
Subject: From business to new subdivision development

We are writing a request because we are totally against this new subdivision behind our house in Los Portones. We feel it will stifle property values in our neighborhood along with creating much more traffic on Miller Rd which in basically in our backyard. Not to mention, trying to enter Pinnacle Peak outside Los Portones is going to be almost impossible with the new subdivision behind us along with the new condos being built across the street at Silver Stone. It is very challenging now currentl -- sent by David Copenhaver (case# 3-GP-2017)

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Reynolds, Taylor

From: leanne.debeurre@gmail.com
Sent: Tuesday, June 6, 2017 2:29 PM
To: Reynolds, Taylor
Subject: PF Chang Parking Structure

Hello, Are there any meetings or gatherings where local neighbors can hear more about this or voice our concerns? I live in the Los Portones community and did not receive any communication about this before receiving this email today. I am opposed to this amendment and wish to know where and how to voice my opinion, if that is at all possible. Kind regards, Leanne Debeurre -- sent by Leanne Debeurre (case# 3-GP-2017)

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Reynolds, Taylor

From	Bruce & Lyla <bhodgins@dccnet com>
Sent	Wednesday, June 14, 2017 11 00 AM
To	Wood, Nick
Cc	astedman@lvadesign com, Reynolds, Taylor, Yaron, Adam, Griemsmann, Noel, Murillo, Jesus, Kerns, Robyn
Subject	Re Project 356-PA-2017 Opposition

Dear Mr Wood,

Thank you for sending the conceptual site plan, but I am dismayed at the apparent disregard of the existing NAOS lands in the northern portion of the property I will call your office to discuss potential changes you may have to amend this proposal, but will be pursuing all options to convince the City of Scottsdale to deny the rezoning application and ensure the preservation of the NAOS habitat and wildlife in its current state

Bruce Hodgins, P Eng

From Wood, Nick
Sent. Tuesday, June 13, 2017 1 54 PM
To. 'bhodgins'
Cc: astedman@lvadesign com , treynolds@scottsdaleaz gov , ayaron@scottsdaleaz gov , Griemsmann, Noel , jmurillo@scottsdaleaz gov , Kerns, Robyn
Subject RE Project 356-PA-2017 Opposition

Hi Mr Hodgins Please find attached a conceptual site plan for the zoning case

I would very much like to speak with you at your convenience so that I can walk you through the rationale for the plan, how it may change, and answer any questions that you may have

Kind regards,

Nick

Nicholas J Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office 602-382-6269
Cell 602-451-2255
Fax 602-382-6070
nwood@swlaw com

From. bhodgins [mailto bhodgins@dccnet com]
Sent Monday, June 12, 2017 3 46 PM
To: Bhodgins@dccnet com, Wood, Nick
Cc: astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Griemsmann, Noel, jmurillo@scottsdaleaz gov, Kerns, Robyn, mbronska
Subject Re Project 356-PA-2017 Opposition

Dear Mr Wood,

I have not yet received the information I requested on the proposed plan for 7676 E Pinnacle Peak Rd Could you please e-mail the information related to proposed plan and any proposed changes to the NAOS designated area on this site as soon as possible Thank you for your attention to this matter

K Bruce Hodgins, P Eng
7676 E Starla Dr

On 06/01/17 04 36 PM, **"Bhodgins@dccnet com"** <bhodgins@dccnet com> wrote
Dear Mr Wood,

Thank you for your reply and offer to meet Unfortunately I will not be back in Scottsdale until September, but willing to communicate by e-mail or phone I would appreciate getting a copy of the proposed plan for the site that also shows the existing NAOS boundaries

You mention that your plan respects the desert habitat, but I will remain opposed to the plan unless the full existing NAOS remains in tact

Bruce & Lyla Hodgins

On Jun 1, 2017, at 12 29 PM, Wood, Nick <nwood@swlaw com> wrote

> **Good afternoon Mr and Ms Hodgins**
>
> **Thank you for your e-mail My client, P F Chang's, and I, respect and appreciate your comments and concerns**
>
> **Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site**
>
> **I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property**
>
> **This morning we met with Mr Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him As a courtesy to Mr Bronska, I'm copying him with this e-mail**
>
> **Please let me know if you are willing to meet with me If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you**

Kind regards,

Nick

Nicholas J Wood

Snell & Wilmer

400 East Van Buren Street

Phoenix, Arizona, 85004

Office 602-382-6269

Cell 602-451-2255

Fax 602-382-6070

nwood@swlaw com

From· Bruce & Lyla [mailto bhodgins@dccnet com]
Sent. Thursday, June 01, 2017 10 19 AM
To: jmurillo@scottsdaleaz gov
Cc. astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Gnemsmann, Noel, Wood, Nick
Subject Project 356-PA-2017 Opposition

To Mr Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property

We purchased our house at 7607 E Starla Dr , which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on This factored heavily on our purchasing decision and added significantly to the valuation of our

property Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application Thank you

Sincerely,

K Bruce Hodgins

7607 E Starla Dr

cc Mr Alex Stedman, LVA Urban Design Studio

Mr Taylor Reynolds, City of Scottsdale

Mr Adam Yaron, City of Scottsdale

Mr Noel Griemsmann, Snell & Wilmer LLP

Mr Nick Wood, Snell & Wilmer LLP

Reynolds, Taylor

From	Joe Keyser <joeowenk@icloud com>
Sent	Tuesday, June 20, 2017 12 56 PM
To	Reynolds, Taylor
Subject	Pinnacle peak development
Attachments	image1 JPG, ATT00001 txt

Hello,

I am writing to express my personal displeasure with all of the new developments going up around pinnacle peak and scottsdale road My wife and I bought a house in the neighborhood in 2008, and continue to see the value of our house decline year after year We believe this is a direct result of the significant over-development in the surrounding area and a lack of governmental controls Attached is a photo of a recent example

From the massive condo sprawl just north of the 101, to the over-sized retirement megaplex south of pinnacle peak road, this area of scottsdale is quickly beginning to resemble a suburb of Los Angeles rather than the unique desert environment that attracted us here in the first place It is harmful to the fragile desert ecosystem, the local economy and certainly to home prices In addition the level of public improvement is not capable of sustaining the population this overbuilding is creating, including roads, sewer systems and other components

When we first moved to North Scottsdale in 2003, there was a strong sense that the zoning controls were strict and enforced Now it would appear that something is not functioning properly Please consider increasing zoning restrictions, and in turn limit the population density in the area

Sincerely,

Joe Keyser

Reynolds, Taylor

From	Bruce & Lyla <bhodgins@dccnet com>
Sent	Thursday, July 27, 2017 2 04 PM
To	Murillo, Jesus, Reynolds, Taylor; Wood Nick
Subject	Zoning Case 362-PA-2017 and Area Plan Case 3-GP-2017 Objections and Comments

To Whom it May Concern,

As a homeowner bordering the property seeking a Major General Land Use Amendment (Case 3-GP-2017) and Zoning District Map Amendment to R1-10 ESL (Case 362-PA-2017), with an additional request for reduced lot size, width, and setbacks, I am writing to express my deep concerns and objection to this redevelopment proposal

1 Any change to the General Land Use and Zoning should be evaluated relative to the existing condition of the property The existing NAOS zone on the northern third of the site is approximately 500 feet in depth and 600 feet in width There is no mention of the current percentage of NAOS on the existing site, but it appears to be approximately 50% This should be the starting baseline reference for claims of "Protecting and improving the quality and quantity of Scottsdale's natural environment" (which is opposite of what this proposal does relative to the existing site configuration) This large current NAOS supports a wide range of desert habitat (including several mature saguaros) and animals such as coyote, bobcats, and javelinas that cannot be supported in the smaller NAOS areas proposed for the site

2 On page 10 of the Zoning Narrative, the applicant states that "*The Desert Scenic Buffer setback width along Miller Road shall be a minimum of fifty feet in width Area between lots nine and ten are an exception to this minimum, with a proposed minimum of twenty feet*" In addition, lots ten through fourteen have only 20 feet buffer area to the property line that backs directly onto houses on the south side of East Starla Drive in the La Vista community These twenty foot buffers are completely inadequate, especially in an area that currently has approximately 500 feet of buffer to current office parking lot

3 On page 8 of the Zoning Narrative, "*The applicant is requesting amended development standards, as allowed pursuant to Section 6 1083 in the ESL section of the Zoning Ordinance, in order to reduce lot size, width, and setbacks in exchange for incorporating additional NAOS and preservation of the wash corridor on the site*" There is no mention of the minimum lot size, width, or setback being proposed, but as mentioned in concern #1 above, there is no "additional NAOS" to the current site (in fact, it is a large reduction) The applicant should clearly state the minimum lot size, width, and setbacks they are seeking under the current and any future proposals

4 The minimum lot width under R1-10 zoning is 80 feet, and even if an amended development standard is granted under Section 6 1083, the minimum permitted lot width should be no less than the 70 foot width of the adjacent properties in the La Vista community The Conceptual Site Plan included in the Zoning Narrative shows properties #10-#15 that appear to be less than 70 feet wide

5 In discussion with the applicant contact (Mr Nick Wood) in June, he stated that applicant would only build single-story houses on the perimeter of the site to respect the privacy of the existing La Vista neighbors I do not see specific reference to that in the Zoning Narrative, and believe the City should require this commitment in writing to be a condition on any new zoning for the entirety of the property

6 The Conceptual Site Plan indicates a 6' detached public walkway be added to the northwest perimeter along Miller Road that appears to end in a location that flows directly into the La Vista NAOS area adjacent to my property I am concerned that this terminus would attract partiers who would disrupt the adjacent NAOS and generate significant public nuisance and trash There is evidence of this happening (discarded liquor bottles and other trash) at the terminus of the existing walkway Any walkway should funnel people to Miller Road well before reaching the NAOS to discourage this behavior

In conclusion, I strongly object to the major change to the Area Plan to R1-10 residential and the current rezoning proposal that is seeking a reduction in lot size, width and setbacks from R1-10 However, if the City of Scottsdale does vote to allow residential housing to be built on this site, my preference would be to remove lots 7 through 15 in their entirety from the existing proposal (a 19% reduction in construction sites), to preserve a significant portion of the existing NAOS and wash At a minimum, lots 7 through 15 should be reconfigured to provide 40+ foot buffer to the La Vista properties to the north, strict adherence to the minimum 50 foot buffer to Miller Road, and 70 foot minimum lot width, which would likely mean two to three lots would be lost (a 4-6% reduction in construction sites)

I am open to discussing alternative concepts that retains privacy for East Starla residents (and new residents of the proposed development as well) and preserve more of the current desert habitat and wildlife that thrives on this site today

Regards,

K Bruce Hodgins
7607 E Starla Drive

Reynolds, Taylor

From	JO LINDAMOOD <jo ankeny@cox net>
Sent	Friday, September 1, 2017 4 53 PM
To	City Council
Cc	Murillo, Jesus, Reynolds, Taylor
Subject	Case No 3-GP-2017 and Rezoning Application 11-ZN-2017
Follow Up Flag	Follow up
Flag Status	Flagged

Greetings

I am a resident of Los Portones, which is just west of Miller Road and north of Pinnacle Peak - near this proposed residential neighborhood I doubt that it will change anyone's mind, but I strongly object to another residential neighborhood in this area The two new neighborhoods south of Pinnacle Peak off of 74th Street - on both sides of the library - are already causing traffic congestion just with the construction vehicles When people move in, the roads are going to be a nightmare, as they are totally inadequate for this many homes The apartments are like army barracks - ugly and dense I used to have to turn right out of Los Portones onto Pinnacle Peak and then make a U-turn Cleverly, the turn was removed and there are only directed turns which now require that I go all the way down to the Sprouts turn-in to make a U-turn This is necessary because it is nearly impossible to turn left safely from Los Portones onto Pinnacle Peak because of traffic on Pinnacle Peak and the absence of a light (without breaking the law and cutting through the shopping center to the light at Miller)

Whoever approved all of this mess created a nightmare for us, not to mention drastically "uglifying" the neighborhood The quality of Scottsdale has been drastically demoted by the relaxation of zoning laws that made it such a beautiful desert city Now it is becoming an urban blight All of the construction north of the Scottsdale Quarter is another case in point

Anyway, it's really disappointing

Jo Lindamood

7533 E Camino Real, Scottsdale

Reynolds, Taylor

From	Michael Bronska <mbronska@greatcompaniesllc com>
Sent	Monday, September 11, 2017 3 19 PM
To	'Wood, Nick', 'Griemsmann, Noel'
Cc	Reynolds, Taylor, Yaron, Adam, Murillo, Jesus
Subject	Re 356-PA-2017
Attachments	image001 png, Site Plan PF Changs pdf
Follow Up Flag	Follow up
Flag Status	Flagged

September 10, 2017

Mr Nicholas Wood
Mr Noel Griemsmann
Snell & Wilmer
One Arizona Center
Phoenix, AZ 85004-2202

Re 356-PA-2017

Mr Wood

As we discussed at my office last week, my wife Cynthia and support the general plan amendment designation to residential and the rezoning of the property to R1-10 as long as certain conditions are stipulated as a part of the general plan amendment and rezoning cases

The important issues regarding the redevelopment of this property include the surrounding roadway development, the project density, project organization and lot layout The conditions the City of Scottsdale should require regarding the approval of the general plan amendment and the rezoning include

1 A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south) Although the plan does include seven lots with rear frontage on Miller Road, special attention to building setbacks, landscape setbacks, and the design of perimeter wall should undulate horizontally and vertically to minimize long portions of wall adjacent to Miller Road While there is a forty and fifty foot setback shown on the plan adjacent to Miller Road, most of the homes adjacent to Miller Road within La Vista, with the exception of the lots north of Mariposa Grande, is almost 100 feet The developer should be encouraged to increase the landscape setbacks along Miller Road and reduce the number of lots that back directly onto the roadway

2 The developer should provide "adequate & significant" landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east

3 It does appear that the development standards for this subdivision are consistent with the ordinance (Sec 6 1083) Reducing development standards beyond the ESL standards will significantly increase the density and most importantly, the appearance of density

a **Lot size** The ESL guidelines permit the reduction in the minimum lot area by 25% This would mean that the minimum lot area is 7,500 square feet NOT 6,200 square feet as shown on the map

b **Lot width and setbacks** The ESL standard allows a reduction of 25% to the minimum lot width of 80 feet Therefore, the reduction should be 20 feet versus the 27 feet as shown on the plan Further, "setbacks on the perimeter of a subdivision or land division shall be equal to or greater than the setbacks of the underlying zoning on adjacent parcels " The minimum rear yard setback is 25 feet

c **Building Height** Two story homes should be prohibited along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage) The plan does not reflect this but allows two story homes with rear yards facing Pinnacle Peak and some of the adjacent lots within the development If this project is within the ESL, should the maximum building height be 24 feet rather than 30 feet?

4 We agree with the location of the **single** project entry off of Miller Road Non-vehicular access easements should be required along 77th Street and Pinnacle Peak Road to prevent any access from these roads

5 We agree with the re-alignment of 77th Street as shown on the development plan The re-alignment of this roadway should be completed by the developer as a part of the first phase of the development and required to be complete and accepted by the City of Scottsdale prior to the issuance of any certificate of occupancy for any residence within the development The costs for the design, engineering, property acquisition and any other costs for abandonment and realignment of 77th Street should be the sole responsibility of the development, If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the development's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment The design of the entry monument should be similar to the feature that is currently constructed This should be coordinated with the La Vista at Pinnacle Peak Homeowners Association

6 The City of Scottsdale should require the developer to complete dedication of all rights of ways for Pinnacle Peak Road including the requirement to complete improvements for Pinnacle Peak Road from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road The developer should be stipulated to provide all of the required paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines These improvements should be required to be completed prior to the issuance of any certificate of occupancy for any residence in the community

7 The City of Scottsdale should require the developer to complete dedication of rights of ways pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the requirement to complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape The City, and/or the developer, should plan and complete, at their cost, proper transitions back to single traffic lanes north of the northern property line if not the entire section of Miller Road to Mariposa Grande THIS IS CRITICAL FOR PUBLIC SAFETY since the current road fails to meet City road standards or construction, visibility distances, and is dangerous

8 The City of Scottsdale should require the developer to complete the intersection of Pinnacle Peak and Miller Road (northeast and southeast corners) The improvements should meet the requirements and standards of the City of Scottsdale and should include traffic signalization, grading, drainage and paving to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak

intersection. These improvements should be required prior to the issuance of any certificate of occupancy for the development.

In addition to our consent for the approval, we also request the developer and/or the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. These improvements will aid in traffic flow, safety, and complete the work adjacent to the property boundaries.

We understand that some of these "stipulations" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son rides his bicycle through the intersection and fear the day when he has to drive through the intersection). For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak. Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections.

Should you have questions or require additional information, please contact me.

Respectfully,

Michael Bronska
7729 East Black Rock
Scottsdale, AZ 85255

mbronska@greatcompaniesllc.com

From: Griemsmann, Noel [mailto:ngriemsmann@swlaw.com]
Sent: Wednesday, September 6, 2017 4:07 PM
To: 'mbronska@greatcompaniesllc.com'
Cc: Wood, Nick; Kerns, Robyn
Subject: PF Chang's

Michael,

Thank you for the time today. Here is the site plan we reviewed.

Any questions, please let me know.

Noel J. Griemsmann, AICP
Senior Urban Planner
Snell & Wilmer L.L.P.
One Arizona Center
Phoenix, Arizona 85004-2202
602.382.6824
ngriemsmann@swlaw.com www.swlaw.com

Snell & Wilmer

Attachment 7 – Public Correspondence Received
Exhibit B: 9/14/2017 Open House
3-GP-2017: 7676 E Pinnacle Peak

CITY OF SCOTTSDALE

2017 Major General Plan Amendment Open House

September 14, 2017
Cocopah Middle School, 5:00 – 7:00pm

Name	Business Name	General Plan Case
Chuck Chisholm	K Hovnanian	Solare
Address & Zip	**Phone**	**E-mail**
30430 N Tatum Phoenix		cchisholm@KHov.com
Name	**Business Name**	**General Plan Case**
Stephen Adams	Adams Craig	1-GP-2017
Address & Zip	**Phone**	**E-mail**
7345 E Jackrabbit Rd	480 244 2557	sadams@adamscraig@cq.com
Name	**Business Name**	**General Plan Case**
Laurie Coe		ALL
Address & Zip	**Phone**	**E-mail**
9214 E. Wood Dr 85260	602-770-6026	laurie.coe@cox.net
Name	**Business Name**	**General Plan Case**
Joe Spadafino	CivTech	PF Changs
Address & Zip	**Phone**	**E-mail**
10605 N Hayden Rd #140	480 659 4250	jspadafino@civtech.com
Name	**Business Name**	**General Plan Case**
Barney Gonzales		Cattletrack GP
Address & Zip	**Phone**	**E-mail**
Miller + Cattletrack		
Name	**Business Name**	**General Plan Case**
Michele Hammond	Berry Riddell	2-GP-2017
Address & Zip	**Phone**	**E-mail**
6750 E. Camelback #100	602 463 4081	mh@berryriddell.com
Name	**Business Name**	**General Plan Case**
Jon Hall	RLG	4-GP-2017
Address & Zip	**Phone**	**E-mail**
7144 E. Stetson Dr.	480 505 3938	jhall@rselawgroup.com

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record

CITY OF SCOTTSDALE

2017 Major General Plan Amendment Open House

September 14, 2017
Cocopah Middle School, 5:00 – 7:00pm

Name SHIRLEY CORDASCO	**Business Name**		**General Plan Case**
Address & Zip 7900 E. PRINCESS DR #107	Phone 480-251-7031	E-mail SEESHIRLEY@AOL.NET	
Name	**Business Name**		**General Plan Case**
Address & Zip X	Phone	E-mail	
Name Sandy Schenkat	**Business Name**		**General Plan Case** all
Address & Zip 10961 E Gary Rd 85259	Phone 480-268-9200	E-mail sandra@bbcl.com	
Name Joel Grimsrud	**Business Name** Snell + Wilmer		**General Plan Case** 3 6 2017
Address & Zip a/c on Carlsbad	Phone 602 382 6927	E-mail Ngrimsrud@swlaw.com	
Name Laraine Rodgers	**Business Name**		**General Plan Case** all
Address & Zip 9700 N 76st #1193	Phone 4805448410	E-mail laraineay@gmail.com	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2017 Major General Plan Amendment Open House

September 14, 2017
Cocopah Middle School, 5:00 – 7:00pm

Name	Business Name	General Plan Case
Ross Smith	Marcus & Millichap	4-GP-2017
Address & Zip: 9140 E. Jenan Drive Scottsdale, AZ 85260	Phone: 602.524.2691	E-mail: foss-smith@marcusmillichap.com
Name	**Business Name**	**General Plan Case**
Al Stedman	CAA	2-GP-2017, 3-GP-2017
Address & Zip	Phone	E-mail
Name	**Business Name**	**General Plan Case**
Address & Zip	Phone	E-mail
Name	**Business Name**	**General Plan Case**
Address & Zip	Phone	E-mail
Name	**Business Name**	**General Plan Case**
Address & Zip	Phone	E-mail
Name	**Business Name**	**General Plan Case**
Address & Zip	Phone	E-mail
Name	**Business Name**	**General Plan Case**
Address & Zip	Phone	E-mail

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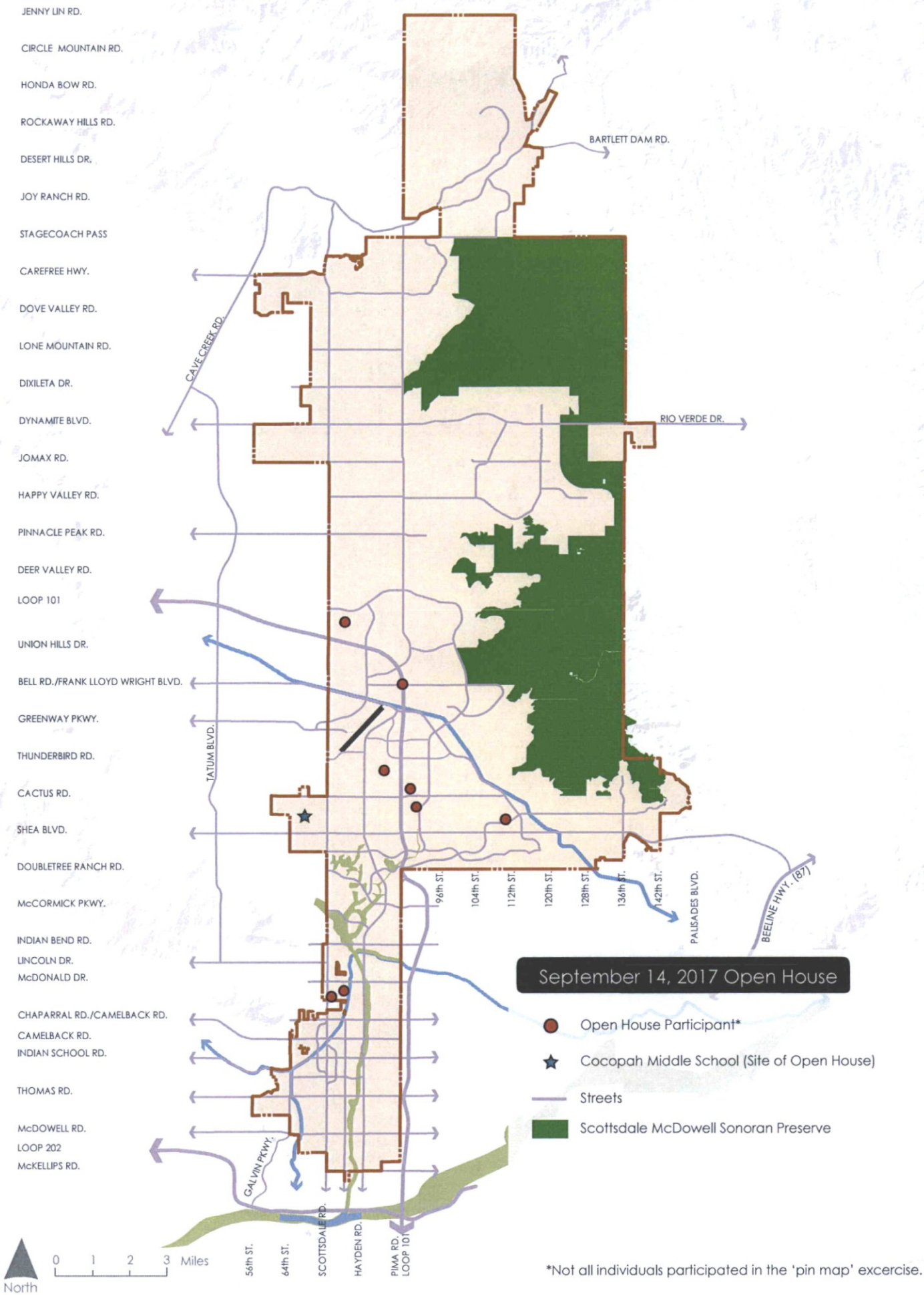

*Not all individuals participated in the 'pin map' excercise.

Marked Agendas
Approved Minutes
Approved Reports

Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards

Development Application

CITY OF SCOTTSDALE

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning		Development Review		Signs	
☐	Text Amendment (TA)	☐	Development Review (Major) (DR)	☐	Master Sign Program (MS)
☐	Rezoning (ZN)	☐	Development Review (Minor) (SA)	☐	Community Sign District (MS)
☐	In-fill Incentive (II)	☐	Wash Modification (WM)	Other:	
☐	Conditional Use Permit (UP)	☐	Historic Property (HP)	☐	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		☑	General Plan Amendment (GP)
☐	Hardship Exemption (HE)	☐	Subdivisions	☐	In-Lieu Parking (IP)
☐	Special Exception (SX)	☐	Condominium Conversion	☐	Abandonment (AB)
☐	Variance (BA)	☐	Perimeter Exceptions	Other Application Type Not Listed	
☐	Minor Amendment (MA)	☐	Plat Correction/Revision	☐	

Project Name: 7676 E Pinnacle Peak General Plan Amendment

Property's Address: 7676 E Pinnacle Peak Rd, Scottsdale, AZ 85244

Property's Current Zoning District Designation: S-R ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: PFCCB Pinnacle Peak, LLC	**Agent/Applicant:** Nick Wood, Esq.
Company: Same as Above	**Company:** Snell & Wilmer, LLP
Address: 7676 E Pinnacle Peak Rd, Scottsdale 85255	**Address:** 400 E Van Buren St, 1900, Phoenix, 85004
Phone: 480-888-3802 **Fax:**	**Phone:** 602-382-6269 **Fax:** 602-382-6070
E-mail: zachary.shirk@pfcb.com	**E-mail:** nwood@swlaw.com
Designer: N/A	**Engineer:** N/A
Company: N/A	**Company:** N/A
Address: N/A	**Address:** N/A
Phone: N/A **Fax:** N/A	**Phone:** N/A **Fax:** N/A
E-mail: N/A	**E-mail:** N/A

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- *This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications[1] will be reviewed in a format similar to the Enhanced Application Review methodology.*

☑	**Enhanced Application Review:**	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
☐	**Standard Application Review:**	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

3-GP-2017
5/19/17

Development Application
Review Methodologies

CITY OF SCOTTSDALE

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application The methodologies are

1 ***Enhanced Application Review Methodology***

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews To accomplish this objective, the Enhanced Application Review allows

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc) during the application review,
- City staff and the applicant to collaboratively work together regarding an application, and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames

2 ***Standard Application Review Methodology***

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies

Note

1 Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III

Development Application

Arizona Revised Statues Notice

CITY OF SCOTTSDALE

§9-834 Prohibited acts by municipalities and employees, enforcement, notice

A A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition

B Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable

C This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes

D A municipality shall not request or initiate discussions with a person about waiving that person's rights

E This section may be enforced in a private civil action and relief may be awarded against a municipality The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section

F A municipal employee may not intentionally or knowingly violate this section A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy

G This section does not abrogate the immunity provided by section 12-820 01 or 12-820 02

Submittal Date: _____ Project No.: TBD -PA-_____

General Plan Amendment

Development Application Checklist

CITY OF SCOTTSDALE

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on page 5 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
☑	☑	1. **General Plan Amendment Application Checklist** (this list)
☑	☐	2. **Application Fee $** 3,900.00 (subject to change every July)
☑	☐	3. **Completed Development Application Form** (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
☑	☑	4. **Letter of Authorization** (from property owner(s) if property owner did not sign the application form)
☑	☐	5. **Affidavit of Authorization to Act for Property Owner** (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided)

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☑	☑	**6. Request for Site Visits and/or Inspections Form** (form provided)
☑	☑	**7. Commitment for Title Insurance – No older than 30 days from the submittal date** (requirements form provided) • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
☑	☑	**8. Legal Description:** (if not provided in Commitment for Title Insurance) • 8-1/2" x 11" – 2 copies
☐	☐	**9. Request to Submit Concurrent Development Applications** (form provided)
☑	☑	**10. General Plan Neighborhood Involvement & Public Notification Program** (form provided) • Provide proof of involvement AT THE BEGINNING of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments. • Record of all *dates* and *types* of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.
		11. Request for Neighborhood Group Contact information (form provided)
☑	☑	**12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program.** What adjustments or refinements have been made to the plan in response to these issues?
☑	☑	**13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper** • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (**Delayed submittal.** At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
☑	☑	**14. Provide a Series of Context Graphics or Tables That Depict the Following Information:** • **Graphic 1**: Existing General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties • **Graphic 2**: Proposed General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total gross acreage of the General Plan designation being proposed. • **Graphic or Table 3**: Existing Character Area Plan elements, if site is located within an approved/adopted Character Area. • **Graphic or Table 4**: Existing Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

☑	☑	**15. Application Narrative** • 8 ½" x 11" – 17 copies A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/general-plan/general-plan-2001 and Elements). a. Value Scottsdale's Unique Character and Lifestyle: i. Character and Lifestyle ii. Land Use b. Support Economic Vitality: i. Economic Vitality c. Enhance Neighborhoods: i. Community Involvement ii. Housing iii. Neighborhoods d. Open Space: i. Open Space and Recreation ii. Preservation and Environmental Planning e. Seek Sustainability: i. Cost of Development ii. Growth Areas iii. Public Services and Facilities f. Advance Transportation: i. Community Mobility
☑	☐	**16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would support or change the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan.** **The adopted Character Areas are:** ☐ Cactus Corridor ☐ Desert Foothills ☐ Downtown ☐ Dynamite Foothills ☐ Greater Airpark ☐ Shea Area ☐ Southern Scottsdale ☐ _____

☑	☐	**17. Provide an Analysis of the Following:** • A significant consideration of any proposed General Plan Amendment (GPA) is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. • If this is a General Plan land use amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • The Long Range Planning Unit of Scottsdale's Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city's General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.
☑	☐	**18. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing)** (sample agreement information provided)
☐	☐	**19. Other:** _____

LONG RANGE TO PROVIDE

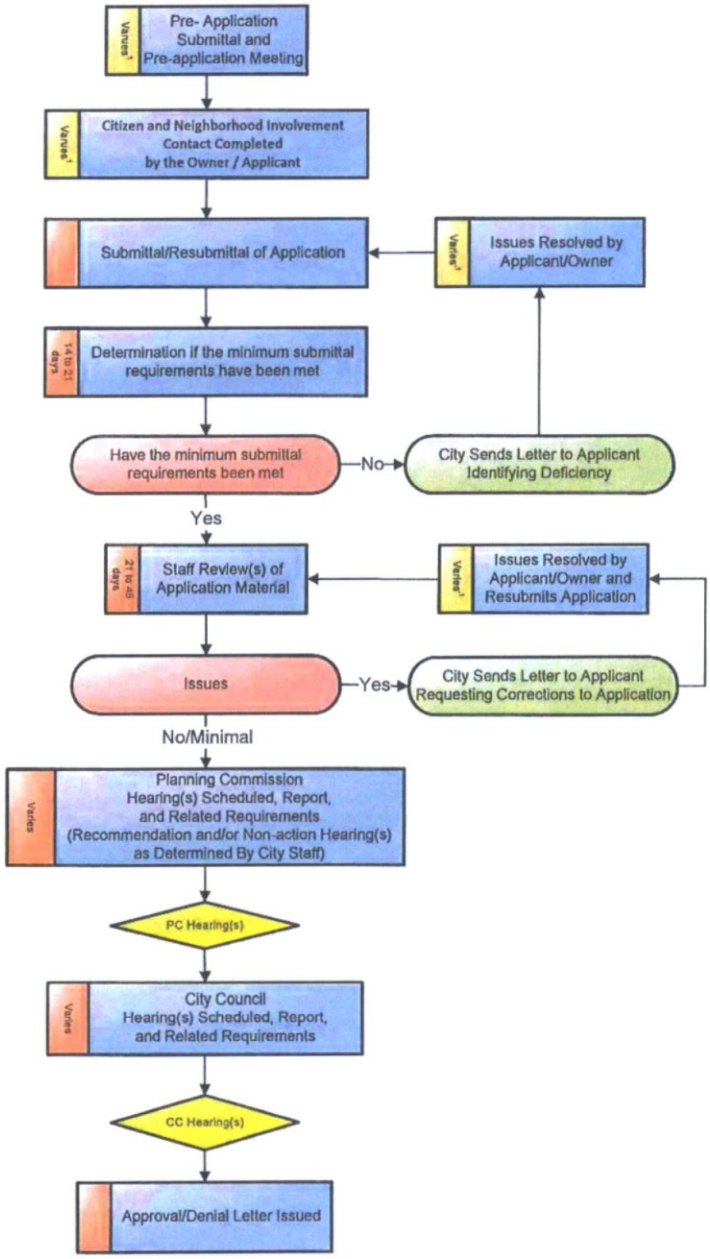
PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
☑	☐	**1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; _____-PA-_____.**
☑	☐	**2. Submit all items indicated on this checklist pursuant to the submittal requirements.**

☑	☐	**3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon**
☑	☐	**4. Delayed Submittal.** Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
☑		**5. If you have any question regarding this application checklist, please contact your Project Coordinator.** **Coordinator Name** (print): AMMYACOM OR TAYLOR KEYNOLDS **Phone Number:** 480-312-2761 **Coordinator email:** AYACOM **@scottsdaleaz.gov** **Date:** 5-12-17 **Coordinator Signature:** **If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager at the phone number in the footer of this page if you have any question regarding this application checklist.** This application needs a: ☑ New Project Number, or ☐ A New Phase to an old Project Number: _____ **Notice** Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Service Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms. Planning and Development Service Director One Stop Shop Planning and Development Services 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000

Development Applications Process

Non-Major General Plan Amendment (GP)



Note:

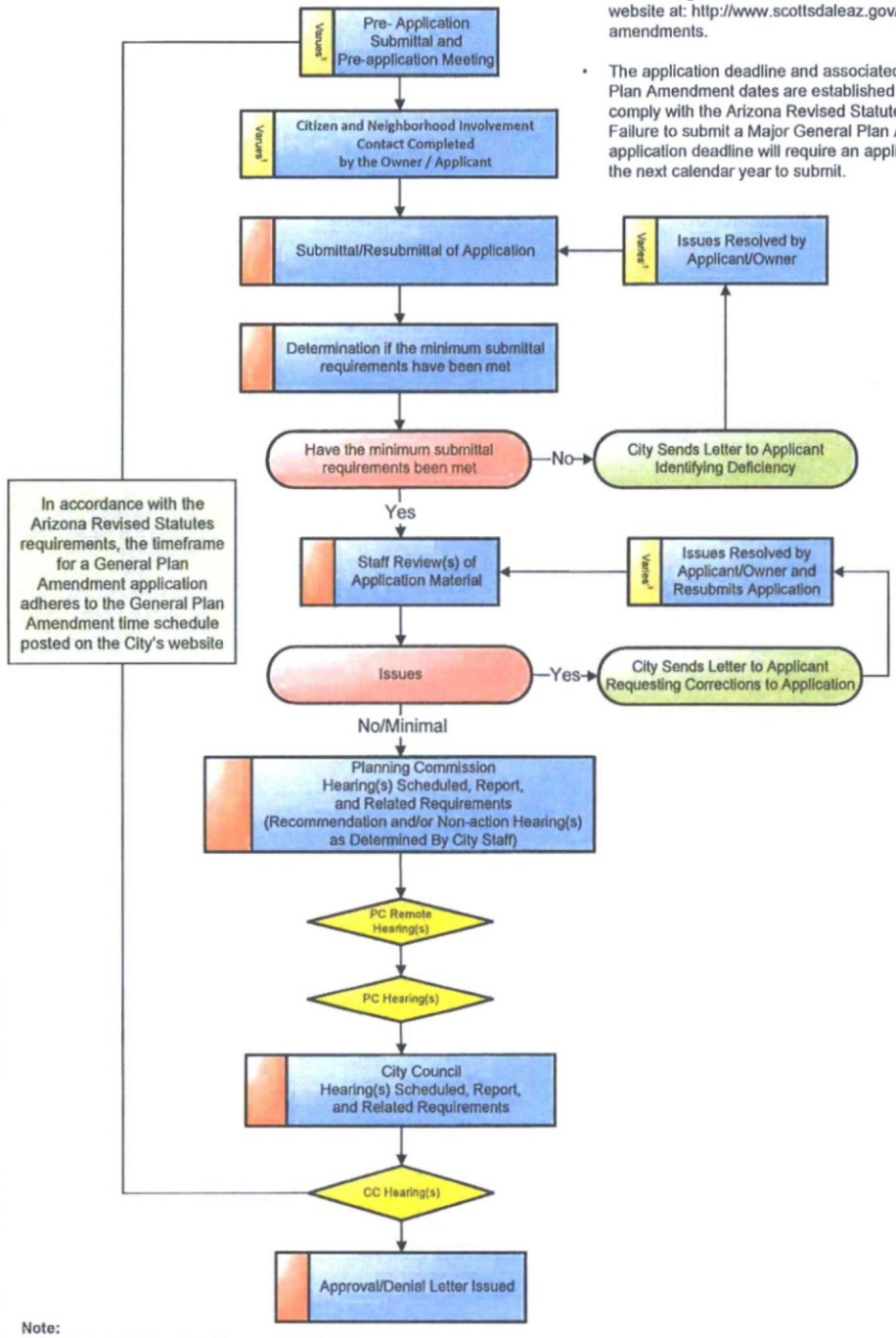
1. **Time period determined by owner/applicant.**

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

Development Applications Process

Major General Plan Amendment (GP)

- Pursuant to Arizona Revised Statutes, Major General Plan Amendments must be heard by the City Council the same calendar year that they are submitted. The annual Major General Plan Amendment application submittal, review and hearing time schedule is available on the City's website at: http://www.scottsdaleaz.gov/general-plan/amendments.
- The application deadline and associated Major General Plan Amendment dates are established annually to comply with the Arizona Revised Statute requirements. Failure to submit a Major General Plan Amendment by the application deadline will require an application to wait until the next calendar year to submit.



Note:
1. Time period determined by owner/applicant.

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

Snell & Wilmer
L.L.P.
LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

DENVER
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LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

May 19, 2017

BY HAND DELIVERY

City of Scottsdale
Planning and Long Range Planning Services
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

Re: Major General Plan Amendment Application Narrative

Dear Reviewer:

The 7676 E Pinnacle Peak General Plan Amendment is an amendment of just under 20 gross acres from "Office" to "Suburban Neighborhoods". The purpose of this amendment is to properly position the site for the future.

The property is currently developed with a single user corporate office zoned S-R/ESL (Service-Residential with Environmentally Sensitive Lands overlay). With the current ownership relocating to a more central Scottsdale location, the future of the site is open.

In looking at the most compatible future uses for the property, the surrounding context and land use patterns, it has been determined that the best future use long term is a residential one. Therefore, this application seeks to amend the General Plan Land Use Map to "Suburban Neighborhoods" to support future redevelopment of the office building to an R1-10 type of single-family home subdivision. While a future rezoning will be required for such a project, it is appropriate to update the General Plan to reflect this desired future redevelopment of the site.

The following provides a summary of how this proposed General Plan Amendment ("GPA") supports the plans, goals and/or policies of the General Plan.

a. Value Scottsdale's Unique Character and Lifestyle:

i. Character and Lifestyle.

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The Character Types Map identifies the area around the property as Suburban/Suburban Desert Character The property retains significant desert vegetation and has drainage features that will require compatible design if/when the site is redeveloped for single-family uses There is no proposed change to this classification

The Streetscape Map identifies the area as "Natural Streetscape" character, which would be retained with any future development No changes are proposed to this classification

ii Land Use

This is the one area of amendment proposed by this GPA The current "Employment" designation was appropriate when the property was originally developed With the changing nature of office employment, as well as a desire by both users and the General Plan to locate jobs in areas around "commercial cores" or "freeway interchanges" (see Page 72), this site is more conducive to future residential use In addition, the surrounding land uses are residential in nature

b Support Economic Vitality

i Economic Vitality

This amendment will not "cost" jobs, the property owner is relocating to another location within Scottsdale that is more proximate to other employers and the amenities desired by today's employees By positioning this property as a site for homes, and not jobs, the surrounding neighborhood will be strengthened by the investment in new home construction, as supported by Goal 7 (which encourages redevelopment – Page 85) Long-term, clustering employment and offices users in denser areas encourages and supports amenities demanded by employees

c Enhance Neighborhoods

i Community Involvement

This amendment will be processed in a manner that engages with the nearby property owners as recommended by the General Plan (and required by the Zoning Ordinance)

ii Housing

Approval of this amendment will convert office uses outside of a major employment core for redevelopment into single-family homes This will help support and protect adjacent homes, with is supported by Goal 1 (preserve the quality of existing dwellings and neighborhoods – Page 98)

iii Neighborhoods

The proposed amendment will provide a future opportunity to develop new homes in an area of existing neighborhoods Goal 3 (Page 105) recommends redevelopment and neighborhood preservation efforts, such as private economic reinvestment in mature areas This proposal will allow for new private investment in the area

d Open Space

i Open Space and Recreation

Although this amendment does not specifically address open space and recreation, the eventual rezoning and site planning associated with redevelopment of the property in future certainly will As noted prior, the site has quality vegetative elements and drainage corridors that will permit future site planning that can maximize both open space and recreation for the future residents

ii Preservation and Environmental Planning

The future development supported by this amendment will require design solutions to minimize impacts on existing natural resources Goal 9, Page 136, recommends the preservation of native plans, which is an option for future development given the quantities of natural vegetation on site

e Seek Sustainability

i Cost of Development

This amendment will allow for future redevelopment, which due to the existence of public infrastructure, maximize the public investment already present around the site Any future development resulting from this amendment will comply with all City ordinances, specifically those related to the installation of public improvements ("pay for itself" – Page 141)

ii Growth Areas

As an already developed site, this amendment will support future redevelopment in an area with existing public infrastructure, including water, sewer and roadways The site is an ideal location to add new residents as the supporting infrastructure as well as retail, schools and other services are already established

iii Public Services and Facilities

While many of these goals are related to the functions of the City, this amendment supports these goals by not requiring new services It places new homes near existing infrastructure and services, such as police and fire, so that the City can maximize public service dollars

f Advance Transportation

i Community Mobility

Pinnacle Peak is identified on the Community Mobility Element Map as a "Regional System" that provides an important east/west connection in this part of the City This amendment does not seek to modify this designation

In summary, this Major General Plan Amendment requests modification to the Land Use Map only The remaining maps, goals and polices are not impacted by the request If approved, this request will allow for possible future redevelopment of an office type land use to a quality residential subdivision (subject to rezoning approvals) This location is appropriate for such a land use transition and will support a number of goals of the General Plan

We have scheduled a community meeting for Wednesday, June 7, 2017 to discuss our request for a Major General Plan Amendment and letters have been mailed out to all property owners within 750 feet of the property and all those on the City provided interested party list.

Finally, we intend to also submit a comprehensive zoning case in early July of this year

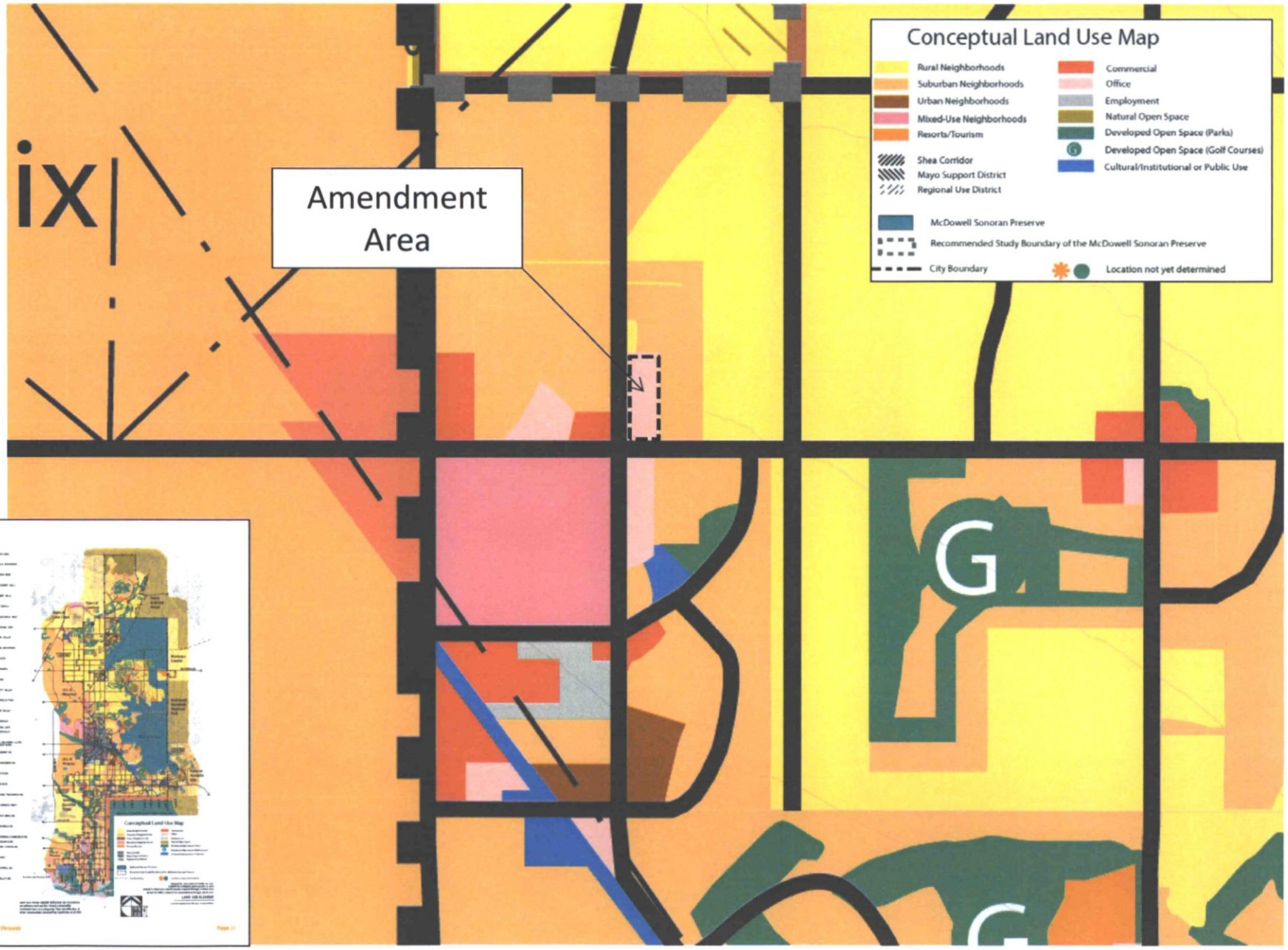
Thank you for your careful consideration of this application

Respectfully submitted,

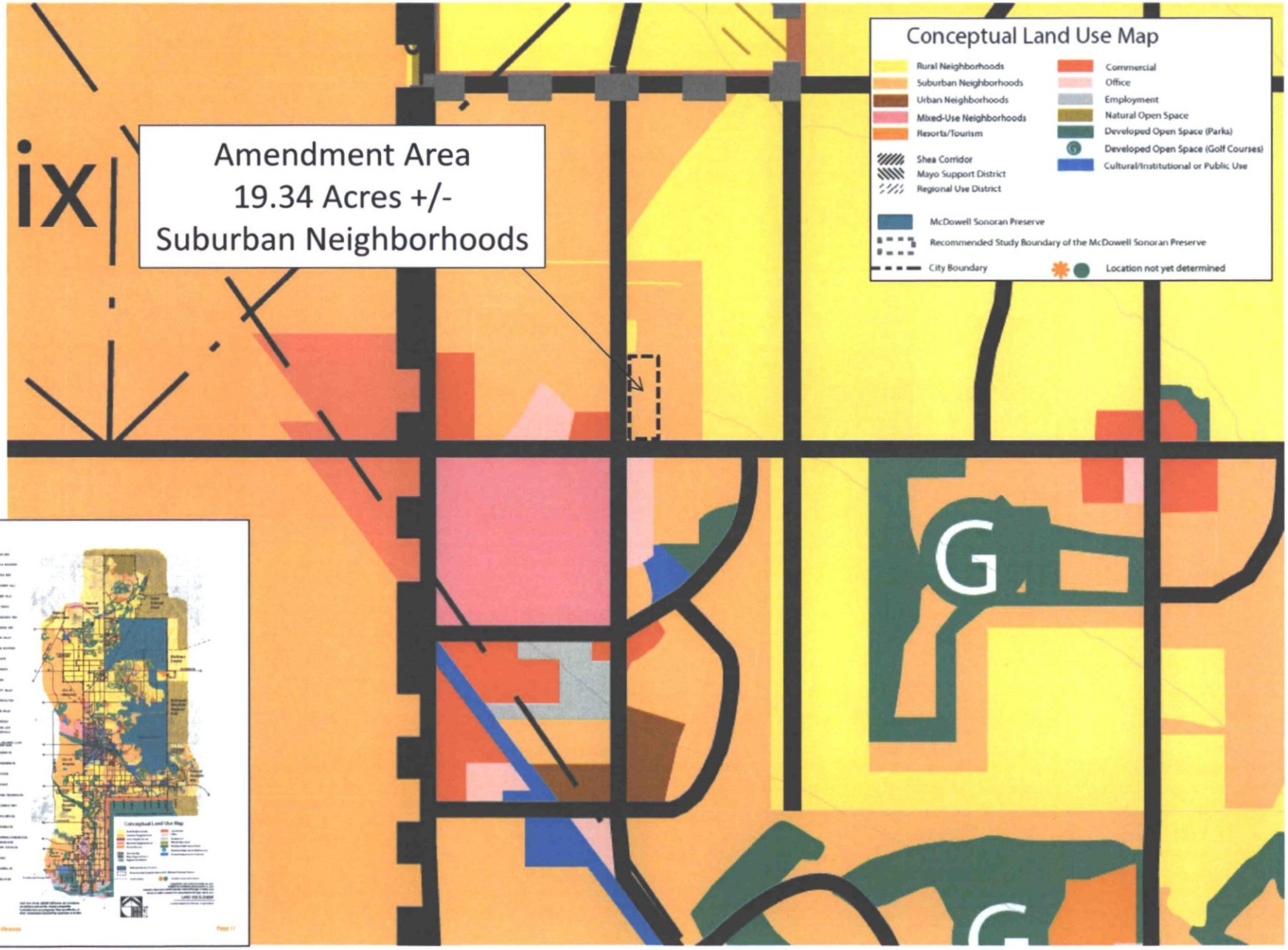
Snell & Wilmer

Noel J Griemsmann, AICP
Senior Urban Planner

Existing General Plan Designation - Land Use Map



Proposed General Plan Designation - Land Use Map



Request for Site Visits and/or Inspections

Construction Document Application

This request concerns all property identified in the construction document (plan review) application

Project Name 7676 E Pinnacle Peak General Plan Amendment

Project Address 7676 E Pinnacle Peak Rd, Scottsdale, AZ 85244

STATEMENT OF AUTHORITY

1 I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all

2 I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the construction document

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1 I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the construction document in order to efficiently process the application

2 I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection

Property owner /Property owner's agent Zachary Shirk - Regional Director Development

Print Name

Signature

City Use Only.

Submittal Date _____ Plan review number _____

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

Routing Sheet

1st Submittal or Resubmittal (←circle one)

Public Hearing Case Type (circle one):													Administrative Case Type (circle one):						
AB	AN	BA	DR	GP	HE	HP	II	IP	PE	PP	TA	UP	ZN	Other:	HP	MD	MN	MS	SA	WM	Other:

Coordinator: Taylor / Jessica Pre-App #: _____ Date Submitted: 8/18/17

Admin Staff: _____ Case #: 3-GP-2017 / 11-ZN-2017 Comments Due: _____

PC/CC Track: _____ BOA Track: _____

DRB Track: _____ Other: _____

8 x 11

Review Team:

(For additional documents, please view the case file.)

	Design Review (Steve Venker)	Engineering Group (Eliana Hayes)	Transportation Eng (Phil Kercher)	Transportation Pln (Greg Davies)	Water Resources (Chris Hassert)	Fire Group (Ricky King)	Drainage (Richard Anderson)	GIS (Tanya H.)	Airport (Sarah Ferrara)	Maps (Greg Willams)	Land Survey (Dwayne Haught)	Archaeological (Steve Venker)	Long Range Pln (Taylor Reynolds)	Other:
Narrative	☐	☐	☐ x2	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Site Plan	☑	☑	☑ x2	☑	☐	☑ x2	☐	☐	☐	☑	☑	☐	☐	☐
Alta Survey		☐												☐
Grading and Drainage Plan		☐					☐							☐
Context Aerial Site Plan Overlay		☐				☐								☐
Phasing Plan		☐				☐								☐
Site Details		☐				☐								☐
Pedestrian & Circulation Plan		☐	☐	☐										☐
Bike & Trails Plan		☐	☐	☐										☐
(☐Digitally submitted) Trip gen., Traffic Study, TIMA		☐	☐ x2	☐										☐
(☐Digitally submitted) Water and/or Wastewater Basis of Design		☐			☑ x2	☐								☐
(☐Digitally submitted) Drainage Report							☑ x2							☐
(☐Digitally submitted) Geotech Report		☐												☐
Archaeological Report												☑		☐
Draft Amended Development Standards		☐												☐
Proposed CC&R's		☐				☐								☐
Other:	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

3-GP-2017
08/18/2017

11-ZN-2017
08/18/2017

Updated: 08/11/2017

NEC PINNACLE PEAK ROAD & MILLER ROAD

ZONING NARRATIVE

Northeast corner of Pinnacle Peak Road and Miller Road

1st Submittal: June 22, 2017
2nd Submittal: August 18, 2017

Case #: 362-PA-2017
Related Case #: 3-GP-2017

MILLER RD

PINNACLE PEAK RD

11-ZN-2017
08/18/2017

3-GP-2017
08/18/2017

LVA urban design studio
land planning • development entitlements • landscape architecture

Snell & Wilmer

P.F. CHANG'S CHINA BISTRO

SEG SUSTAINABILITY ENGINEERING GROUP

Development Team

Property Owner
PFCCB Pinnacle Peak LLC
7676 E. Pinnacle Peak Rd.
Scottsdale, AZ 85255
Contact: Zach Shirk

Applicant/Representation
Snell & Wilmer
400 E. Van Buren St. #1900
Phoenix, AZ 85004
Phone: 602-328-6269
Contact: Nick Wood, Esq.
Email: nwood@swlaw.com

Engineer
Sustainable Engineering Group
8280 E. Gelding Dr. #101
Scottsdale, AZ 85260
Phone: 480-369-4335
Contact: Ali Fakih
Email: ali@azseg.com

Land Use Planner
LVA Urban Design Studio, LLC
120 S. Ash Ave.
Tempe, AZ 85281
Phone: 480-994-0994
Contact: Mark Reddie
Email: mreddie@lvadesign.com

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I. Purpose of Request

A. Request to Consider the Following

Snell and Wilmer and LVA Urban Design Studio, acting on behalf of PFCCB Pinnacle Peak LLC, is pleased to submit this request to approve a Zoning District Map Amendment from Service Residential Environmentally Sensitive Lands (S-R ESL) district to Single-Family Planned Residential Development Environmentally Sensitive Lands (R1-10 PRD ESL) district, on a +/- 20 acre site located on the northeast corner of Pinnacle Peak Road and Miller Road in Scottsdale

B. Goal & Purpose of Request

The request is to rezone the subject property to establish a quality 55-lot single-family community The private subdivision utilizes the Planned Residential Development District (PRD) to create unique development standards in order to preserve a wash corridor that bisects the property and maximize Natural Area Open Space (NAOS)

C. Key Items for Consideration

- The site plan applies an average minimum of 50-foot wide Desert Scenic Roadway Easement along Pinnacle Peak Road and Miller Road
- Dedication of fifty (50) foot right of way along Miller Road to accommodate signage and utilities
- The proposal provides approximately 0 5 acres (12%) of additional Natural Area Open Space, beyond the typical Zoning Ordinance required amount, to be dedicated with final plat
- The applicant is proposing to dedicate 100% of the provided Natural Area Open Space within designated tracts to provide greater protection
- Preservation of the existing natural wash corridor by placing it in a tract and NAOS easement
- Provides meaningful open space buffers along all edges of the proposed community
- Relocates the project's primary entry onto a collector roadway (Miller Road)
- Realignment of 77th Street to align entry driveways across Pinnacle Peak Road to create a safer intersection condition
- Reduction of land use intensity from office to residential
- Project traffic will be consolidated to a single access point on Miller Road (a collector roadway) to direct future residents to an existing signalized intersection, whereby creating a safer and more efficient ingress/egress condition
- Proposes sidewalk, trail, and bike circulation methods on Miller Road and Pinnacle Peak Road
- All exiting plats and/or dedications will be released by Final Plat approval of the proposed community

II. Background

A. General Plan

This rezoning request is being submitted concurrently and contingent of a Major General Plan Land Use Amendment request from "Office" to "Suburban Neighborhoods "

The proposed Suburban Neighborhoods land use category embraces medium to small-lot single-family subdivisions This land use designation is intended for residential properties with anticipated densities of between 1 and 8 dwelling unit per acre, a wider range than what is appropriate to the site's context The proposed density of the community is 2 8 dwelling units per acre, which is consistent with surrounding homes to the north and east (and significantly lower than those residences to the west)

Areas with the Suburban Neighborhoods designation are used to transition between residential areas to non-residential areas, like retail and office The typical terrain of these areas are relatively flat and include lot clustering to avoid natural environmental features The request to rezone from S-R ESL to R1-10 ESL will conform to the proposed General Plan designation of Suburban Neighborhoods **Exhibit** 1, *General Plan Land Use Map* displays the site's current and proposed designation

The goals and approaches of the General Plan have been and will continue to be implemented through the rezoning process Below are the ways in which each goal and approach is addressed by this proposal

Character & Design

1 *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood*

The proposed development is a transitional infill project and seeks to transition land use from existing residential (north and east) to higher density residential and office/commercial (south & west) The future community seeks compatibility with adjacent developments and has incorporated comparable lot sizes, organic internal street design, and generous open space buffering along Pinnacle Peak Road and Miller Road Natural desert plants, wash preservation, and dedication of NAOS remain the focal design element of this community

Sidewalk, trail, and bike improvements on Pinnacle Peak Road and Miller Road contribute to the establishment of regional circulation routes and connect other surrounding planned communities These alternative non-vehicular circulation options enrich the citizens by promoting safe, attractive, and context compatible development

The proposed community responds to the natural environment by providing and preserving natural washes and natural vegetation 100% of the proposed NAOS has been provided in tracts for the protection of mature and native species in the community

The adjustment of 77th Street is proposed in order to correct an existing misalignment of driveway entries to either side of Pinnacle Peak Road The reconstruction of this road will increase safety and access efficiency for residents that utilize these driveways/roadways

4 *Encourage "Streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area*

The residential community is proposing single gated entry from an existing driveway entrance off Miller Road Generous natural buffers are provided on all perimeters of the site A minimum natural landscape setback of seventy feet is provided along Pinnacle Peak Road and a minimum average of fifty feet of landscaping is offered adjacent to Miller Road A Scenic Corridor Easement is proposed in order to further protect the landscape buffer and compliment the desert character of the existing neighborhood The City of Scottsdale Scenic Corridor Design Guidelines *(7-DR-2003)* has been applied to the design of the proposed community

Land Use

7 *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself*

The rezoning request from office use to residential is a reduction of intensity The site is sensitive to adjacent neighborhoods and offers comparable residential density and support to local services in the area

Providing a minimum average 50' buffered roadway and placing all on-site N A O S including a prominent wash in protective tracts demonstrates sensitivity to natural features The private community is not proposing perimeter fencing in order to maintain existing wildlife corridors in the area The proposed community embraces the existing residential and commercial neighborhood setting by proposing pedestrian connections that connect to nearby employment opportunities and commercial services

Community Mobility

10 *Encourage a diversity of links between neighborhood systems and with citywide and regional systems*

Accessibility and connections between neighborhoods and retail services are emphasized with the design of adjoining sidewalks, trails, and bike lanes The single access point, located off Miller Road, respects existing infrastructure and surrounding development by utilizing the current traffic signal and offering separate access to reduce pressure on the existing 77th Street entry drive With the current internal roadway configuration, wash and other natural feature preservation is maximized

Open Space & Recreation

1 *Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces*

The proposed site plan exceeds the minimum calculated requirement of Natural Area Open Space set forth in 57-ZN-91 The open space requirement set forth in the previous zoning case was utilized because it determined the requirement based on the pre-development condition of the property 3 0 acres of undisturbed will be preserved, with 100% of the overall N A O S placed in tracts Protecting and improving the quality of Scottsdale's natural environment is a high priority of the planned community

Community Involvement

2 *Seek early and ongoing involvement in project/policy-making discussion*

The applicant has posted the site, met with key City personal, and sent two notification letters to property owners within 750 feet of the site The applicant has met with individuals from the neighborhood to the north and east of the site (La Vista Homeowner's Association) prior to a neighborhood meeting, as well as hosted a formal neighborhood meeting A certified letter was also sent to personnel at Paradise Valley School District early in the process

3 *Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved*

Letters of notification describing the proposal and including a copy of the site plan have been provided to HOAs and land owners within a 750' radius on two separate occasions Also a sign posting was done to alert residents in the area of the proposal and neighborhood meeting

4 *Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests*

The applicant used the opportunity provided through the neighborhood meetings as a forum to address questions and describe the proposal/process for rezoning the property These issues were articulated both verbally and through a comprehensive graphics package that includes aerial photography, copies of the General Plan and Zoning maps, as well as a rendered conceptual site plan

5 *Accept and respond to new ways of communicating and new technologies*

Participants in the public meeting were able to communicate their thoughts in person or through a provided comment card The applicant team also made their personal contact information available for future comments or concerns

6 *Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community*

In addition to the applicant's verbal and illustrative presentation about the proposed application, citizens were given the project number and are able to view the project's status online at the City of Scottsdale

7 *Foster community partnerships, community catalysts, and community networks as means of sharing information and responsibilities and working on collaborative solutions*

The applicant has pledged to continue to partner with residents of the surrounding communities to maintain regular communication throughout the rezoning process Please refer to the Community Outreach Report for a comprehensive documentation of outreach efforts to date

B. Character Area Plan

The proposed site does not fall within a Character Area Plan boundary

C. Zoning

The site is currently zoned as Service Residential, Environmentally Sensitive Lands (S-R ESL) The purpose of the S-R district is intended to provide residential scale and character offices, as well as medium density residential and opportunities for educational and religious practices The subject site is located within the Environmentally Sensitive Lands Overlay area and is subject to associated regulation **Exhibit 2,** *Existing & Proposed Zoning Map* displays the site's current and proposed district, as well as context of the adjacent zoning pattern designation

The subject area was annex/zoned from Maricopa County as R1-43, as part of the larger Pinnacle Peak area, through case 32-ZN-1982 In 1991 the property was rezoned to its current designation of S-R (case 57-ZN-1991)

D. Site Context

The proposed twenty acre community is located at the northeast corner of Pinnacle Peak Road and Miler Road (APN# 212-04-001D, 212—04-001B, 212-04-001E, 212-04-001C) The property's legal description and ALTA survey are provided with this application **Exhibit 3,** *Dimensioned Plan* shows the site's extents and general location

The site currently hosts an office use and associated parking It is surrounded by existing and developing residential neighborhoods and several retail/office centers, including Silverstone Master Planned Community, The Shops at Pinnacle Peak, Toledo Mixed Use Facility, and La Vista Planned Community **Exhibit 4,** *Context Aerial* gives context to where the site lies in relation to the area and **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning

Table 1: *On Site and Surrounding Uses, General Plan and Zoning Designations*

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
SITE (Office)	Office	Office	S-R ESL
South of Site (The Shops at Pinnacle Peak)	Retail Services	Office	C-1 ESL
West of Site (Toledo Mixed Use & Los Portones)	Office, Retail & Residential	Commercial & Suburban Neighborhoods (1-8 du/ac)	C-2 ESL & R-4R ESL
North of Site (La Vista)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 PRD ESL
East of Site (La Vista)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 PRD ESL

III. Applicant Proposal

A. Development Information

The development proposal includes the rezoning for a fifty five (55) lot subdivision The request is in association with a Major General Plan Amendment request case application 3-GP-2017

The applicant is requesting a Planned Residential Development supplementary, as allowed pursuant to Section 6 200 in the PRD section of the Zoning Ordinance, in order to reduce lot size, width, and setbacks in exchange for incorporating additional NAOS and preservation of the wash corridor on the site The applicant is not seeking to increase density from the allowed base density of 3 150 The amended development standards are

subject to the subsequent Development Review Board approval at the time of preliminary plat review **Exhibit 5**, *Site Plan/Subdivision Plan* illustrates the design of the future community

- Existing use Office Building
- Proposed use 55-lot Single Family Subdivision
- Parcel size 20 +/- gross acres (17 +/- acres net)
- Building height allowed/proposed 24 feet
- NAOS Required 4 3 acres (25% of net) per case #57-ZN-91
- NAOS Provided 4 8 acres (28% of net)
- Current FAR (Office) 0 066 FAR (50,000 sq ft)
- Proposed Density 2 8 du/ac (55 lots)

B. Planned Area Development (PRD)

The Planned Residential District supplementary district has been incorporated into this rezoning request to adjust development standards in order to accommodate meaningful and tract NAOS, provide scenic roadway easement, preserve a primary wash corridor, and give landscape buffering to adjacent communities The proposed lot sizes and requested building setbacks are consistent with surrounding amended development standards who also utilize the PRD overlay Building setbacks are intended to provide adequate front, rear, and side yards suitable for garage parking and private patio area

In exchange for reductions is development standards, the applicant has provided additional NAOS and provided realignment of N 77th Street Open space tracts along the Miller Road and Pinnacle Peak Road frontage will allow for a meaningful open space as well as pedestrian circulation trails and sidewalks The frontage area will remain undisturbed or revegetated with native Sonoran plantings

Community open space is evenly distributed throughout the site and emphasized in sensitive areas, like the wash corridor that bisects the site, and a noted wildlife corridor along the northern edge of the site

The table below shows the proposed R1-10 PRD Development Standards A legislative draft of the R1-10 PRD standards are also included with this submittal

Table 2: *R1-10 PRD Development Standards Comparison Table*

	R1-10	R1-10 ESL	Proposed R1-10 PRD	Amended %
Max. Density	-	3 12 du/ac	2 8 du/ac	
Min. Lot Area	10,000 sq ft	7,500 sq ft	6,200 sq ft	38%/17%
Min. Lot Width	80'	60'	53'	34%/12%
Min. Front Setback	30'	22 5'	20'	33%/11%
Min. Side Setback	7'	5 25'	5'	29%/5%

Min. Rear Setback	25'	18 75'	17'	32%/9%

Design Criteria
The proposed community, as a Planned Residential District, will observe the following design criteria

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located

- The plan will provide open space, circulation, off-street parking, and pertinent amenities Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site

- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities
- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable

In order to achieve these characteristics, the proposed community will be applying amended R1-10 development standards to support the unique design elements within the community, elements which would not be required under standard zoning As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, see above table

PRD Factors
The proposed site plan reflects a density of 2 8 dwelling units per acre This density is below the 3 150 DU/AC base density of the R1-10 zoning district as outlined in Section 6 208 of the Scottsdale Zoning Ordinance Although the proposed community will not require addressing "PRD Factors" in order to justify density, this project goes above and beyond the traditional R1-10 requirements by preserving natural features and providing public benefit

1 Preservation of Natural Features
The proposed community design responds to the natural environmental features of the site by creating an organic streetscape with clustered homesites Wildlife corridor preservation has also been minimized with the careful proposal of walls, while plant inventory efforts have been done to address salvageable plant material on site Natural drainage paths as well as a wash corridor have been preserved and left in natural state

Protective NAOS easements and tracts are planned for all community open space

2 Substantial Public Benefit

With the development of the proposed community the applicant has agreed to provide significant pedestrian circulation routes on and off the site An eight (8) foot, public, paved, shared-use path is proposed detached and meandering from Miller Road A six (6) foot bike lane, eight (8) foot trail, and eight (8) foot sidewalk are proposed along the northern edge of Pinnacle Peak Road These improvements contribute to the City of Scottsdale's Master Transportation Plans as well as provide connectivity for surrounding communities to adjacent retail and office In addition to the multi-modal transportation routes, the applicant has agreed to realign N 77th Street to the existing retail driveway on the south side of Pinnacle Peak Road This realignment includes fifty (50) feet of right of way and will increase safety for residents turning in and out of the La Vista subdivision

IV. Impact Analysis

A. Land Use

The applicant is concurrently filing a major General Plan amendment to the 2001 General Plan Land Use Map, requesting a re-designation the site as Suburban Neighborhoods (3-GP-2017) The proposed land use designation of Suburban Neighborhoods allows up to eight dwelling units per acre of land The applicant is proposing a fifty five (55) lot subdivision (2 4 du/ac), significantly less than allowed 8 0 dwelling units per acre permitted by the proposed General Plan land use designation and the 3 12 dwelling units per acre permitted by the proposed R1-10 ESL zoning designation Surrounding densities range from an estimated 2 5 - 5 0 du/ac

The proposed development standards will allow the design of the neighborhood to work with the native elements and provide tract NAOS, tract protection of prominent wash, and preservation of natural features

B. Circulation

Single gated access will be provided off of Miller Road This existing entry is respective of the adjacent community by designing the entry over 700 feet north of the traffic signal at Pinnacle Peak Road and Miller Road This allows for adequate queuing and spacing between adjacent driveways The relocation of site access from 77th Street is also intended to relieve congestion from 77th Street's shared entry, reducing traffic volume accessing directly onto Pinnacle Peak Road

Internal roadways will conform to DS&PM Figure 5 3-20 Local Residential – Suburban Character (40' private tract) while the community entry will comply with Figure 2 1-3 Gated Entrances for Residential Development

Currently forty five (45) feet of right of way is dedicated for Miller Road at the intersection of Miller Road and Pinnacle Peak Road This dedication slowly increases, providing eighty five (85) feet of right of way at the northeast corner of the site Miller Road is designated as Minor Arterial road and will generally conform to DS&PM Figure 5 3-5 Minor Arterials – Suburban Character This will require the dedication of an additional five (5) feet of right of way in order to meet the fifty (50) foot half street cross section South of the existing entry is built to standard, but north of the entry will require improvements Improvements will include curb, gutter, and an eight (8) foot shared use path for bicycles and pedestrians ADA ramps have been proposed around the perimeter of the site, all paths will tie into new ramps and do not conflict with the communities raised entry median

Pinnacle Peak Road is designated as a Minor Arterial – Rural/ESL Character Currently fifty five (55) feet of right of way has been dedicated No additional right of way dedications are planned Half street improvements will include an eight (8) foot wide sidewalk , an eight (8) foot wide shared use path, and a six (6) foot bike lane All paths envisioned to be within the right of way and connect with adjacent pedestrian walkways These paths are designed to fulfill City of Scottsdale's Trails Master Plan trail segment 166 **Exhibit 6,** *Pedestrian & Vehicular Circulation Map* displays existing and future improvement plans

Currently 77th Street serves the adjacent community, La Vista, and the office building on site The proposed site plan eliminates the use of this driveway from the subject property, reducing the number of vehicular trips that utilize this access In association with this rezoning request, the applicant has proposed to realign 77th Street with Sunset at Pinnacle Peak shopping center's driveway Aligning the drive isles promotes safety, consistency, and future improvement goals for the City of Scottsdale The new alignment will offer a fifty (50) foot right of way designed with pavements, curb, and gutter The proposed realignment will require a tract dedication to the future HOA and approval for work existing within 77th St tract This work shall include removal and revegetation of existing pavement

C. Utilities

The proposed community intends to maintain City of Scottsdale water and sewer service via Miller Road and Pinnacle Peak Road Upon construction of the development on site utility lines will be removed and any easements will be abandoned

D. Open Space

Frontage open space will be protected through Desert Scenic Roadway Easement dedications located along the western and southern boundaries of the site (Pinnacle Peak Road and Miller Road) The Desert Scenic Roadway setback width along Miller Road shall be minimum of forty (40) feet in width, with an average greater than fifty (50) feet Due to the widening right of way

condition along Miller Road the community to the north has dedicated forty (40) feet The proposed community is willing to meet this established context The dedication along Pinnacle Peak Road is a minimum of fifty (50) feet, however the landscape setback on both road frontages exceeds this dedication with depths up to seventy (70) feet and greater Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition **Exhibit 7,** *Environmental Features Map* explains where natural features are preserved

The site has a wash that bisects the property from east to west before crossing Miller Road The proposed site plan is designed to protect this wash through the use of tracts and easements A Natural Area Open Space and drainage easement will be applied over the wash corridor

The proposed community intends to meet and exceed the Natural Open Space requirements as outlined under the Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO) NAOS may be provided between lots where areas exceed 30 feet, as well as larger concentrated areas found in retention basins and perimeter buffers Proposed NAOS areas conform to standards set forth in Section 6 1011 where areas are at least 4,000 square feet in area and are thirty (30) feet in width, unless along roadways where the minimum width can be twenty (20) feet

A slope analysis was done in 1991 on the site in its pre-developed condition in association with zoning case #57-ZN-91, setting the NAOS requirement of 4 3 acres (25% of site) The applicant has provided a total of 4 8 acres, 3 0 acres (30%) of undisturbed NAOS, 1 3 acres (30%) of revegetated, and 0 5 acres of surplus NAOS (12% over requirement) **Exhibit 8,** *NAOS Plan* displays where Natural Area Open Space will be protected in relationship to the site plan

The current NAOS dedications on the site exceed requirements set forth in the original zoning With this proposal the applicant intends to improve current NAOS dedications by providing, continuous area, proposing all NAOS in community tracts to be maintained by future HOA, relocating NAOS to perimeter of site, including primary wash corridor in dedications, revegetating areas that were previously disturbed, and bringing dedications from the early 1990s up to current NAOS standards

Native plants are considered to be a significant environmental and theming feature of the future community Areas identified as NAOS are to be preserved and enhanced with the development of this site, as well as efforts to salvage and relocate native plant material when possible Densely vegetated areas like wash corridors and perimeter buffer areas will be the highest preservation priority All dedications will be made with the communities Final Plat

E. Outreach Efforts

All property owners within 750 feet of the site and the Paradise Valley School District have been notified by mail The applicant met with some adjacent La Vista homeowners, as well as conducted an open house public meeting for surrounding property owners Details on outreach efforts are found in the Citizen Participation Report

V. Design Review

A. Architectural Character

At this time no product has been chosen for the proposed community The applicant intends to work with a builder to develop architecture that compliment elements of surrounding neighborhoods and characteristics of the natural desert environment

B. Environmental Response

The proposed site plan recognizes the prominent natural features on the site and has strategically placed road alignments and lots to accommodate prominent washes, concentrated vegetation, and wildlife habitats Open space easements have been identified throughout the community in order to preserve natural open space and maintain undisturbed desert lands **Exhibit 7, *Environmental Features Map*** identifies prominent natural feature

C. Sensitive Design Principles & Site Development Character

Internal road alignments respond to the existing infrastructure and natural constraints of the site Clustering of homes and sensitive building practices are all elements that have been incorporated into the design of the future neighborhood Heat tolerant materials like stucco and tile will be the preferred building resources, while native drought tolerant plants will be utilized for landscaping of the community Mature plant materials will provide relief from the Arizona climate for active residents Neutral desert colors and low lighting will seamlessly integrate this community into the Sonoran Desert

1 *The design character of any area should be enhanced and strengthened by new development*

The future community will enhance the distinctive north Scottsdale qualities and character by incorporating desert neutral colors into the building design and responding to the desert climate by offering recessed windows and shade opportunities The infill piece strengthens the local character by incorporating equivalent zoning and similar development standards to the established community Nearby employment, retail, and dining services will also be supported by the new residents of the community

2 *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features*

Dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect scenic Sonoran Vistas No significant historical or archaeological resources have been recorded on this property

3 *Development should be sensitive to existing topography and landscaping*
The proposed development has shown sensitivity to existing vegetation by providing 28 percent of the site as Natural Area Open Space, 100% of which will be placed in community tracts The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development The design of the community enriches the existing established communities by providing complete pedestrian circulation routes that lead to supporting commercial services

4 *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological resources*
Preservation and restoration of natural habitats and ecological resources have been implemented in the following ways, not including perimeter fencing to encourage wildlife corridors, providing tract NAOS for further native plant conservation, and incorporating amended development standards so building envelopes can respond to the natural features of the site By providing buffers between the new community and the existing residence along the north and east boundaries, wildlife will be able to not only utilize the wash corridor, but will also be able to move around and amongst the lots and homes

7 *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent communities*
Shading elements will be incorporated into the architecture of each home as well as placement of trees adjacent to walkways Perimeter sidewalks, trails, shared use path, and bike lanes have been proposed to connect into existing pedestrian circulation

12 *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants*
Drought tolerant, native plant species have been preserved and incorporated as an effort for efficient water use No water features are planned for this community

D. Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines

A Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slide, subsidence, erosion, and sedimentation

The proposed site plan mitigates impacts to and from the primary wash corridor that bisects the property by placing the wash in a protective tract and leaving the corridor in its current condition

B Protect and preserve significant natural and visual resources Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats
The single wash corridor that bisect the property from east to west and the associated vegetation and wildlife are the natural resources of the subject site Efforts have been made to preserve and enhance these features by dedicating undisturbed NAOS in protective tract, providing a salvaged pant efforts, and by limiting disturbance to the wash corridor No perimeter walls have been proposed in the gated community in order to maintain wildlife corridors that may exist on the site

C Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses
A native plant inventory has been completed on the site to identify salvageable plants These plants will be placed in a nursery until completion of the development, where plants will then be replanted on site

D Minimize the cost of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands
Since an existing office use is on the site, utility connections are already built Minor infrastructure improvements are associated with the proposed use, as it is surrounded by development

E Conserve the character of the natural desert Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas
The proposed design allows for all meaningful open space to be placed in tracts, therefore providing the highest level of protection These open space areas have been thoughtfully placed throughout the community to appropriately theme the north Scottsdale community and buffer adjacent uses

E. Landscape Character

The site is designed to utilize three landscape character zones and a variety of different walls and fencing to theme the 19 acre planned community

Zone A – Natural Vegetation will depict undisturbed portions of the property which will remain in its current natural state Areas include but are not limited to wash corridors and NAOS tracts Zone B – Enhanced Planting are concentrated in portions of the site that establish character and theming within the community These areas can include salvaged plant material from onsite or nursery grown landscaping and are maintained by the community's HOA The plant palate for this area will use species in the "Desert Appropriate Plant List" Zone C – Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction Plant selection and density will be designed to appear similar to the natural surrounding vegetation Salvaged plant material from on site may also be used in this zone The plant palate for this area will use species in the "Indigenous Plant List" Zone D – Maintained Landscaping are privately owned and maintained landscape areas that usually consist of areas adjacent to building envelopes The plant palate for this area will use species in the "Recommended Plant for Enclosed Areas Plant List" **Exhibit 9**, *Conceptual Landscape Character Zones* identifies these areas in relation to the site plan This exhibit also notes revegetation and salvage material efforts as well as conceptual lighting

The propose community envisions the use of three different wall types, view fencing, 4 ½ block with 1 ½ wrought iron view wall, and a 6' solid screen theme wall All walls conform to height limitations, as well as pool requirements **Exhibit 10**, *Conceptual Wall Plan* depicts locations and elevations of the proposed walls

VI. Conclusion

The applicant believes the proposed zoning district map amendment from S-R ESL to R1-10 PRD ESL is appropriate given site characteristics and pattern of surrounding land uses Long term use of the site for office uses (which can vary in intensity, hours of operation and customer traffic) is less viable than redevelopment into a single-family home community that complements the surrounding neighborhood The proposed site plan conforms with the General Plan Land Use designation of Suburban Neighborhood and promotes the Design Guidelines and Goal and Policies suggested for the north Scottsdale area

Exhibit 1: General Plan Land Use Map

Exhibit 2: Existing & Proposed Zoning Map

Exhibit 3: Dimensioned Plan

Exhibit 4: Context Aerial

Pinnacle Peak Rd & Miller Rd

Exhibit 5: Site Plan/Subdivision Plan

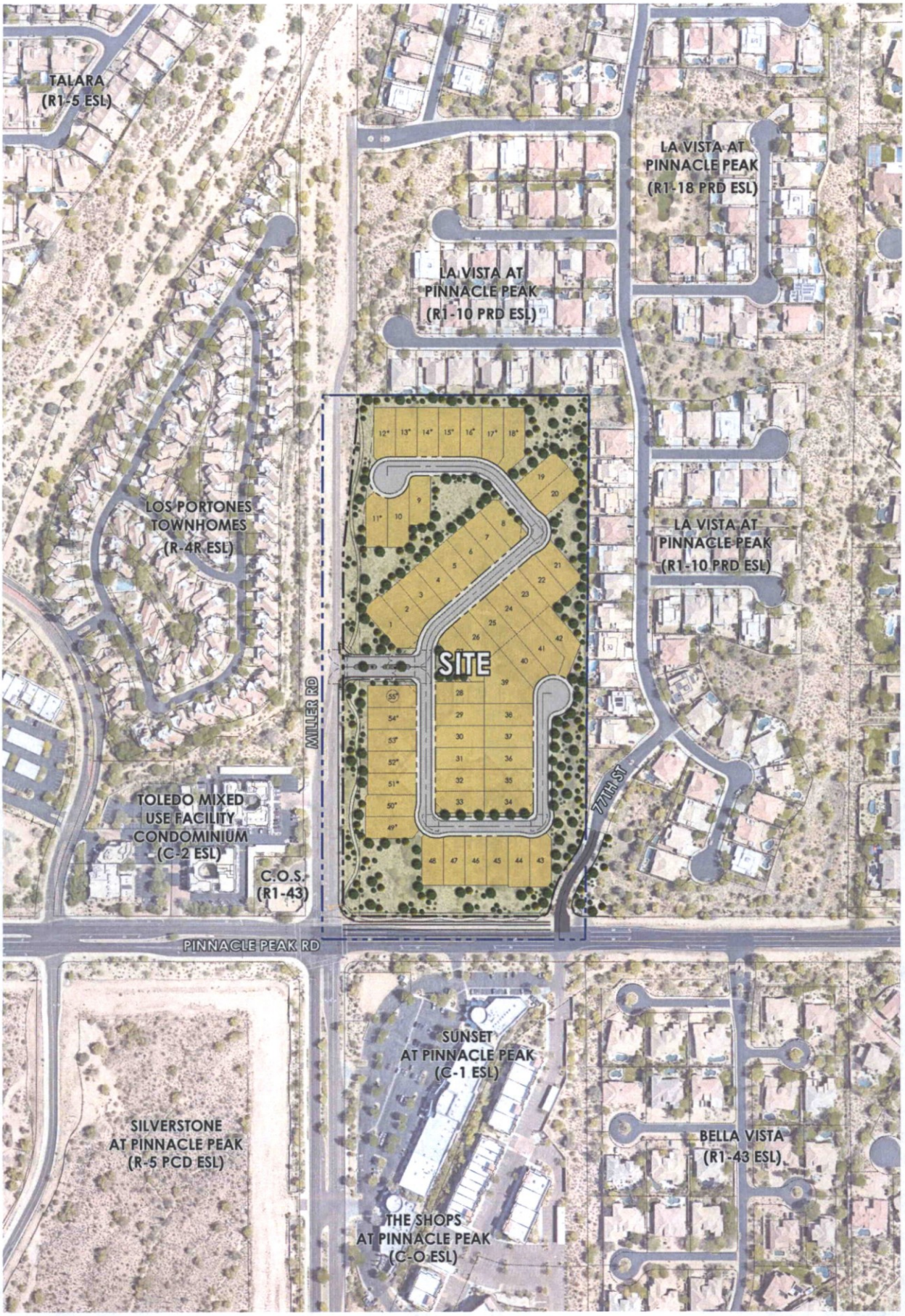
Exhibit 6: Pedestrian & Vehicular Circulation Plan

Exhibit 7: Environmental Features Map

Exhibit 8: NAOS Plan

Exhibit 9: Conceptual Landscape Character Zones

Exhibit 10: Conceptual Wall Plan



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CONTEXT AERIAL

APPROX. SCALE: 1"=100' NORTH

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EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM & FIRE 4283, 503.6.1
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

LEGEND

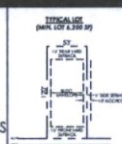
- GROSS SITE BOUNDARY *(19.7 ACRES)*
- NET SITE BOUNDARY *(17.0 ACRES)*
- * LOTS LIMITED TO 1-STORY

SITE PLAN IS PRELIMINARY & SUBJECT TO REVIEW & APPROVAL

SITE DATA

EXISITING ZONING:	S-R ESL
PROPOSED ZONING:	R1-10 PRD ESL
TOTAL # LOTS:	55
GROSS DENSITY:	2.8 DU/AC
TYPICAL LOT SIZE:	53' x 120'
RESIDENT PARKING:	2 GARAGE SPACES
GUEST PARKING:	2 DRIVEWAY SPACES
REFUSE:	INDIVIDUAL BIN

TYPICAL LOT



DEVELOPMENT STANDARDS

MIN. LOT AREA:	6,200 SQ. FT.
MIN. LOT WIDTH:	53'
FRONT YARD:	15' (MIN 18' TO FACE OF GARAGE)
SIDE YARD:	5' (10' AGGREGATE)
REAR YARD:	15'

INTERNAL STREET SECTION

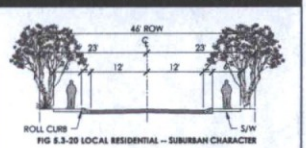


FIG 8.3-20 LOCAL RESIDENTIAL -- SUBURBAN CHARACTER

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CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=60' NORTH

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EXISTING NAOS DEDICATIONS

CURRENT NAOS AREA DEDICATION - 6.2 ACRES *(PER CASE #9-DR-92, 44-RE-97, 114-RE-2005.)*

CURRENT NAOS ON THE SITE REPRESENTS DEDICATIONS AND RELEASE OF EASEMENTS FROM 1992 TO 2005.
ORIGINAL DEDICATIONS WERE COMMITTED UNDER A COMBONATION OF 100% AND 50% NAOS CREDIT CONDITIONS.

PROPOSED NAOS DEDICATIONS

PROPOSED NAOS AREA DEDICATION - 4.8 ACRES

PROS

-CONTINUOUS AREA
-TRACT DEDICATIONS
- CONCENTRATED ALONG PERIMETER
-INCLUSIVE OF WASH CORRIDOR
-ACCOMMODATES 77TH ST. REALIGNMENT
-PROVIDES REVEG. IN PREVIOUSLY DISTURBED AREAS
-UPDATED TO CURRENT NAOS STANDARDS
- HOA TO MAINTAIN

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NAOS COMPARISON

NORTH

APPROX. SCALE: NTS

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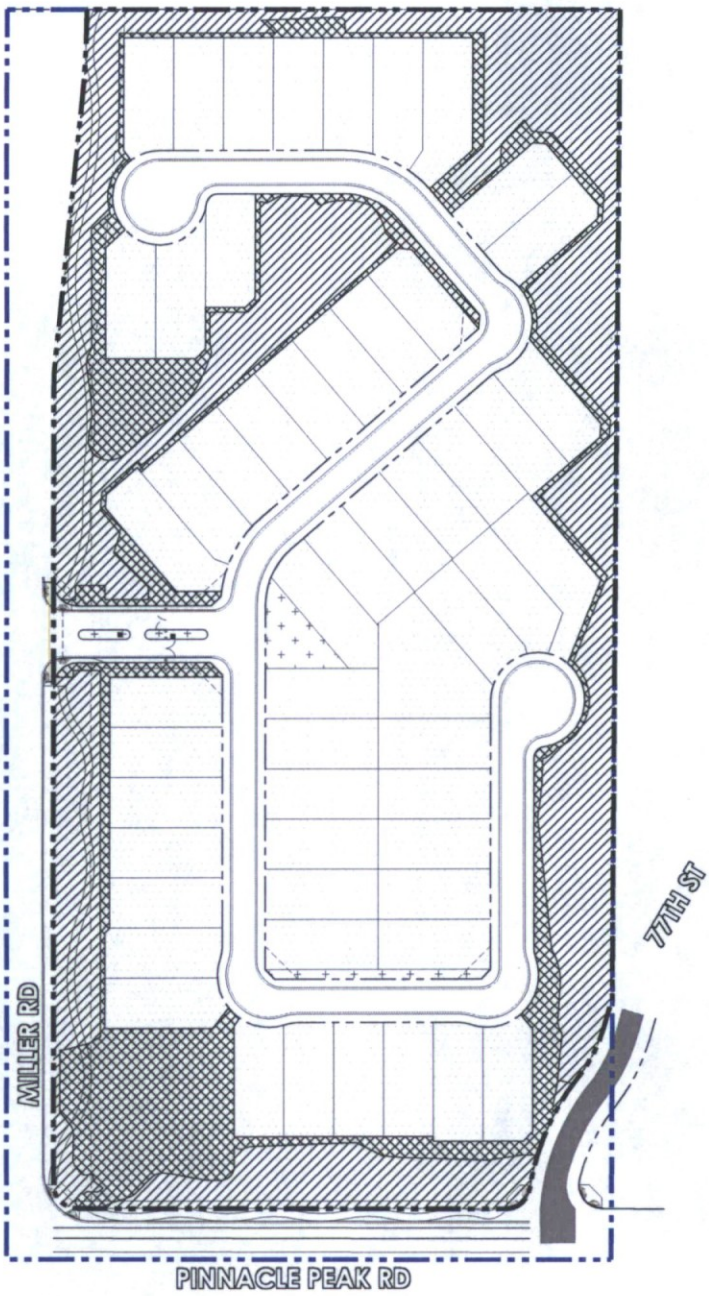

PLANT PALETTE

ZONE A: NATURAL VEGETATION

No disturbance will occur in this zone. Existing landscaping shall remain natural state.

ZONE B: ENHANCED PLANTING

This area adheres to the "Desert Appropriate Plant" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES
Acacia berlandieri Guajillo
Ceiba aesculifolia Silk Cotton Tree
Cercidium sonorae Sonoran Palo Verde
Condalia globosa Globosa Blue Wood
Jatropha cinerea Leafy Limberbush

SUCCULENTS/CACTI
Agave colorata Mescal Ceniza
Chrysactina Mexicana Damianita Daisy
Dasylirion acrotriche Green Desert Spoon
Dasylirion longissima Toothless Sotol
Echinocactus grusonii Golden Barrel Cactus

SHRUBS/BUSHES
Acacia cultiformis Knife Acacia
Aloysia lycioides White Bush
Aloysia wrightii Wright's Bee Bush
Anisacanthus andersonii Magdelena Palm Canyon Honeysuckle

GROUNDCOVER
Ageratum corymbosum Desert Ageratum
Dalea greggii Trailing Indigo Bush
Polisiphonia brachysiphon Rock Trumpet
Stachys coccinea Texas Betony
Tagetes palmeri Mt. Lemmon Marigold
Zinnia acerosa Desert Zinnia

ZONE C: NATIVE PLANTING

This area adheres to the "Indigenous Plants" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES
Acacia constricta
Berberis haematocarpa
Canotia holacantha
Celtis pallida
Cercidium (Parkinsonia) floridum
Chilopsis linearis

SUCCULENTS / CACTI
Agave palmeri
Carnegiea gigantea
Dasylirion wheeleri
Echinocereus engelmannii cactus
Ferocactus cylindraceus Barrel

SHRUBS / BUSHES
Ambrosia ambrosioides
Canyon Ragweed
Ambrosia deltoidea Triangl-leaf Bursage
Ambrosia dumosa White Bursage
Anisacanthus therberi Desert Honeysuckle

ANNUALS / PERENNIALS / VINES
Abronia villosa Sand Verbena
Amsinckia intermedia Fiddleneck
Baileya multiradiata Desert Marigold
Cucurbita digitata Coyote Gourd
Dyssodia pentachaeta Dogweed/Golden

GRASSES
Aristida purpurea Purple Threeawn
Bouteloua aristidoides Needle Grama
Bouteloua curtipendula Sideoats Grama
Erioneuron pulchellum Fluffgrass
Hilaria belangeri Curly Mesquite

ZONE D: MAINTAINED LANDSCAPING

This area adheres to the "Recommended Plant for Enclosed Areas" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES
Acacia aneura Mulga
Acaciawillardina Palo Blanco
Bauhinia lunarioides Chihuahuan Orchid Tree
Callistemon rigidus Stiff Bottlebrush
Cercidium (Parkinsonia) Praecox Palo Brea

SUCCULENTS/CACTI/FOCAL PLANTS
Agave Americana Century Plant
Aloe vera Aloe Vera
Brahia armata Mexican Blue Palm
Creus peruvianus Peruvian Apple Cactus
Hesperaloe parviflora Red Yucca

SHRUBS/BUSHS/VINES
Acacia craspedocarpa Waxleaf Acacia
Antigonon leptopus Coral Vine
Atriplex nummularia Chamisa
Bouhinia lunarioides Chihuahuan Orchid Shrub
Caesalpinia gilliesii Yellow Bird-of-Paradise

GROUNDCOVER
Acacia redolens Prostrate Acacia
Astericus Mediterranean Beach Daisy
Atriplex semibaccata Australian Saltbush
Baccharis pilularis Chaparral Broom
Bulbine frutescens Bulbine

LIGHTING

ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.

ZONE A: NATURAL VEGETATION
The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.

ZONE B: ENHANCED PLANTING
Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.

ZONE C: NATIVE PLANTING
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

ZONE D: MAINTAINED LANDSCAPING
The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

*NOTE: Limits of planting areas and material as depicted on this exhibit are conceptual and may be subject to change

LANDSCAPE NOTES:

1. All disturbed areas are to have 'desert floor' decomposed granite. match color and size of surrounding areas.
2. All berms are to have maximum 4:1 side slopes.
3. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
4. Fifty percent of proposed trees shall be mature, as defined in article iii, definitions, of the zoning ordinance. indicate both the compliant caliper and industry standards box size for that caliper in the plant palette.
5. All species shall be selected solely from the arizona dept. of water resources low water use / drought tolerant plant list.
6. No shrub or groundcover within sight visibility triangle shall exceed 2'-0" in height at maturity, typ.
7. Plants proposed in drainage basins shall be in conformance with design standards and policies manual section 2-1.903 native plants in detention basins and drainage channels.
8. All landscaped areas shall adhere to Zoning Ordinance Sections 10.100, 10.200, 10.401, 10.402, 10.501, 10.502.

SALVAGE & REVEGETATION TECHNIQUES:

1. RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
2. ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
4. THE SELECTION, PLACEMENT AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY OWNER, OR THE LANDSCAPE ARCHITECT, PRIOR TO DIGGING AND PLANTING.

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LANDSCAPE PLAN

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NORTH

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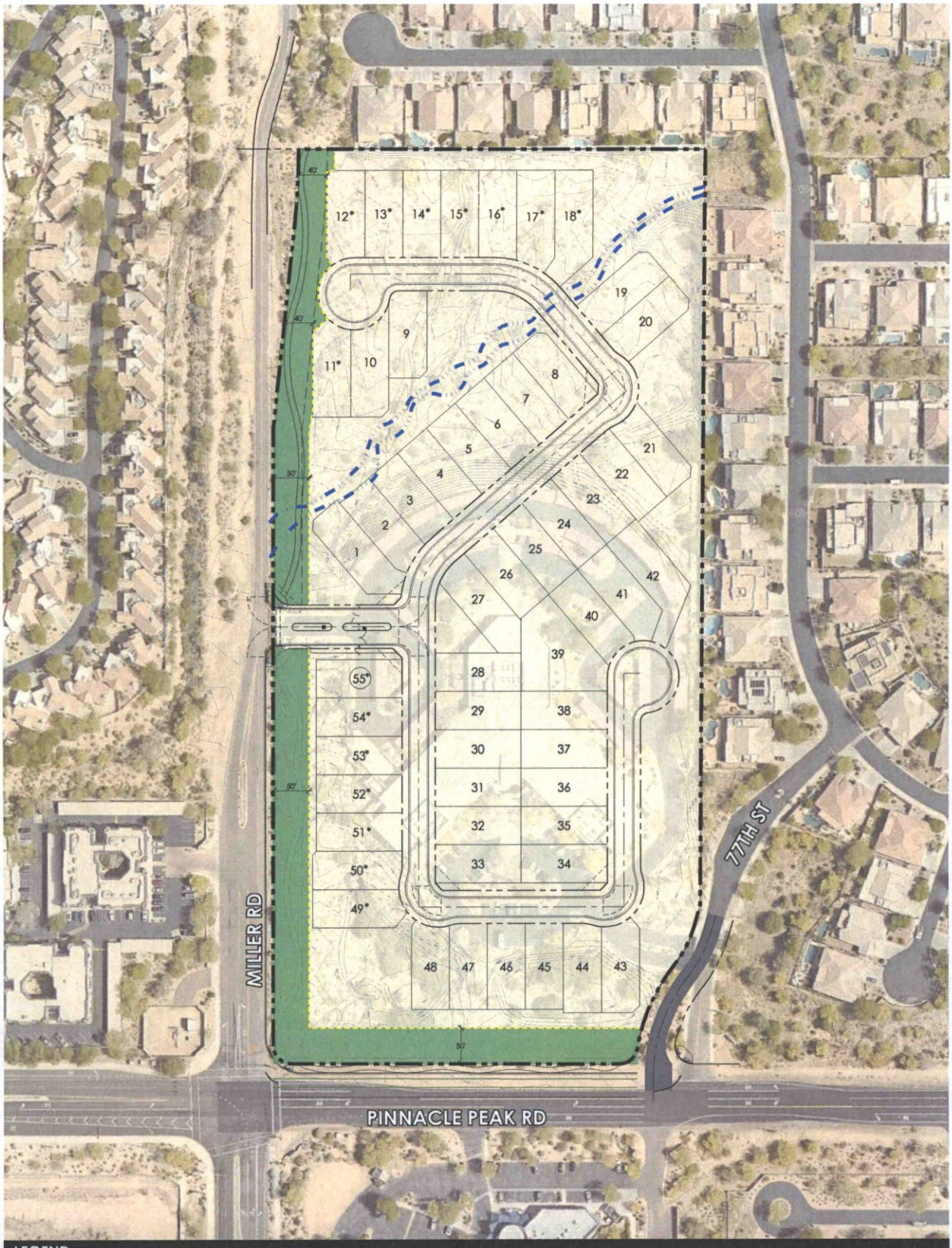

LEGEND

- SITE NET BOUNDARY
- UPPER DESERT LANDFORM
- DESERT SCENIC ROADWAY EASEMENT AREA (MINIMUM DEPTH OF 40', AVERAGE DEPTH OF 50'+)
- WASH CORRIDOR TO BE PRESERVED IN NATURAL STATE
- CURRENT TOPOGRAPHY

NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA WASH CORRIDORS" AS DEFINED BY C.O.S.

NO ON-SITE WASHES ARE < 50 C.F.S.

"DESERT SCENIC ROADWAY" DEDICATIONS WILL BE MADE ON PINNACLE PEAK RD. & MILLER RD.

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ENVIRONMENTAL FEATURES MAP

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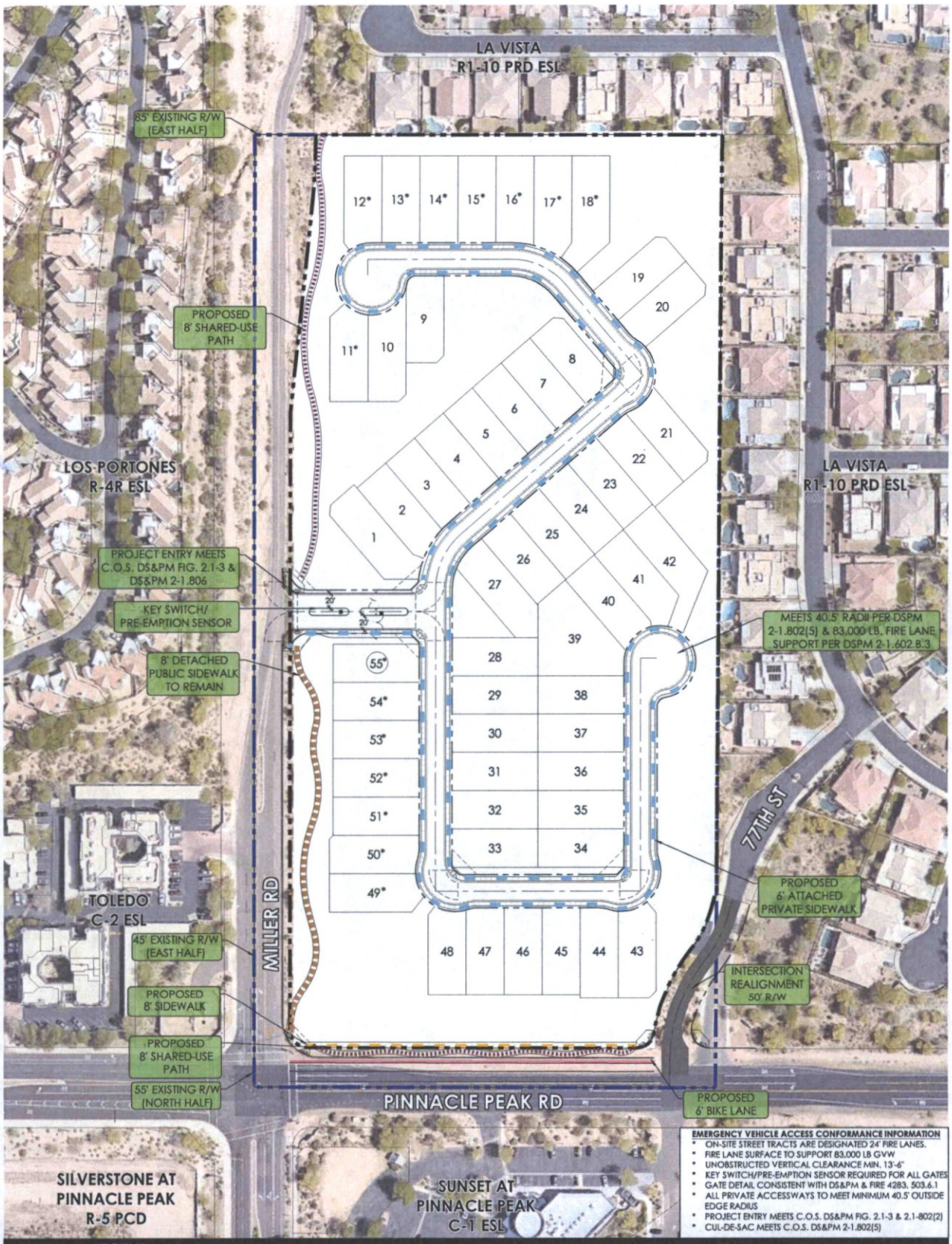

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PINNACLE PEAK & MILLER
CIRCULATION PLAN

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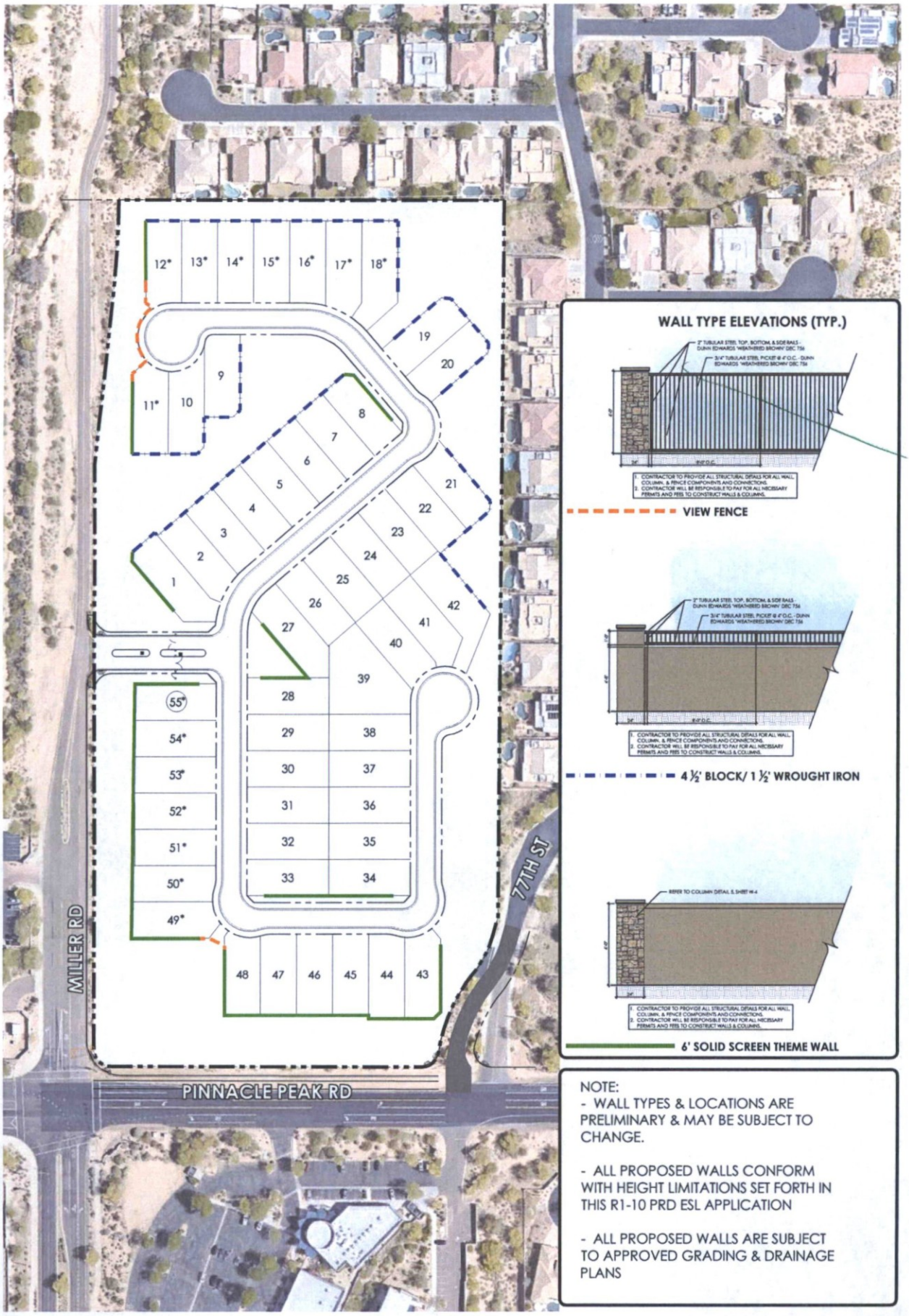

WALL TYPE ELEVATIONS (TYP.)

VIEW FENCE

4 ½' BLOCK/ 1 ½' WROUGHT IRON

6' SOLID SCREEN THEME WALL

NOTE:
- WALL TYPES & LOCATIONS ARE PRELIMINARY & MAY BE SUBJECT TO CHANGE.

- ALL PROPOSED WALLS CONFORM WITH HEIGHT LIMITATIONS SET FORTH IN THIS R1-10 PRD ESL APPLICATION

- ALL PROPOSED WALLS ARE SUBJECT TO APPROVED GRADING & DRAINAGE PLANS

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CONCEPTUAL WALL PLAN

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LEGEND	
132,440 SF (3.0 AC)	PROPOSED N.A.O.S. UNDISTURBED
56,628 SF (1.3 AC)	PROPOSED N.A.O.S. REVEGETATED
	NON- N.A.O.S. OPEN SPACE

AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE

SITE DATA	
SUBJECT SITE GROSS AREA:	19.4 ACRES
SUBJECT SITE NET AREA:	17.0 ACRES

N.A.O.S. SITE HISTORY

HISTORIC N.A.O.S. PLAN/CALCULATIONS APPROVALS
PER ZN CASE (57-ZN-91#2) & MOD (97-0418356) & ROE (114-RE-2005)

NAOS ANALYSIS PER ZONING CASE (57-ZN-91 #2)

SLOPE CATEGORY	ACRES	HILLSIDE FACTOR	REQ. NAOS
25% - 35%	17.2	25%	4.3 AC

NAOS REQUIREMENT PER ZONING CASE (57-ZN-91 #2)

REQUIRED NAOS:	4.3 AC	25% OF NET
REQUIRED UNDISTURBED:	MIN. 3.0 AC	70% OF TOTAL NAOS REQUIREMENT
REQUIRED REVEGETATION:	MAX. 1.3 AC	30% OF TOTAL NAOS REQUIREMENT
PROVIDED NAOS:	8.7 AC	33% OF NET
PROVIDED UNDISTURBED:	3.3 AC	.3 AC EXCESS OF REQUIREMENT
PROVIDED REVEGETATION:	2.4 AC	1.1 AC EXCESS OF REQUIREMENT

DEDICATION/RELEASE OF EASEMENT HISTORY

CURRENT N.A.O.S. DEDICATION WITH APPLICABLE CREDIT REDUCTION: 5.46 AC OF N.A.O.S. CREDIT

REQUIRED N.A.O.S FOR SITE PER SLOPE ANALYSIS (57-ZN-91 #2)

TOTAL N.A.O.S. REQUIRED:	4.3 AC	25% OF NET
REQUIRED UNDISTURBED:	3.0 AC	70% OF TOTAL
REQUIRED REVEGETATION:	1.3 AC	30% OF TOTAL

N.A.O.S. PROVIDED

TOTAL N.A.O.S. PROVIDED:	4.8 AC	28% OF NET SITE AREA
PROVIDED UNDISTURBED:	3.0 AC	70% OF TOTAL
PROVIDED REVEGETION:	1.3 AC	30% OF TOTAL
PROVIDED SURPLUS:	0.5 AC	12% EXCESS (SURPLUS TO BE UNDISTURBED NAOS)

NON N.A.O.S. OPEN SPACE PROVIDED = 0.5 AC

PROPOSED N.A.O.S. CONFORMS TO STANDARDS SET FORTH IN SECTION 6.1011; INCLUDING 30' WIDTH, 20' ALONG ROADWAYS, & 4,000 SQUARE FEET OF AREA.

3-GP-2017 08/18/2017
11-ZN-2017 08/18/2017

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

PINNACLE PEAK & MILLER
N.A.O.S.

APPROX. SCALE: 1"=60' NORTH

1731 DRAWN BY: AC 8/14/17

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P:\2017\1731-PF CHANG'S NO SCOTTSDALE\CAD\PLANNING\LVA-1731-NAOS PLAN.dwg Aug 14, 2017

Snell & Wilmer
L.L.P.
LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

DENVER
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LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

September 1, 2017

VIA E-MAIL

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Long Range Planning Services
City of Scottsdale
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

Re: Updated Major General Plan Amendment Application Narrative - 3-GP-2017

Dear Taylor:

The 7676 E Pinnacle Peak General Plan Amendment is an amendment of just under 20 gross acres from "Office" to "Suburban Neighborhoods". The purpose of this amendment is to properly position the site for the future.

The property is currently developed with a single user corporate office zoned S-R/ESL (Service-Residential with Environmentally Sensitive Lands overlay). With the current ownership relocating to a more central Scottsdale location, the future of the site is open.

In looking at the most compatible future uses for the property, the surrounding context and land use patterns, it has been determined that the best future use long term is a residential one. Therefore, this application seeks to amend the General Plan Land Use Map to "Suburban Neighborhoods" to support future redevelopment of the office building to an R1-10 type of single-family home subdivision. While a future rezoning will be required for such a project, it is appropriate to update the General Plan to reflect this desired future redevelopment of the site.

The following provides a summary of how this proposed General Plan Amendment ("GPA") supports the plans, goals and/or policies of the General Plan.

This updated narrative includes additional analysis of the "Economic Vitality Element" and information from real estate marketing professionals to inform the discussion in "b.1" below. In addition, this narrative updates the public outreach section at the conclusion below to reflect meetings held to date as well as the information on the companion rezoning case.

Snell & Wilmer is a member of LEX MUNDI, The Leading Association of Independent Law Firms.

3-GP/11-ZN-2017
08/18/17

a. Value Scottsdale's Unique Character and Lifestyle:

i. Character and Lifestyle.

The Character Types Map identifies the area around the property as Suburban/Suburban Desert Character. The property retains significant desert vegetation and has drainage features that will require compatible design if/when the site is redeveloped for single-family uses. There is no proposed change to this classification.

The Streetscape Map identifies the area as "Natural Streetscape" character, which would be retained with any future development. No changes are proposed to this classification.

ii. Land Use.

This is the one area of amendment proposed by this GPA. The current "Employment" designation was appropriate when the property was originally developed. With the changing nature of office employment, as well as a desire by both users and the General Plan to locate jobs in areas around "commercial cores" or "freeway interchanges" (see Page 72), this site is more conducive to future residential use. In addition, the surrounding land uses are residential in nature.

b. Support Economic Vitality:

i. Economic Vitality.

This amendment will not "cost" jobs; the property owner is relocating to another location within Scottsdale that is more proximate to other employers and the amenities desired by today's employees. By positioning this property as a site for homes, and not jobs, the surrounding neighborhood will be strengthened by the investment in new home construction, as supported by Goal 7 (which encourages redevelopment – Page 85). Long-term, clustering employment and offices users in denser areas encourages and supports amenities demanded by employees.

In addition, The General Plan Economic Vitality Element (the "Element") does call for a "healthy, vibrant economy" (Page 79) and for "enhancing the vitality of maturing areas of the city" (Page 81). This subject site is unusual in that the area was part of a large early 1980's annexation (Case 32-Z-82). The record is a bit unclear, but it appears that portions of that annexation were a mix of rezoning to match recently adopted area plans or simply a carry though of the existing County zoning. Regardless, the "Office" classification is located in an area where it would be unlikely to utilize that classification today. This is not an area where large single-office users are likely to be desired; while smaller offices may be appropriate, a 20 acre area is too much for this location due to its roadway access, suburban context and the realities of today's office market.

To help explain the current market conditions for campus/single user types of office, I have the following information from Mr. Tom Jacobs with Cushman Wakefield, a respected commercial real estate firm.

"The property at 7676 East Miller Road is a 53,000 square foot single tenant office building. Tenants in the 50,000 square foot range locate close to the freeway system since they have 250+ employees coming to work every day. This building is unattractive to large users because of the commute times from the freeway to building. If used as an office property it would need to be repositioned as a multi- tenant property for tenants in the 2,000 to 4,000 square foot size range. This size tenant is a neighborhood tenant. By that we mean a tenant that has an office in the neighborhood they live in. The property to the south at 7669 and 7689 East Pinnacle Peak Road is currently offering small spaces to neighborhood tenants. They have had some success but this property still has 93,000 square feet vacant out of 120,000 square feet total. This is more than enough office space for tenants in the immediate neighborhood.

The property at 23733 North Scottsdale Road, just to the west, was a similar single tenant office building. After a long unsuccessful marketing effort to find a large tenant to lease the building the property sold for redevelopment. The buyer plans to convert the property into an assisted living facility. This is the most recent example of the lack of demand for large tenant office space in this area."

Based upon factual market conditions, as evidenced by Mr. Jacobs observations above, and the history of this "Office" classification likely dating to the early 1980's, it is appropriate to remove the "Office" classification in this particular area. As to availability of employment in the neighborhood, as noted above, the market indicates that the demand for smaller "neighborhood tenants" has been met by current available space and that the removal of this site from that market would not likely reduce the locational options for such firms.

c. Enhance Neighborhoods:

i. Community Involvement.

This amendment will be processed in a manner that engages with the nearby property owners as recommended by the General Plan (and required by the Zoning Ordinance).

ii. Housing.

Approval of this amendment will convert office uses outside of a major employment core for redevelopment into single-family homes. This will help support and protect adjacent homes, with is supported by Goal 1 (preserve the quality of existing dwellings and neighborhoods – Page 98).

iii. Neighborhoods.

The proposed amendment will provide a future opportunity to develop new homes in an area of existing neighborhoods. Goal 3 (Page 105) recommends redevelopment and neighborhood preservation efforts, such as private economic reinvestment in mature areas. This proposal will allow for new private investment in the area.

d. Open Space:

i. Open Space and Recreation.

Although this amendment does not specifically address open space and recreation, the eventual rezoning and site planning associated with redevelopment of the property in future certainly will. As noted prior, the site has quality vegetative elements and drainage corridors that will permit future site planning that can maximize both open space and recreation for the future residents.

ii. Preservation and Environmental Planning.

The future development supported by this amendment will require design solutions to minimize impacts on existing natural resources. Goal 9, Page 136, recommends the preservation of native plans, which is an option for future development given the quantities of natural vegetation on site.

e. Seek Sustainability:

i. Cost of Development.

This amendment will allow for future redevelopment, which due to the existence of public infrastructure, maximize the public investment already present around the site. Any future development resulting from this amendment will comply with all City ordinances, specifically those related to the installation of public improvements ("pay for itself" – Page 141).

ii. Growth Areas.

As an already developed site, this amendment will support future redevelopment in an area with existing public infrastructure, including water, sewer and roadways. The site is an ideal location to add new residents as the supporting infrastructure as well as retail, schools and other services are already established.

iii. Public Services and Facilities.

While many of these goals are related to the functions of the City, this amendment supports these goals by not requiring new services. It places new homes near existing infrastructure and services, such as police and fire, so that the City can maximize public service dollars.

f. Advance Transportation:

i. Community Mobility.

Pinnacle Peak is identified on the Community Mobility Element Map as a "Regional System" that provides an important east/west connection in this part of the City. This amendment does not seek to modify this designation.

In summary, this Major General Plan Amendment requests modification to the Land Use Map only. The remaining maps, goals and polices are not impacted by the request. If approved, this request will allow for possible future redevelopment of an office type land use to a quality residential subdivision (subject to rezoning approvals). This location is appropriate for such a land use transition and will support a number of goals of the General Plan.

We held a community meeting on Wednesday, June 7, 2017 to discuss our request for a Major General Plan Amendment and a follow-up community meeting is scheduled for Wednesday, September 13, 2017 to share updated plans with our neighbors.

Finally, a comprehensive zoning case for the site was filed on June 22, 2017, Case 11-ZN-2017.

Thank you for your assistance with this application.

Respectfully submitted,

Snell & Wilmer

Noel J. Griemsmann, AICP
Senior Urban Planner

3-GP/11-ZN-2017
08/18/17

Sincerely,
K Bruce Hodgins
7607 E Starla Dr

cc Mr Alex Stedman, LVA Urban Design Studio
Mr Taylor Reynolds, City of Scottsdale
Mr Adam Yaron, City of Scottsdale
Mr Noel Griemsmann, Snell & Wilmer LLP
Mr Nick Wood, Snell & Wilmer LLP

TAB 2

Watney, Stephanie

From	Bhodgins@dccnet com
Sent	Thursday, June 01, 2017 4 36 PM
To	Wood, Nick
Cc	astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Griemsmann, Noel, jmurillo@scottsdaleaz gov, Kerns, Robyn, mbronska
Subject	Re Project 356-PA-2017 Opposition

Dear Mr Wood,

Thank you for your reply and offer to meet Unfortunately I will not be back in Scottsdale until September, but willing to communicate by e-mail or phone I would appreciate getting a copy of the proposed plan for the site that also shows the existing NAOS boundaries

You mention that your plan respects the desert habitat, but I will remain opposed to the plan unless the full existing NAOS remains in tact

Bruce & Lyla Hodgins

On Jun 1, 2017, at 12 29 PM, Wood, Nick <nwood@swlaw com> wrote

> Good afternoon Mr and Ms Hodgins
>
> Thank you for your e-mail My client, P F Chang's, and I, respect and appreciate your comments and concerns
>
> Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site
>
> I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property
>
> This morning we met with Mr Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him As a courtesy to Mr Bronska, I'm copying him with this e-mail
>
> Please let me know if you are willing to meet with me If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you
>
> Kind regards,
>
> Nick
>
> Nicholas J Wood
> Snell & Wilmer
> 400 East Van Buren Street
> Phoenix, Arizona, 85004
> Office 602-382-6269
> Cell 602-451-2255

Fax 602-382-6070
nwood@swlaw com

From. Bruce & Lyla [mailto bhodgins@dccnet com]
Sent Thursday, June 01, 2017 10 19 AM
To· jmurillo@scottsdaleaz gov
Cc· astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Griemsmann, Noel, Wood, Nick
Subject Project 356-PA-2017 Opposition

To Mr Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property

We purchased our house at 7607 E Starla Dr , which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on This factored heavily on our purchasing decision and added significantly to the valuation of our property Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application Thank you

Sincerely,
K Bruce Hodgins
7607 E Starla Dr

cc Mr Alex Stedman, LVA Urban Design Studio
Mr Taylor Reynolds, City of Scottsdale
Mr Adam Yaron, City of Scottsdale
Mr Noel Griemsmann, Snell & Wilmer LLP
Mr Nick Wood, Snell & Wilmer LLP

TAB 3

Watney, Stephanie

From: Wood, Nick
Sent: Monday, June 05, 2017 4:03 PM
To: 'Peterson, Katherine S., M.S.N., R.N.'; Griemsmann, Noel
Cc: Kerns, Robyn
Subject: RE: PFCCB Rezoning Request

Hi Ms. Peterson. Thank you for your e-mail.

I believe that we will be able to answer all of your questions at the neighborhood meeting.

We look forward to meeting you.

Kind regards,

Nick

Nicholas J. Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office: 602-382-6269
Cell: 602-451-2255
Fax: 602-382-6070
nwood@swlaw.com

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]
Sent: Monday, June 05, 2017 1:54 PM
To: Griemsmann, Noel; Wood, Nick
Subject: PFCCB Rezoning Request

Mr. Wood and Mr. Griemsmann,

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?

- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.

- Displacement of wildlife Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area Another home development will displace them Has the impact to native wildlife been considered?

- Increased traffic on Miller Road Correspondence states vehicular access is planned on 77th street Is an additional residential entrance or exit onto Miller Road planned?

- Distance from Miller Road How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday, but appreciate your attention to these concerns

Thank you

Katherine S Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard |Phoenix, AZ 85054 | 480-342-1146 | peterson katherine@mayo edu |

Watney, Stephanie

From: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>
Sent: Monday, June 05, 2017 3:19 PM
To: Reynolds, Taylor
Cc: Acevedo, Alex
Subject: FW: Case Number: 3-GP-2017

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]
Sent: Monday, June 05, 2017 1:58 PM
To: Projectinput
Subject: Case Number: 3-GP-2017

Site Location: 7676 E. Pinnacle Peak Road
Case Name: 7676 E. Pinnacle Peak
Case Number: 3-GP-2017

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?

- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.

- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?

- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77th street. Is an additional residential entrance or exit onto Miller Road planned?

- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday to gather more information about the proposed development, but appreciate your attention to these concerns.

Thank you.

Katherine S Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard |Phoenix, AZ 85054 | 480-342-1146 | peterson katherine@mayo edu |

TAB 4

Date	Name	General Comment(s)
5/23/2017	Mary Brockman	Neighborhood traffic (1,000 homes to the south)
5/23/2017	Alan L	Construction debris
6/5/2017	Fernando Esteves	Likes the project, but is concerned about drainage in the area

TAB 5

Watney, Stephanie

From: Reynolds, Taylor <TReynolds@scottsdaleaz.gov>
Sent: Tuesday, June 06, 2017 3:07 PM
To: Griemsmann, Noel
Subject: FW: From business to new subdivision development

Noel,

Attached is a comment we received regarding your case, 3-GP-2017.

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

From: davidsinaz@cox.net [mailto:davidsinaz@cox.net]
Sent: Tuesday, June 06, 2017 2:10 PM
To: Acevedo, Alex
Subject: From business to new subdivision development

We are writing a request because we are totally against this new subdivision behind our house in Los Portones. We feel it will stifle property values in our neighborhood along with creating much more traffic on Miller Rd which in basically in our backyard. Not to mention, trying to enter Pinnacle Peak outside Los Portones is going to be almost impossible with the new subdivision behind us along with the new condos being built across the street at Silver Stone. It is very challenging now currentl -- sent by David Copenhaver (case# 3-GP-2017)

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TAB 6

Watney, Stephanie

From: Reynolds, Taylor <TReynolds@scottsdaleaz.gov>
Sent: Tuesday, June 06, 2017 3:42 PM
To: Griemsmann, Noel
Subject: FW: PF Chang Parking Structure

Noel,

Attached is a comment we received regarding your case, 3-GP-2017. I did inform her of your open house scheduled for tomorrow evening.

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

From: leanne.debeurre@gmail.com [mailto:leanne.debeurre@gmail.com]
Sent: Tuesday, June 06, 2017 2:29 PM
To: Reynolds, Taylor
Subject: PF Chang Parking Structure

Hello, Are there any meetings or gatherings where local neighbors can hear more about this or voice our concerns? I live in the Los Portones community and did not receive any communication about this before receiving this email today. I am opposed to this amendment and wish to know where and how to voice my opinion, if that is at all possible. Kind regards, Leanne Debeurre -- sent by Leanne Debeurre (case# 3-GP-2017)

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TAB 7

Watney, Stephanie

From	Robert Minella <rcminella@yahoo com>
Sent	Tuesday, May 30, 2017 3 36 PM
To	Reynolds, Taylor
Cc	Vicki Stumberg, Jeanine Minella
Subject	Re RE Case #3-GP-2017 P F Chang's Request to Rezone

Mr Reynolds,

I know I speak on behalf of a number of concerned residents I really appreciate your response and the time you took I look forward to continued communication going forward

Thank you

Best regards,
Bob Minella

On Tuesday, May 30, 2017, 3 30 30 PM MST, Reynolds, Taylor <TReynolds@scottsdaleaz gov> wrote

Mr and Mrs Minella,

Thank you for your communication 7676 E Pinnacle Peak currently has a submitted major General Plan amendment in for review – 3-GP-2017 As coordinator for that case, I can answer your questions concerning such moving forward The applicant is requesting a change from Office to Suburban Neighborhoods on the subject site

Although the applicant states in their narrative that they will seek "an R1-10 type of single-family home subdivision" they have not yet submitted a companion zoning case to the above-mentioned General Plan amendment request When staff receives such (expected towards the end of June) – we will know more specific details being requested by the applicant, such as the zoning they seek and potentially their proposed lot layout That future zoning case will be coordinated by Jesus Murillo, whom can answer any specific questions you have regarding that case at that time – and who I have included in this response for your convenience

1 In terms of the zoning process moving forward, the application would generally follow this process For timing, companion zoning cases process concurrently with major General Plan amendments and would be heard at the same City Council meeting – which, pursuant to State Statute, has been scheduled for December 4th of this year

2 Staff welcomes public input at all stages of the process – including both written comment and public testimony (at Planning Commission/City Council meetings) Since it is early in the process, the location of several of the outreach events have not been finalized When staff is able to book all appropriate meetings, I will follow up with you and relay the date/time/locations of such In the interim, the case info sheet specific to this case on the City's website contains the applicant's submittal, my contact information if you want to submit additional comments in the future, and will contain that public outreach information when those details are finalized

3 Section 1 301 of Scottsdale's Zoning Ordinance states that any property owner may initiate a request to amend the zoning district map for their property – but does not guarantee that each request will be approved This comes back to the discussion above in that there will be several instances of both public input – and furthermore – consideration and recommendation by Scottsdale's Planning Commission and final action by City Council

Again, since the applicant has not yet submitted a companion zoning request, staff only has minimal information at this time When the zoning request is submitted we will have more specific information Hopefully this answers your questions below, and please feel free to contact myself or Jesus in the future regarding this development proposal Thanks once again for your comments

Taylor Reynolds

Senior Planner - Long Range Planning

Planning and Development Services

City of Scottsdale

480 312 7924

treynolds@scottsdaleaz gov

From Robert Minella [mailto rcminella@yahoo com]
Sent Tuesday, May 30, 2017 9 10 AM
To Murillo, Jesus, Yaron, Adam, Reynolds, Taylor
Cc Vicki Stumberg, Jeanine Minella
Subject Case #3-GP-2017 P F Chang's Request to Rezone

Good morning and I hope this finds you all well I am writing in regards to the rezoning proposal of the P F Chang's (PFC) property located at 7676 Pinnacle Peak Road in Scottsdale Apparently PFC has requested the property be rezoned from a Service Residential (S-R) to a single-family home residential subdivision (R1-10)

I am very interested to know the following

1 What is the process for rezoning a parcel?

2 What rights do surrounding residents have to object to the rezoning?

3 What gives PFC the right to rezone at their desire?

I am a current resident located next to the property in question in the La Vista community I am most concerned about the safety and well being of traffic in the area and the lack of infrastructure to support any further development I am also concerned about the wildlife and lack of Environmentally Sensitive Lands (ESL) in the area

We purchased our home approximately 4-1/2 years ago with the outlook of being near a city but not being engaged in a massive development It is disappointing that a corporation can take the measures to rezone a parcel of property to suit their own needs or profitability I do not understand how they can make a statement in their letter saying "Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term use for the property " They apparently plan to demolish the natural habitat, create months if not years of inconvenience for surrounding residents during construction, create further traffic congestion and unsafe driving, all for their perspective of what is good for the property and their interest in making a profit A bit of sarcasm but it is not in the best interest of the area

I look forward to your response and sincerely hope you listen to the people that are long standing members of the community that depend on people like yourselves to protect us with the laws that are in place There is no reason PFC cannot sell the existing property for office utilization as it was originally zoned The few workers that reside there currently are much less of a traffic contributor than the proposed +/-50 homes proposed in the signs

I appreciate your time and consideration of this request for information and to state our position Please use this email address as the method for you to respond Thank you

Best regards,

Robert and Jeanine Minella

24030 N 76th Pl

Scottsdale, AZ 85255

TAB F

SIGN POSTING 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: 362-PA-2017

Project Name:

Location: **7676 E Pinnacle Peak Rd**

Site Posting Date: Orig Posted 5/25/17, Updated 5/26/17

Applicant Name: **Nick Wood, Esq.- Snell and Wilmer L.L.P.**

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 Liggett
Applicant Signature

5/26/17
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 30th day of May 2017

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

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

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
City Contact:
Taylor Reynolds 480-312-7924
treynolds@ScottsdaleAZ.gov
Posting Date: 5/25/17 Updated 5/26/17
Pre-Application #: 362-PA-2017
Available at City of Scottsdale: 480-312-7000
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/26/17 11:53:41

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
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City Contact:
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After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/26/17 11:57:00

TAB G

NEIGHBORHOOD OPEN HOUSE REPORT

June 7, 2017
6:00 to 7:00 PM
7676 East Pinnacle Peak Road, Scottsdale, AZ 85255

1. Report (Discussion Items/Respones)
2. Sign-In Sheets
3. Comment Cards Received

TAB 1

DISCUSSION ITEMS

1. **Traffic**
   - Regional concerns
   - Perceived increase in traffic
   - Miller Road (Limiting northern expansion)
   - Traffic noise (Especially if Miller Road is expanded)
2. **77th Street**
   - Design and correction
3. **Home Values**
   - Minimum lot sizes, home sizes and finishes
4. **Building Height**
   - Concerns about two (2) story homes
5. **Maintaining Wildlife Corridors**
6. **Processing of Request**

RESPONSES

1. **Traffic**

Regional Concerns:

Regional transportation concerns (existing/future) are not specific to the project.

Perceived Increase in Traffic:

Given the population of P.F Chang's workforce and the commensurate proposed number of lots in the plan, there is likely an opportunity for reduction in traffic pressure. A traffic study will be completed as part of the rezoning application.

Miller Road:

The expansion of Miller Road and any related improvement infrastructure is not related to the project.

Noise (Especially if Miller Road is expanded):

The noise from traffic should not exceed ambient conditions.

RESPONSES

2. **77th Street Design and correction**

   The project team is working with the City of Scottsdale on evaluating project access onto Miller Road.

3. **Home Values**

   The minimum lot size will be as per the approved zoning district. Other specifics regarding home sizes and finishes will be subject to market demand.

4. **Building Height**

   P.F. Chang's is willing to limit building height to one (1) story on perimeter lots that are adjacent to existing neighboring homes

5. **Maintaining Wildlife Corridors**

   The current layout of the project proposes retaining the wash that runs through the site as "open space," allowing for the wildlife corridor to remain.

6. **Processing of Request**

   Several questions were asked regarding the amendment process for the General Plan and also rezoning requests. The project team educated stakeholders on these processes.

TAB 2

FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION	
6/7/2017	[illegible]		
	[illegible]		
	JACK N' ERNIE		
	[illegible]		
	Steve [illegible]		
	RALPH WEAVER		
	Debra Lovia		
	[illegible]		
	Bashar & Ha'a Stoke		
	Sharon Rose-Baker		
	[illegible]		
	[illegible]		

FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION	
6/7/2017	Stacy Phillips		
	Michael-Ann Jacob		
	JOAN KAYE		
	MIKE & PAT LABOWITCH		
	[illegible]		
	[illegible]		
	JOE LEVINE		
	ALAN DAVIS		
	CORINNE FRANCO		
	[illegible]		
	[illegible]		
	[illegible]		
	KATHLEEN PETERSEN		

TAB 3

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for Inclusion in the case file Thank you for attending our meeting

Speed control/
monitoring on Miller -

Name

Address

Phone/Email

Neighborhood Open House
Guest Comment Card
Pre-Application Case No 362-PA-2017
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

- Prefer to keep zoning as current commercial status

- Prefer natural set backs one story, maintain views

Name Debra Kovns

Address

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Name

Address.

Phone/Email.

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Name:

Address:

Phone/Email:

SEE BACK

Great work
by Mike! Keep
this speed and
it can't be

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Was told only one story entire development but definitely was told by Mark Lamey final est 9/10 & 9/12 thereafter

Name

Address

Phone/Email

would NOT be two story

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

Emergency exit should be off 77 St NOT Miller bec. of traffic/ noise | speed | etc.

Name

Address

Phone/Email.

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

After Seeing the Layout and New entrance & that amount of home is half that was Previously (Just) Very comfortable with Plan

Name Vincent & Becky Aguilera

Address

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

USING VEILED THREATS THAT IF THE PROPERTY REMAINS ZONED COMMERCIAL WOULD BE WORSE FOR THE EXISTING RESIDENTS DOES NOT MAKE P.F. CHANG THE GOOD GUYS HERE WE MOVED UP HERE FOR LESS DENSITY NOW YOU WANT TO TAKE IT AWAY.

Name: LIDA IVRNICK

Address.

Phone/Email

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

- Resident of LaVista - not on board with this plan at all We have had ~~so~~ much new high density development recently approved - we can't take more Traffic is sick already and its sad this is all being →

Name: Corinne Fraleo

Address:

Phone/Email:

developed because PF Chang's wants to make more $$. All the long standing residents need to suffer so they can make an extra buck.

Neighborhood Open House
Guest Comment Card
Pre-Application Case No. 362-PA-2017
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

I believe TRAFFIC is a HUGE concern — 48 homes x 2-3 cars emptying onto Miller / 7th and Ultimately Pinnacle Peak Rd is a NIGHTMARE. Already Pinnacle Peak Road towards Scottsdale Rd (starting at 3:00pm) is backed up for miles. Hayden Rd / Pinnacle Peak Rd is also backed up for miles. With all the condos →

Name: Sharon Bushner

Address:

Phone/Email:

going in at Sweetne – also off Pinnacle Peak – the traffic is going to be impossible. You can not exit the Safeway parking lot onto Pinnacle Peak east.

The effect on the value of our homes in La Vista is another big concern. If you are at the same price point you are competing with our homes, which would make hard for us to sell. Need to be at different price point. Only 1 story homes.

Neighborhood Open House
Guest Comment Card

Pre-Application Case No 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff All cards submitted will be forwarded to the City for inclusion in the case file Thank you for attending our meeting

LETS DISCUSS ALIGNMENT OF 7TH & SAWYER CANYON TRAIL ON PINNACLE PEAK TRAIL

Name: ALAN DAVIS

Address:

Phone/Email

TAB H

_____ -PA- _____

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 Statues 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:	**To:**
☑ 1st Class Letter or Postcard	☑ Each Real Property owner in proposed area
☐ In Person	☐ Property owners and HOAs within 750'
☐ Phone call	☐ Adjacent property owners/ tenants/HOAs
☐ Certified Mail	☐ School District(s)
☐ Door Hangers/Flyers	☐ 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

Continued on page 2

Planning and Development Services

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.~~ N/A

☑ **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. N/A
- Provide any other outreach and communication efforts. N/A

Related Resources:

☒ Project Under Consideration Sign Posting Requirements

☒ Affidavit of Posting

N/A ☐ Public Hearing Sign Posting Requirements

Planning and Development Services

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

2ND NEIGHBORHOOD MEETING REPORT

TAB A – NEIGHBORHOOD OPEN HOUSE NOTIFICATION

TAB B – SIGN POSTING AFFIDAVIT

TAB C – NEIGHBORHOOD OPEN HOUSE REPORT

TAB 1 – DISCUSSION ITEMS/RESPONSES

TAB 2 – SIGN-IN SHEETS

TAB 3 – COMMENT CARDS MADE AVAILABLE

TAB A

NEIGHBORHOOD OPEN HOUSE NOTIFICATION

LVA urban design studio
land planning · development entitlements · landscape architecture

September 1, 2017

Re: 2nd Neighborhood Meeting Notification for the Property at 7676 E. Pinnacle Peak Rd

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we have filed (i) a Major General Plan Amendment (Case 3-GP-2017) and (ii) a rezoning application (Case 11-ZN-2017) for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of P.F. Chang's current corporate office.

The Major General Plan Amendment is to change the site's current "Office" classification to "Suburban Neighborhoods" to support the rezoning application. The rezoning application is a request to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre).

After our last neighborhood meeting, we have modified the site plan to incorporate comments received from both neighbors and City staff. The updated proposal will allow for a 55 lot single-family residential development, natural desert open space that preserves the existing arroyo, and is proposed to provide gated vehicular access only from Miller Road (removing the existing access to 77th Street and realigning its intersection with Pinnacle Peak Road). Please see the enclosed updated site plan for your review.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting another neighborhood meeting with Snell and Wilmer on the project site to discuss our updated plans and to gather your comments and feedback.

DATE: Wednesday, September 13, 2017
TIME: 6:00pm-7:00pm
LOCATION: PF Chang's Training Room
7676 E. Pinnacle Peak Road Scottsdale, AZ 85255

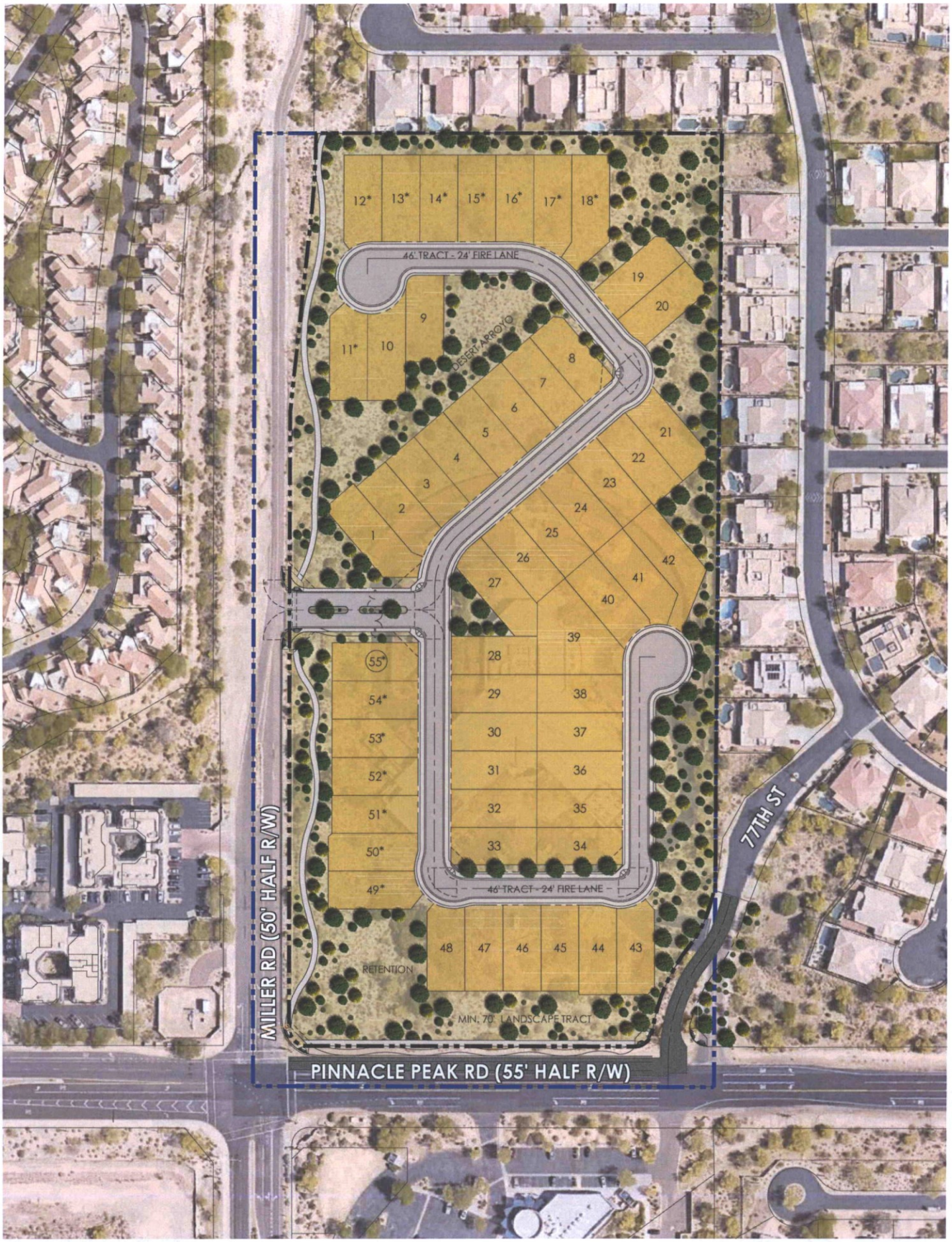
If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner for the zoning case, Jesus Murillo, at 480-312-7849 or jmurillo@scottsdaleaz.gov or, for the Major General Plan Amendment, Taylor Reynold, at 480-312-7924 or treynolds@scottsdaleaz.gov. Please reference project case numbers 11-ZN-2017 and 3-GP-2017. Comments will be made part of the public record for inclusion in the case file.

Finally, a reminder that the City will be hosting their "Open House" for all Major General Plan amendments on September 14th, 5 to 7PM at the Cholla Middle School, 6615 E Cholla St, Scottsdale; your attendance is also encouraged for that meeting as well.

Thank you for your time and interest!

Sincerely,

Alex Stedman
LVA Urban Design Studio
480-994-0994
astedman@lvadesign.com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13*
14*
15*
16*
17*
18*
46' TRACT - 24' FIRE LANE
19
20
9
11*
10
DESERT ARROYO
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53*
52*
51*
50*
49*
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34
46' TRACT - 24' FIRE LANE
48
47
46
45
44
43
RETENTION
MIN. 70' LANDSCAPE TRACT
MILLER RD (50' HALF R/W)
77TH ST
PINNACLE PEAK RD (55' HALF R/W)

TAB B

SIGN POSTING 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: 362-PA-2017

Project Name:

Location: **7676 E Pinnacle Peak Rd**

Site Posting Date: Orig post 5/25/17, Updated 8/29/17

Applicant Name: **Nick Wood, Esq.- Snell and Wilmer L.L.P.**

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 Riggett
Applicant Signature

8/29/17
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 29th day of August 20 17

MARYBETH CONRAD
Notary Public State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Mary Beth 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

Early Notification of
Project Under Consideration
Second Neighborhood Open House Meeting:
Date: Wednesday, September 13, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
Pre-Application #: 362-PA-2017
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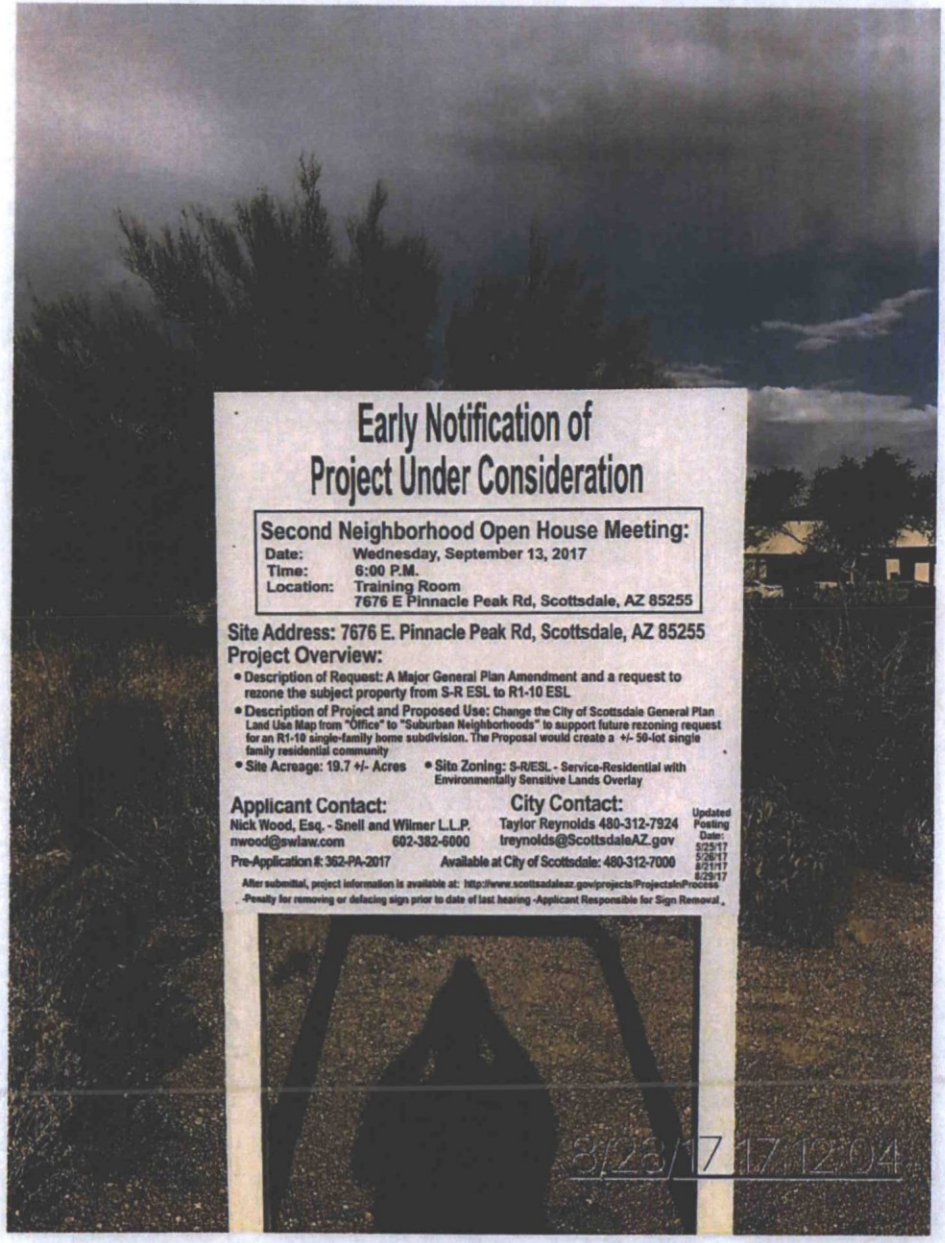
Updated Posting Date: 5/25/17 5/26/17 8/21/17 8/29/17
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
8/28/17 17:08:36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Applicant Contact:
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nwood@swlaw.com 602-382-6000
Pre-Application #: 362-PA-2017
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treynolds@ScottsdaleAZ.gov
Available at City of Scottsdale: 480-312-7000
Updated Posting Date: 5/25/17 5/26/17 8/21/17 8/29/17
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
8/28/17 17:12:04

TAB C

NEIGHBORHOOD OPEN HOUSE REPORT

NEIGHBORHOOD OPEN HOUSE REPORT

SEPTEMBER 13, 2017
6:00 PM TO 7:00 PM
7676 EAST PINNACLE PEAK ROAD, SCOTTSDALE, AZ 85255

1. Report
2. Sign-in Sheets
3. Comment Cards

   (Made Available to Attendees)

TAB 1

DISCUSSION ITEMS

1. **Realignment of 77th Street**
2. **Home values**
   - Minimum lot sizes, home sizes and finishes
3. **Building height**
4. **Maintaining wildlife/open space corridors**
5. **General questions regarding the City process for rezoning cases**
6. **Concerns about the Pinnacle Peak Road and Miller Road Intersection as well as general regional traffic**

RESPONSES

1. **Realignment of 77th Street**
   - The developer will commit to the design and correction of 77th street (at the Pinnacle Peak Road intersection adjacent to the site) as part of the project
2. **Home Values**
   - Home and lot sizes will be subject to the R1-10 Zoning District, which district is also applicable to the subdivision to the north and east of the site
   - The selection of finishes are to be determined by the Developer and will be market driven
3. **Building Height**
   - There were concerns raised about the location of two (2) story homes The applicant has committed to providing only single story homes on the northern and western perimeters of the project
4. **Maintaining Wildlife Wash Corridors**
   - The current layout of the project proposes retaining the wash that runs through the site as "open space," allowing for the wildlife corridor to remain
5. **General questions regarding the City process for rezoning cases**
   - The project team answered general questions regarding project timing and the public hearing process
6. **Concerns about the Pinnacle Peak Road and Miller Road Intersection as well as general regional traffic**
   - The developer will construct half-street off-site improvements for those portions of Miller Road that are adjacent to the site as part of the project
   - Further, the proposed use will generate less traffic than the current, more intense land use

TAB 2

Project Neighborhood Meeting – Pinnacle Peak Rd & Miller Rd

Location PFCCB Headquarters

Date and Time Wednesday, September 13, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
41	Dana Shipley	[redacted]		
42	JOE LEVINE			
43	Michael Jacks			
44	Lucille VanValkenburg			
45				
46				
47				
48				
49				
50				

Project Neighborhood Meeting – Pinnacle Peak Rd & Miller Rd

Location PFCCB Headquarters

Date and Time Wednesday, September 13, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	[illegible] DAVIS	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]
3	RAY O'DELL	[illegible]	[illegible]	[illegible]
4	Ed Toschik	[illegible]	[illegible]	[illegible]
5	BRAD ORLICH	[illegible]	[illegible]	[illegible]
6	VONN HANSEN	[illegible]	[illegible]	[illegible]
7				
8				
9				
10				

TAB 3

COMMENT CARD

Pinnacle Peak Rd & Miller Rd
Neighborhood Meeting – September 13, 2017

Name | Street Address

Email Address | Phone Number

COMMENTS / CONCERNS

Please place this card in the box
Thank you!

-PA-

Neighborhood Involvement General Plan Checklist (GP)

CITY OF SCOTTSDALE

Neighborhood Involvement is required for all General Plan Amendment requests Refer to the City of Scottsdale Resolution No 5135, and the Arizona Revised Statues 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	To
☑ 1st Class Letter or Postcard	☑ Each Real Property owner in proposed area
☐ In Person	☐ Property owners and HOAs within 750'
☐ Phone call	☐ Adjacent property owners/ tenants/HOAs
☐ Certified Mail	☐ School District(s)
☐ Door Hangers/Flyers	☐ 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

Continued on page 2

Planning and Development Services

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

Neighborhood Involvement General Plan Checklist (GP)

CITY OF SCOTTSDALE

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 and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Nicholas J Wood
(602) 382-6269
nwood@swlaw com

May 17, 2017

Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan Amendment Request

Dear Neighbor or Interested Party

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17 26 acres in size It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan PF Chang's will likely file a rezoning application in the coming weeks That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision

For this Major General Plan Amendment application, our current City staff coordinator is Mr Adam Yaron, Citizen Liaison for the Planning and Development Services Department He can be reached at 480-312-2761 or via email to AYaron@Scottsdalcaz gov

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions He is available at 602-382-6824 or via email to ngriemsmann@swlaw com And of course you may contact me at 602-382-6269 or via email to nwood@swlaw com We are more than happy to discuss any questions or comments you may have about this request

In addition, we will be holding an Open House as follows

Wednesday, June 7, 2017

6PM to 7PM

PF Chang's Training Room

7676 E Pinnacle Peak Road

Scottsdale, AZ 85255

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments

Thank you for your time and attention

Very truly yours,

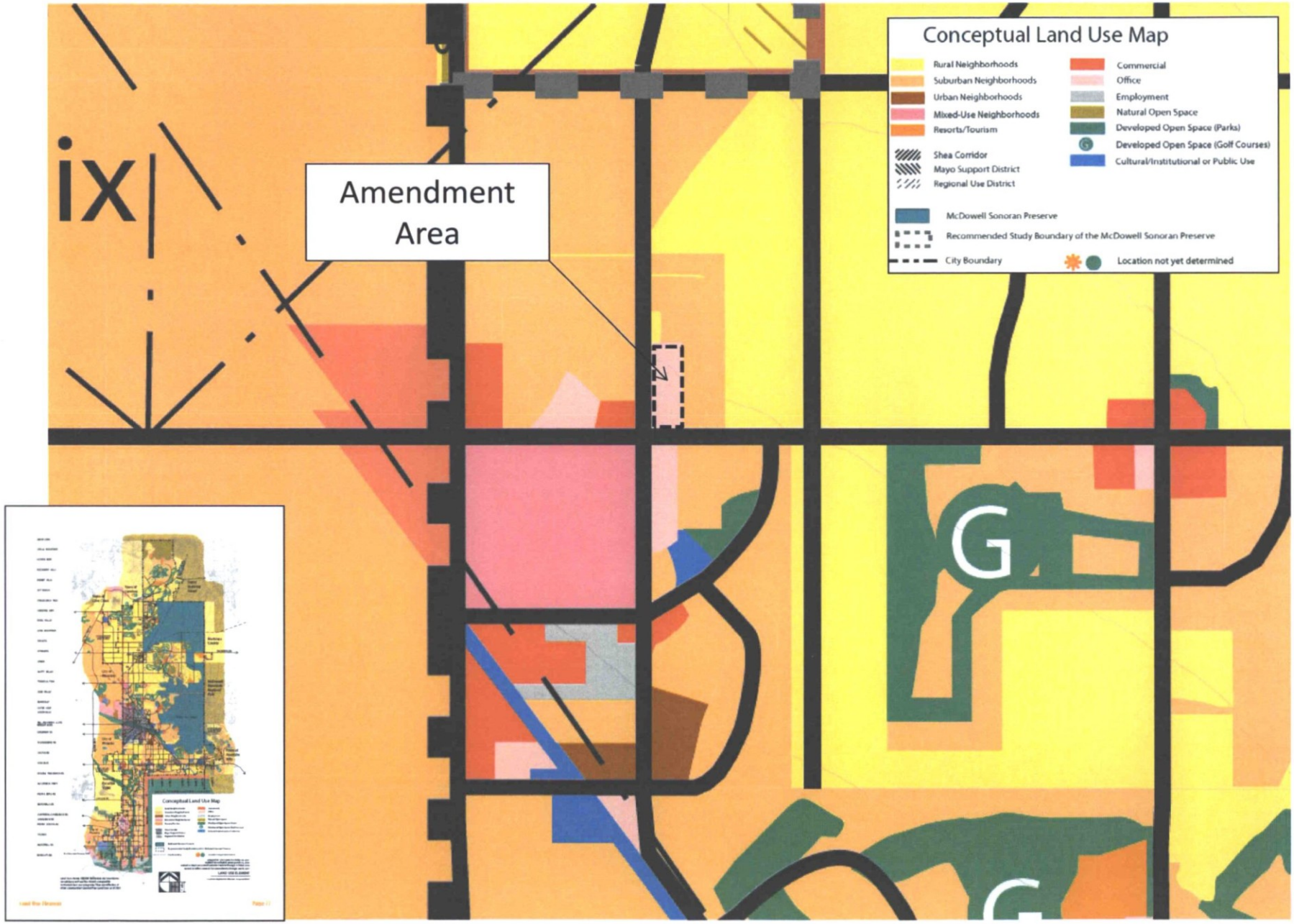
Snell & Wilmer

Nicholas J Wood

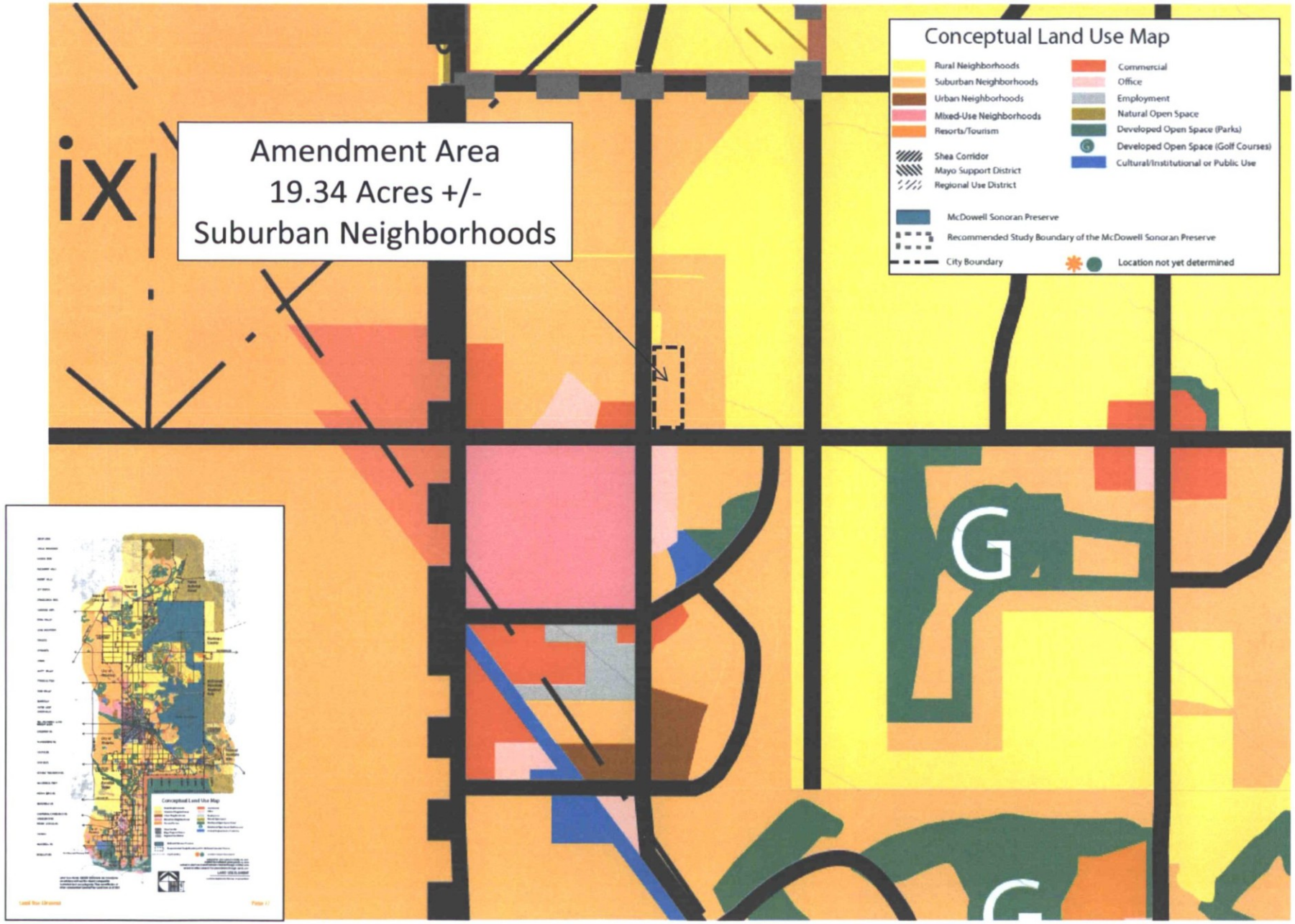
Map

SUBJECT SITE
E Softwind Dr
E Starla Dr
E Camino Del Monte
E Adobe Dr
N Miller Rd
N 76th St
N 75th Pl
E Camino
E PINNACLE PEAK RD
E Vista Bonita Dr
Maricopa County GIS, Maricopa County Assessor's Office
5/15/2017 6:29:42 PM

Existing General Plan Designation - Land Use Map



Proposed General Plan Designation - Land Use Map



Neighborhood Involvement Report

Post-Submittal

DUE JUNE 14, 2017

3-GP-2017
5/19/17

Snell & Wilmer
L.L.P.
LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J. Griemsmann
602.382.6824
ngriemsmann@swlaw.com

June 14, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
Long Range Planning Services
City of Scottsdale
7447 E Indian School Rd STE 105
Scottsdale, AZ

Re: Neighborhood Involvement Report for the 7676 East Pinnacle Peak Road Major General Plan Amendment Request (P.F. Chang's)

Dear Taylor:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc, our firm filed a Major General Plan Amendment application for their property located at 7676 East Pinnacle Peak Road (P.F. Chang's Corporate Office) on May 19, 2017.

Subsequent to that filing, we held an open house meeting to review the request with neighboring property owners on June 7, 2017.

Enclosed please find the completed Neighborhood Involvement Report, which satisfies the neighborhood involvement requirements per the Neighborhood Involvement and General Plan Checklist.

As this case moves forward, we will continue to engage with project neighbors and stakeholders to answer questions, provide information and to work on addressing comments or concerns. We look forward to additional dialogue.

Respectfully submitted,

Snell & Wilmer

Noel J. Griemsmann, AICP

Snell & Wilmer is a member of LEX MUNDI, The Leading Association of Independent Law Firms

3-GP-2017
5/19/17

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J Griemsmann
602 382 6824
ngriemsmann@swlaw com

August 29, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd, Suite 105
Scottsdale, AZ 85251

Re: Updated Citizen Review Plan for the 7676 East Pinnacle Peak Road Major General Plan and Zoning Amendment Request (P F Chang's)

Dear Taylor

On August 18, 2017 our project team filed a resubmittal for Rezoning Case No 11-ZN-2017 Included in that resubmittal was an updated Citizen Review Plan The updated Citizen Review Plan included meeting details for a voluntary second neighborhood meeting related to the case that was scheduled for September 6, 2017 at 6 00 PM

The neighborhood meeting details for the second neighborhood meeting have been updated, as reflected in the enclosed updated Citizen Review Plan Note that, aside from updating the second neighborhood meeting date, no other changes to the previously submitted Citizen Review Plan are being made with this submittal, nor are any changes to the Citizen Involvement Report being made

An addendum to the Neighborhood Involvement Report will be filed with the City of Scottsdale within five (5) days of the second neighborhood meeting, which is scheduled for September 13, 2017 at 6 00 PM

Please feel free to contact me should you have any questions

Respectfully submitted,

Snell & Wilmer

Noel J Griemsmann, AICP

Snell & Wilmer is a member of LEX MUNDI The Leading Association of Independent Law Firms

UPDATED CITIZEN REVIEW PLAN

8.29.17

1 Citizen Review Plan

In response to the applicant's inquiry regarding project timing Adam Yaron, City of Scottsdale Citizen Liaison provided detailed requirements and deadlines for the initial neighborhood open house in his e-mail dated May 12, 2017 (Exhibit A) The applicant met these deadlines, as further detailed in the citizen review report ('Citizen Review Report)," dated June 14, 2017 (Exhibit B)

Subsequent to that e-mail, the applicant also posted a 'Project Under Consideration' sign in accordance with the Citizen Review Checklist (ZN) at the subject site on May 25 2017 The sign detailed the initial neighborhood open house meeting details Please see the Citizen Review Report for documentation of the posting as evidenced by the Sign Posting Affidavit (updated on May 26 2017)

A subsequent neighborhood meeting is scheduled for September 13, 2017 from 6 00 PM to 7 00 PM The results from that meeting will be submitted, in accordance with the Citizen Review Checklist (ZN)

2. Project Under Consideration Sign

As noted above, the subject site was posted with a "project under consideration' sign in accordance with the Citizen Review Checklist (ZN)

3. Notification Letters

Notification letters for any applicant scheduled neighborhood open house meetings are sent in accordance with the Citizen Review Checklist (ZN) requirements Please refer to the Citizen Review Report for copies of notification letters and mailing lists

4 Open House Meeting

Please refer to the Citizen Review Report for a copy of the neighborhood open house report Copies of the sign in sheets, comment sheets and a written summary of the neighborhood open house meeting are included

5 Citizen Review Report

The original Citizen Review Report was filed with the City of Scottsdale on June 21, 2017 An addendum to the Citizen Review Report will be submitted in accordance with the Citizen Review Checklist within five (5) days of the second neighborhood open house Any additional correspondence that the applicant receives from citizenry leading up to the second neighborhood open house will also be included in the addendum

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J Griemsmann
602 382 6824
ngriemsmann@swlaw com

September 18, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd STE 105

Re Citizen Involvement Report Addendum for the 7676 East Pinnacle Peak Road Major General Plan and Zoning Amendment Requests (P F Chang's)

Dear Taylor

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc, our firm filed (i) a Major General Plan Amendment application on May 19, 2017 (Case No 3-GP-2017), and, (ii) a subsequent rezoning application on June 22, 2017 (Case No 11-ZN-2017) for their property located at 7676 East Pinnacle Peak Road (P F Chang's Corporate Office)

We held an initial neighborhood open house meeting to review the project proposal with neighboring property owners on June 7, 2017 The initial Citizen Review Report is enclosed for your reference

We then held a subsequent voluntary neighborhood meeting with neighboring property owners and stakeholders to discuss changes to the project that were made as a result of their feedback Enclosed please find an addendum ("Appendix A") to the initial report, which provides a summary of the second neighborhood open house meeting

This satisfies the neighborhood involvement requirements per the Neighborhood Involvement General Plan and Rezoning Checklists

As these cases move forward, we will continue to engage with project neighbors and stakeholders to answer questions, provide information and to work on addressing comments or concerns We look forward to additional dialogue

Respectfully submitted,

Snell & Wilmer

Noel J. Griemsmann

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TAB F – SIGN POSTING AFFIDAVIT

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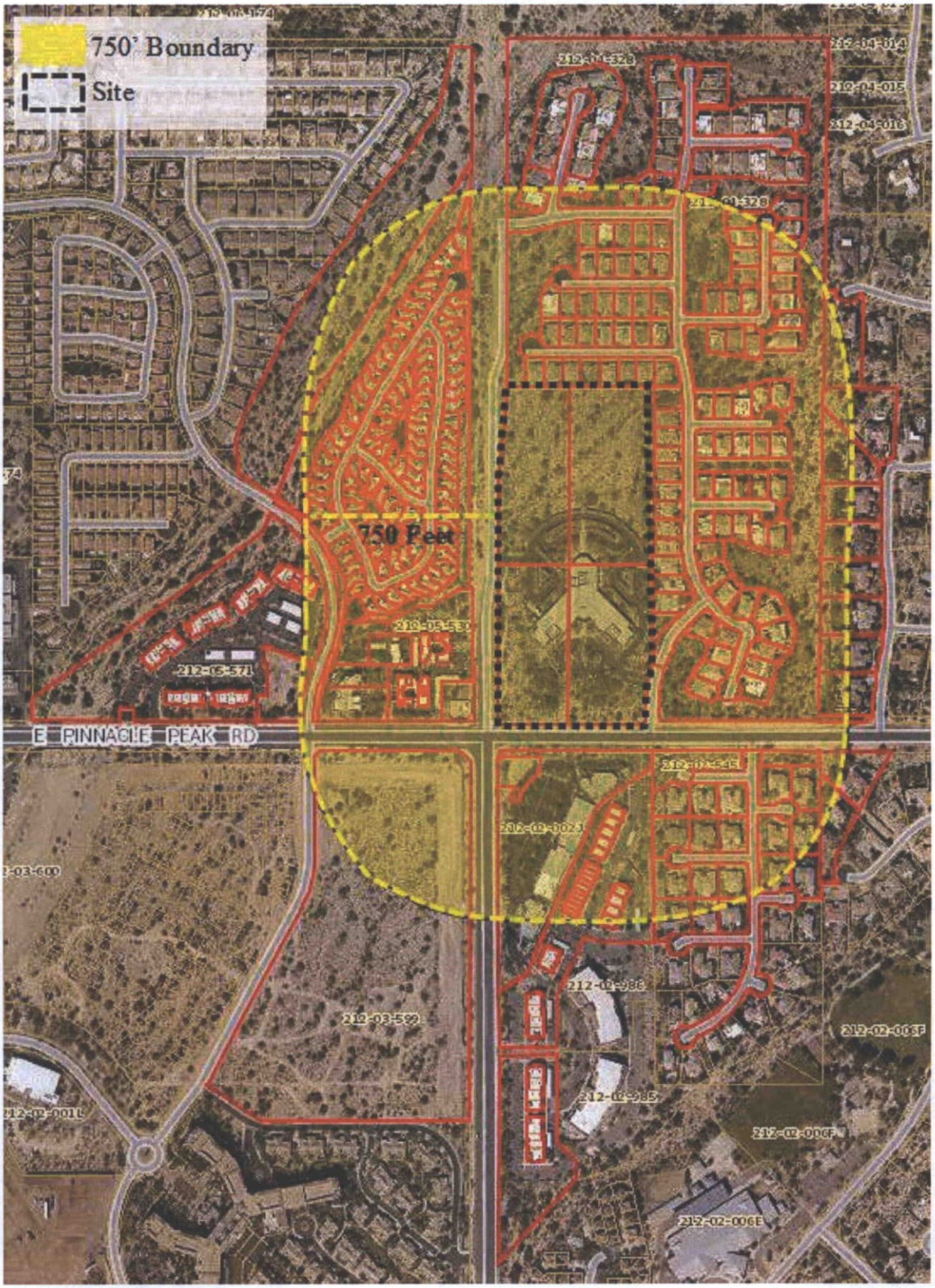
TAB H – NEIGHBORHOOD INVOLVEMENT GENERAL PLAN CHECKLIST

APPENDIX A - SECOND NEIGHBORHOOD OPEN HOUSE REPORT

TAB A

750 FOOT PROPERTY OWNER NOTIFICATION



TAB B

NEIGHBORHOOD OPEN HOUSE CITY PROVIDED NOTIFICATION LISTS

1. 750' Property Owner List
2. HOA Contact List
3. Interested Parties List
4. Adjacent Jurisdiction List
5. General Plan List

1. 750' Property Owner List (City Provided)

LOS PORTONES COMMUNITY
ASSOCIATION INC
PO BOX 62073
PHOENIX, AZ 85082

LEITZEN LOREEN A
23756 N 75TH ST
SCOTTSDALE, AZ 85255

RUSSO VINCENT/CATHERINE
23705 N 75TH ST
SCOTTSDALE, AZ 85255

PFCCB PINNACLE PEAK LLC
7676 E PINNACLE PEAK RD
SCOTTSDALE, AZ 85244

COPENHAVER DAVID A/
MIDKIFF DAVID L
23585 N 75TH PLACE
SCOTTSDALE, AZ 85255

PAULSON CHRISTINA M
23520 NORTH 75TH PLACE
SCOTTSDALE, AZ 85255

SCHAEFER GREGORY B/MARY A
2656 B SUMMER CREST CT
GRAND JUNCTION, CO 81506

GRAY BRUCE A/KAREN I
59 DEARBORN DR
OLD TAPPAN, NJ 07675

EISELE THOMAS S
P O BOX 28724
SCOTTSDALE, AZ 85255

WRIGHT JOHN R
PO BOX 28337
SCOTTSDALE, AZ 85255

BEESLEY HOWARD L/NANCY A TR
23785 N 75TH ST
SCOTTSDALE, AZ 85255

LOS PORTONES TOWNHOMES
ASSOCIATION INC
16441 N 91ST, STE 104
SCOTTSDALE, AZ 85260

DOYLE GIGI M
23556 N 75TH ST
SCOTTSDALE, AZ 85255

ALLEN DOUGLAS/CARLSEN ELYSE
7527 E CAMINO REAL
SCOTTSDALE, AZ 85255

SARAH NYQUIST REVOCABLE TRUST
23742 N 75TH ST
SCOTTSDALE, AZ 85255-3443

BEHN NORMAN S/CHERIE A
23595 N 75TH PL
SCOTTSDALE, AZ 85255

HOPKINS RONALD/TINNISH SUE
1415 N SALEM BLVD
ARLINGTON HEIGHTS, IL 60004

LEE KAREN
23714 N 75TH ST
SCOTTSDALE, AZ 85255

PYRZ JAMES M/MARY C
23745 N 75TH ST
SCOTTSDALE, AZ 85255

DEBRA LOVAS LIVING TRUST
23765 N 75TH PLACE
SCOTTSDALE, AZ 85255

JEFFREY SIMPSON LIVING TRUST
23960 N 75TH ST
SCOTTSDALE, AZ 85255

POWERS NANCY/FILASKY GREGORY
23684 N 75TH ST
SCOTTSDALE, AZ 85255

RAUCH STEVEN SCOTT/
STACEY STECKLOW
50 LAKE RD
SHORT HILLS, NJ 07078

ROTOLO MICHELE
23670 N 75TH ST
SCOTTSDALE, AZ 85255

1ST ENTERPRISES INC
358 W FAIRWAY PL
CHANDLER, AZ 85225

ESTEP LIVING TRUST
25243 N RANCH GATE RD
SCOTTSDALE, AZ 85255

MOORE LINDA K WILSON TR
23714 N 75TH PL
SCOTTSDALE, AZ 85255

MORRISSEY JAMES/SABRINA
23940 N 75TH ST
SCOTTSDALE, AZ 85255

ALTIERI ANTHONY F/KATHRYN
23730 N 75TH PL
SCOTTSDALE, AZ 85285

BOZEK LINDA/COTE MICHAEL P
159 HAWKSODE CLOSE NORTHWEST
CALGARY, AB T3G 3K8
CANADA

SMITH PATRICIA L
23798 N 75TH ST
SCOTTSDALE, AZ 85255

PIGEON JACQUELYN
23656 N 75TH ST
SCOTTSDALE, AZ 85255

LINDAMOOD JO
7533 E CAMINO REAL
SCOTTSDALE, AZ 85255

SCHECK JUDY LYNN
23830 N 75TH PL
SCOTTSDALE, AZ 85255

NELSON PHILLIP R/
BELT HEATHER HAUSER
23920 N 75TH ST
SCOTTSDALE, AZ 85255

NICHOLLS FAMILY TRUST
23814 N 75TH ST
SCOTTSDALE, AZ 85255

WILSON LARRY II/WILLAJEAN
23845 N 75TH PL
SCOTTSDALE, AZ 85255

MILLER-MOGLIANESI CARYN F
8 PARTRIDGE RUN
WARREN, NJ 07059

VPS2 LLC
2264 MCGILCHRIST ST SE
SALEM, OR 97302

PADDOCK FAMILY TRUST
22896 N 93RD ST
SCOTTSDALE, AZ 85255

LEONARD MILLMAN TRUST/ROCHELLE
MILLMAN TRUST
4174 TERRI LYN LN
NORTHBROOK, IL 60062

TURID F SABIA LIVING TRUST
23842 N 75TH ST
SCOTTSDALE, AZ 85255

FULKS MERLYN S TR
24000 N 75TH PL
SCOTTSDALE, AZ 85260

ENGLER ALAN M/ELAYNE D
18745 11TH AVE N
PLYMOUTH, MN 55447

WHITESTONE SHOPS AT PINNACLE LLC
2600 S GESSNER, STE 500
HOUSTON, TX 77063

GREEN NANCY D
23535 N 75TH PL
SCOTTSDALE, AZ 85255

SCHNEIDER FRANK/VALERIE
23660 N 75TH PL
SCOTTSDALE, AZ 85255

TUCKER BARBARA J
23570 N 75TH ST
SCOTTSDALE, AZ 85255

PHILLIPS SHARON J TR
23885 N 75TH ST
SCOTTSDALE, AZ 85255

HOLTE NANCY CAROLYN
23628 N 75TH ST
SCOTTSDALE, AZ 85255

RUYLE JOAN E
23895 N 75TH ST
SCOTTSDALE, AZ 85255

ENGSTROM DAVID E/MICHELLE A
7540 CAMINO REAL
SCOTTSDALE, AZ 85255

KRAMER CHARLENA
23528 N 75TH ST
SCOTTSDALE, AZ 85255

EXCION CORPORATION
4626 E SHEA BLVD, NO C-160
PHOENIX, AZ 85028

MARK AND DIANE VILDOSOLA LIVING
TRUST
23640 N 75TH PLACE
SCOTTSDALE, AZ 85255

PETERSON KATHERINE S
23655 N 75TH PL
SCOTTSDALE, AZ 85255

PINNACLE PEAK PROPERTY LLC
740 N 52ND ST
PHOENIX, AZ 85008

THOMAS DESIGN GROUP LLC
7500 E PINNACLE PEAK RD, STE-H221
SCOTTSDALE, AZ 85255

RELIANCE INTERNATIONAL GROUP LLC
15013 S 6TH PL
PHOENIX, AZ 85048

CAT HOLDINGS LLC
7378 E SONORAN TRL
SCOTTSDALE, AZ 85266

GREG A HEMSTREET REVOCABLE LIVING TRUST
7440 E PINNACLE PEAK RD
SCOTTSDALE, AZ 85255

RISING STAR TUTORING LLC
7500 E PINNACLE PEAK RD, UNIT A109
SCOTTSDALE, AZ 85255

PINNACLE PERIODONTIC REAL ESTATE LLC
7500 E PINNACLE PEAK RD, STE A 200
SCOTTSDALE, AZ 85255

ODELOT LLC
8924 E PINNACLE PEAK RD, G5-426
SCOTTSDALE, AZ 85255

TOLEDO B219 LLC
7502 E PINNACLE PEAK RD, SUITE B219
SCOTTSDALE, AZ 85255-6170

PHOENIX INCOME TAX INC
9812 E LOFTY POINT RD
SCOTTSDALE, AZ 85262

CHANDLER JARED M
7502 E PINNACLE PEAK RD, UNIT B116
SCOTTSDALE, AZ 85255

KFDT LLC
7500 E PINNACLE PEAK RD, STE 100
SCOTTSDALE, AZ 85255

B 216 PROPERTIES LLC
7502 E PINNACLE PEAK RD
SCOTTSDALE, AZ 85255

ATS HOLDING COMPANY LLC
7500 E PINNACLE PEAK RD, UNIT 103
SCOTTSDALE, AZ 85255

PINNACLE PERIODONTIC REAL ESTATE LLC
10555 N TATUM BLVD, SUITE A106
PARADISE VALLEY, AZ 85253

BIERL KEVIN A/MAYR-BIERL MARGARET
PO BOX 3343
CAREFREE, AZ 85377

DPLB INVESTMENTS LLC
18835 N THOMPSON PEAK PKWY
SUITE 206
SCOTTSDALE, AZ 85255

ODELOT LLC
7502 E PINNACLE PEAK RD, STE B 214
SCOTTSDALE, AZ 85255

CRAIG MARGARET M TR
5901 JACOBEAN PL
NEW MARKET, MD 21774

PINNACLE PROPERTY INVESTORS LLC
9377 E BELL RD, SUITE 379
SCOTTSDALE, AZ 85260-1505

PPOP LLC
8707 E VISTA BONITA DR, STE 230
SCOTTSDALE, AZ 85255

ODELOT LLC
7502 E PINNACLE PEAK RD, STE G5-426
SCOTTSDALE, AZ 85255

J MYREN III LLC
7500 E PINNACLE PEAK RD, STE A209
SCOTTSDALE, AZ 85255

KOCH STEVEN/SARA V
2910 S GREENFIELD RD, NO 124
GILBERT, AZ 85295

DUFF JACK L/DALE B
26205 SHOWHORSE LN
ARLEE, MT 59821

WAGNER SUZANNE D
23835 N 75TH PL
SCOTTSDALE, AZ 85255

JAMES A AND SHARON L ALTERGOTT TRUST
1199 TRAILS END CT
WINDSOR, CO 80550

MAZZIO PHILIP G SR
23725 N 75TH PL
SCOTTSDALE, AZ 85255

SONORAN DENTAL DESIGN BUILDING LLC
7500 E PINNACLE PEAK RD, STE A204
SCOTTSDALE, AZ 85255

LAURIA VINCENT/REBECCA
23856 N 75TH ST
SCOTTSDALE, AZ 85255

SWANSON KENNETH P
23725 N 75TH ST
SCOTTSDALE, AZ 85255

MICHAEL P SIMMONS REVOCABLE LIVING TRUST DATE
4652 RFD
LONG GROVE, IL 60047

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD, STE 205
SCOTTSDALE, AZ 85251

SIBBACH JEFFREY M/LYNN M
23267 N 77TH WAY
SCOTTSDALE, AZ 85255

DE CASTRO GUSTAVO AYRES/MARINHO VANESSA
23315 N 77TH WAY
SCOTTSDALE, AZ 85255

CHO YOUNGSOO/GEMA E FERNANDEZ
23291 N 77TH WAY
SCOTTSDALE, AZ 85255

NELSON KIRK/CHERYL A
23339 N 77TH WAY
SCOTTSDALE, AZ 85255-4128

ENYART PAULA J
23980 N 75TH ST
SCOTTSDALE, AZ 85255

BELLA VISTA HOMEOWNERS ASSOC INC
2400 E ARIZONA BILTMORE CIR
STE 1300
PHOENIX, AZ 85016

NOTARO STELLA
11 DORAL DR
MANHASSET, NY 11030

SPER DEVIN/TANYA
23595 N 75TH ST
SCOTTSDALE, AZ 85255

FRENCH JOHN M/SHELLY E
23302 SUNSHINE LN
COUNCIL BLUFFS, IA 51503-7805

BROCKMAN MARY K
23635 N 75TH PL
SCOTTSDALE, AZ 85255

LARSEN MARK/GAYLE L TR
5235 S 279TH ST
AUBURN, WA 98001

STIPHO BASHAR/NAKASHA HALA
23665 N 75TH PL
SCOTTSDALE, AZ 85255

LABOWITCH MICHAEL R/DOLORES F TR
23775 N 75TH PL
SCOTTSDALE, AZ 85255

SILVERSTONE DEVELOPMENT INC
PO BOX 16460
PHOENIX, AZ 85011

REVOCABLE GRIFFITH FAMILY TRUST
339 GOLDEN GRASS DR
ALAMO, CA 94507

NAKHLA MEDHAT S TR
7721 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

ROYBAL ANTHONY W/DANETTE
7720 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255-4131

BARRKMAN ROBERT A/LISA K
21438 N 7TH AVE
PHOENIX, AZ 85027

DAVIS GLENDA R TR
23735 N 75TH PL
SCOTTSDALE, AZ 85255

FEFES FAMILY LIVING TRUST
23575 N 75TH PLACE
SCOTTSDALE, AZ 85255

FOSTER MORRIS/LINDA
1301 FM 2685
GLADWATER, TX 75647

STONEBURNER DEAN W/MARTHA G
23542 N 75TH ST
SCOTTSDALE, AZ 85285

WALSH MICHAEL J/VICTORIA T TR
7838 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

WAGNER TERRI
7520 E CAMINO REAL
SCOTTSDALE, AZ 85255

WHITTINGTON THOMAS L/ASHLEY J
POBOX 5827
CAREFREE, AZ 85377

WOODALL BARBARA DIANE TR
23575 N 75TH ST
SCOTTSDALE, AZ 85255

101158713 SASKATCHEWAN LTD
PO BOX 8522
SAKATOON, SK S7K 6K7
CANADA

JUNCK SUSAN L
6112 LAFAYETTE LN
COEUR D ALENE, ID 83815

BALLARD DAVID E/CONNIE R
7703 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

BADINER STEVE J/ARLENE S
2210 ISENGARD ST
MINNETONKA, MN 55305

MCENROE JOHN E JR/ LORETTA A
7705 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

HERRING LAWRENCE S/MARY A TR
7737 E VISTA BONITA DR
SCOTTSDALE, AZ 85255-4129

WOOD JANEL MARIE
23645 N 75TH ST
SCOTTSDALE, AZ 85255

BARTER CHRIS L/CHERISE
7734 E CONQUISTADORES DR
SCOTTSDALE, AZ 85255

TOLLY DANIEL
7846 E VISTA BONITA DR
SCOTTSDALE, AZ 85255

SEIXAS HELGA TR
23500 N 75TH PL
SCOTTSDALE, AZ 85255

THOMPSON JAMES R/M ROXANNE
21023 44TH AVE E
SPANAWAY, WA 98387

KING JEFFREY M/LISA
7719 E CASITA DE RIO DR
SCOTTSDALE, AZ 85255

ERKKILA DANIEL J & SUSAN E
6401 MUELLER LAKES LN
LOVELAND, OH 45140-0000

SETH AND DANIELLE ELSE FAMILY TRUST
7736 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

BGY ASSOCIATES L C
PO BOX 900580
SANDY, UT 84090

DOMINICI JULIE A
23505 N 75TH PL
SCOTTSDALE, AZ 85255

MAZUREK ROBERT W/JANE C
23540 NORTH 75TH PL
SCOTTSDALE, AZ 85255

WALO DOUGLAS M/PATRICIA M
23515 N 75TH PL
SCOTTSDALE, AZ 85255

FOSS SANDRA LEE TR
23705 N 75TH PL
SCOTTSDALE, AZ 85255

BAREWIN ROBERT D/ARLENE I TR
7515 E CAMINO REAL
SCOTTSDALE, AZ 85255

NIELSEN MICHAEL/CAMILLE
48 TIMBERLAKES
HEBER CITY, UT 84032

TORKZADEH ALIREZA
PO BOX 1601
TOPANGA, CA 90290

TUTTLEMAN ETHEL LEAH
23584 N 75TH ST
SCOTTSDALE, AZ 85255

MCCABE ABE/LINDA
1320 MARTHA WASHINGTON DR
WAUWATOSA, WI 53213

TAMARA A MANERO LIVING TRUST/
MANERO GARY J
7704 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

MARK AND JAMEY MACLEOD
REVOCABLE LIVING TRUST
7807 E SOFTWIND DR
SCOTTSDALE, AZ 85255

DMEI MILLER LLC
11606 E CHARTER OAK DR
SCOTTSDALE, AZ 85259

MCDONALD MICHAEL J/TERRIE J
7687 E SOFTWIND DR
SCOTTSDALE, AZ 85255

JUHL ELIZABETH
7642 E STARLA DR
SCOTTSDALE, AZ 85255

VAN VALKENBURG LUCILLE L TR
7643 E STARLA DR
SCOTTSDALE, AZ 85255

FITZGERALD GARY A
7688 E SOFTWIND DR
SCOTTSDALE, AZ 85255

DI CHIARA JOSEPHINE TR
23580 N 75TH PL
SCOTTSDALE, AZ 85255

TSANG WAI KWONG/CHAN SUET MING
2648 S WHETSTONE PL
CHANDLER, AZ 85286

LI LEON M/JACKIE T
7675 E SOFTWIND DR
SCOTTSDALE, AZ 85255

SWEETSER PATRICK M/DANIELLE
7654 E STARLA DR
SCOTTSDALE, AZ 85255

SCHULER EDWIN F/JANET C
708 NORTHBROOK DR
LOMPOC, CA 93436

MCALISTER DANIEL/HONORIA M
2413 HAWTHORNE DR
YORKTOWN HTS, NY 10598-3718

LA VISTA AT PINNACLE PEAK HOMEOWNERS ASSOC
7500 N DOBSON RD, STE 150
SCOTTSDALE, AZ 85256

PODOL EDWARD METIN/CLAUDIA PATRICIA TR
7693 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

MIAO FAMILY TRUST
7774 E FLEDGLING DR
SCOTTSDALE, AZ 85255

PLOTKIN ELLEN V TR
1319 CHICAGO AVE 405
EVANSTON, IL 60201

MURDY DUNCAN S/MOGEN JILL L
23580 N 77TH ST
SCOTTSDALE, AZ 85255

MCNEIL HOLDINGS LLC
24029 N 76TH PL
SCOTTSDALE, AZ 85255

TOLMAN KEVIN D/JODI S
7630 E STARLA DR
SCOTTSDALE, AZ 85255

STUMBERG DOUGLAS J
7691 E STARLA DR
SCOTTSDALE, AZ 85050

BROWN AARON/MELANIE
7681 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

WEIS MICHAEL/VALERIE
657 BEARDSLEY ST
NORWALK, IA 50211

TOSCHIK EDWARD L/CHRISTINE A
7657 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

BOHRER MICHAEL N/SHARON ROSA
7682 E MARIPOSA GRANDE RD
SCOTTSDALE, AZ 85255

ORENT CRAIG/NICOLE
23740 N 75TH PL
SCOTTSDALE, AZ 85255

PETRY KEVIN A/KALA A
7521 E CAMINO REAL
SCOTTSDALE, AZ 85255

REED FAMILY REVOCABLE LIVING TRUST
456 CASA DE CAMPO DR
PRESCOTT, AZ 85301

LP2013 LLC
25985 N 115TH WAY
SCOTTSDALE, AZ 85255

RINALDI PROPERTY MANAGEMENT LLC
23565 N 75TH PL
SCOTTSDALE, AZ 85255

FORBECK JEFFREY T
7664 S SOFTWIND DR
SCOTTSDALE, AZ 85255

TIMOTHY J CHMIELEWSKI AND TARYN L TR
23545 N 77TH ST
SCOTTSDALE, AZ 85255

HODGINS KENNETH BRUCE
5299 KETCH PL
DELTA, BC V4K 4Z4
CANADA

RAPASKY JOHN R
7639 E SOFTWIND DR
SCOTTSDALE, AZ 85255

PETERSON MARK A/CHANTEL C
30598 N 73RD ST
SCOTTSDALE, AZ 85266

GLATZ JOHN B
7631 E STARLA DR
SCOTTSDALE, AZ 85255

VISTA MONTEREY COMMUNITY ASSOCIATION
9000 E PIMA CTR PKWY, 300
SCOTTSDALE, AZ 85258

SHEA DONALD P SR TR/CHRISTINE C TR
1250 WILDROSE LN
LAKE FOREST, IL 60045

FABOZZI MARIA
14000 N 94TH ST, 2181
SCOTTSDALE, AZ 85260

BATES FAMILY LIVING TRUST
7690 E STARLA DR
SCOTTSDALE, AZ 85255

CALL DAVID M/ELIZABETH A SCHALLOP
22217 N 79TH PL
SCOTTSDALE, AZ 85255

BROOKSBANK WILLIAM JR TR
7618 E STARLA DR
SCOTTSDALE, AZ 85255

MARSHALL CAROLYN M
23616 N 77TH ST
SCOTTSDALE, AZ 85255

MALTZMAN STEVEN B/MORRINE P
7676 E SOFTWIND DR
SCOTTSDALE, AZ 85255

SHIPLEY BRADEN A/DANA LAUREN
23634 N 77TH ST
SCOTTSDALE, AZ 85255

LYNCH CARLEEN K
23795 N 75TH ST
SCOTTSDALE, AZ 85255

WILDER DAVID M/PAMELA D TR
7669 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

NORDVOLD MORTEN
VALLEGT 19
0454 OSLO,

BTE HOLDINGS LLC
2468 E PAGE AVE
GILBERT, AZ 85234

BOWERS JOHN C/LINDA H
7663 E SOFTWIND DR
SCOTTSDALE, AZ 85255

BOERNER STEVEN P/SARAH M
7664 E STARLA DR
SCOTTSDALE, AZ 85255

RINALDI MICHAEL
23724 N 77TH ST
SCOTTSDALE, AZ 85255

MEHDI ABDOLI-YASDI/7667 R STARLA DRIVE LLC
9229 E BAYVIEW DR
SCOTTSDALE, AZ 85258

COLEMAN STEPHEN
7655 E STARLA DR
SCOTTSDALE, AZ 85255

GROVER GULJOT SINGH
23562 N 77TH ST
SCOTTSDALE, AZ 85255

LEVINE JOSEPH J/TAMMY S
7645 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

PRZADAK MAREK/IWONA
7640 E SOFTWIND DR
SCOTTSDALE, AZ 85255

WASSERSTROM SETH/RACHEL
24012 N 76TH PL
SCOTTSDALE, AZ 85255

YOUNG MICHAEL E/LUX TATE
23476 N 78TH ST
SCOTTSDALE, AZ 85255

MANGALAT JAN/KALLIANI TR
23560 N 78TH ST
SCOTTSDALE, AZ 85255

AGUIRRE EDGAR A/NANCY A
7679 E STARLA DR
SCOTTSDALE, AZ 85255-6149

KIRAN ELIZABETH ARMSTEAD REV TRUST
23434 N 78TH ST
SCOTTSDALE, AZ 85255

LOMBARDO JESSE JAMES/MICHELLE E
7818 E NESTLING WAY
SCOTTSDALE, AZ 85255

BOWMAN WILLIAM A/KIM TR
23602 N 78TH ST
SCOTTSDALE, AZ 85255

SOPHIEA NORMAN G/PATRICIA M
23598 N 77TH ST
SCOTTSDALE, AZ 85255

GARY R DOYLE REVOCABLE LIVING TRUST
7619 E STARLA DR
SCOTTSDALE, AZ 85255

POLIZZI MICHAEL J
23644 N 78TH ST
SCOTTSDALE, AZ 85255

FERRARI ROBERT II
7561 E SOFTWIND DR
SCOTTSDALE, AZ 85255

GORDON HENRY/LOUIS
7734 E ADELE CT
SCOTTSDALE, AZ 85255

FIGUEROA MATTHEW J/MELISSA TR
23686 N 78TH ST
SCOTTSDALE, AZ 85255

GS III REVOCABLE TRUST
7950 JONES BRANCH DR, STE 700N
MCLEAN, VA 22107

MINELLA JEANINE/ROBERT
24030 N 76TH PL
SCOTTSDALE, AZ 85255

JEFFREY A CAMPBELL TRUST
218 36TH ST
NEWPORT BEACH, CA 92663

DEMEO PATRICK J/MARY ELLEN RAHN
23456 N 77TH PL
SCOTTSDALE, AZ 85255

JALOUDI ALIA A
23505 N 77TH PL
SCOTTSDALE, AZ 85255

MOESTA DANIEL T/BARBARA LYNN
7694 E MARIPOSA GRANDE RD
SCOTTSDALE, AZ 85255

ROBERT B AND JANICE L ALLEN LIVING TRUST
7759 E ADELE CT
SCOTTSDALE, AZ 85255

HUTCHINGS WILLIAM J/LYNDA L
7747 E ADELE CT
SCOTTSDALE, AZ 85255

TDK TRUST
23541 N 77TH PL
SCOTTSDALE, AZ 85255

HULTQUIST FAMILY TRUST
23873 N 77TH WY
SCOTTSDALE, AZ 85255

HU HOUCHUN/LIONG JOCELLE V
7713 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

ODELL SHARON M
20343 N HAYDEN RD, STE 105-20
SCOTTSDALE, AZ 85255

STALLINGS SHANE
7710 E ADELE CT
SCOTTSDALE, AZ 85255

AMY LINDQUIST TRUST
23474 N 77TH WAY
SCOTTSDALE, AZ 85255

BUCEK MICHAEL J/SHARON A TR
7723 E ADELE CT
SCOTTSDALE, AZ 85255

LEANDER RICHARD CARL/
MARCHWINSKI MARY LOUISE
105 OLEANDER DR
ADVANCE, NC 27006

TANG CHUN/WANG YAN M
7711 ADELE CT
SCOTTSDALE, AZ 85255

SHEN WEI/LIU LI
23910 N 77TH WAY
SCOTTSDALE, AZ 85255

GURULE BARRY L/CONNIE L TR
7739 E SANTA CATALINA DR
SCOTTSDALE, AZ 85255

BRICK SHAWN/CHRISTINE
23909 N 77TH WAY
SCOTTSDALE, AZ 85255

FERRARI ROBERT/FRANCINE TR
23559 N 77TH ST
SCOTTSDALE, AZ 85255

JORDAN A & BETH A SENNETT 2009 REVOCABLE TR
7762 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

DAVIS ALAN/LAMBERG DAWN
7749 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

DONOHUE JOHN/JULIE
5 HUNTER LN
MEDWAY, MA 02053

RINALDI MARIANGELA
7737 E CAMINO DEL MONTE RD
SCOTTSDALE, AZ 85255

NAPIER STEVEN F/
KUSTRON KIMBERLY G
23927 N 77TH WAY
SCOTTSDALE, AZ 85255

RASO ENZO/LEONILDE LEE
7155 TWENTY RD E
HANNON, ON L0R 1P0
CANADA

HALBACH BRENNEN M/MEGAN G
7738 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

OLIVER WILLIAM DAVID/
DAY GLENDA ROSE
57 HUNTLEY ST
TORONTO, ON M4Y 2L2
CANADA

NORTH COUNTRY PROPERTIES INC
2350 HUNTER DR
CHANHASSEN, MN 55317

CAMPBELL KATHRYN
7727 E STARLA DR
SCOTTSDALE, AZ 85255

EHTESHAMI SAMIRA/SARA
7735 E ADELE CT
SCOTTSDALE, AZ 85255

ARIKAT MOHAMMED A
700 W UNIVERSITY DR, 114
TEMP, AZ 85281

SANDERS PAUL H/MELANIE S
7726 E STARLA DR
SCOTTSDALE, AZ 85255

WEBER JOY D/ADAM P
23577 N 77TH ST
SCOTTSDALE, AZ 85255

CHAKKERA HARINI A/ANIL G TR
7726 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

DEIHL FAMILY TRUST
23613 N 77TH ST
SCOTTSDALE, AZ 85255

CRL INVESTMENTS LLC
BOX 1402
GRANDE PRAIRIE, AB T8V 4Z2
CANADA

MITCHELL JOSEPH A
4230 W ELECTRA LN
GLENDALE, AZ 85310

FRIELING JAMELLA L TR
7739 E STARLA DR
SCOTTSDALE, AZ 85255

ROSEN DAVID K/BETH R
7738 E STARLA DR
SCOTTSDALE, AZ 85265

JOPPRU JEREMY J/JENNIFER L
23487 N 77TH PL
SCOTTSDALE, AZ 85255

TAYLOR CASEY L/MICHELE L TR
23469 N 77TH PL
SCOTTSDALE, AZ 85255

BARILE FAMILY TRUST
7722 E ADELE CT
SCOTTSDALE, AZ 85255

VLAHANDREAS DIMITRIOS/BRIGETTE
23928 N 77TH WAY
SCOTTSDALE, AZ 85255

SZILAGYI BRYAN M/KAREN TR
23523 N 77TH PL
SCOTTSDALE, AZ 85255

JACKS MICHAEL M/ELLEN A
7725 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85022

WELLER TRUST
23891 N 77TH WAY
SCOTTSDALE, AZ 85255

WEXLER RALPH J/
NIREN-WEXLER SAMARA
23946 N 77TH WY
SCOTTSDALE, AZ 85255

RILEY FAMILY TRUST
7714 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

KALMANOVITZ JOSEPH P/ANDREA M
7750 E STARLA DR
SCOTTSDALE, AZ 85255

STIMAC GARY K/SUSAN R TR
18206 NW MONTREUX DR
ISSAQUAH, WA 98027

BERRINGTON FAMILY REVOCABLE TRUST
16634 N 55TH PL
SCOTTSDALE, AZ 85254

MOMBERGER CARL H II/SHERRY S TR
23595 N 77TH ST
SCOTTSDALE, AZ 85255

2. HOA Contact List (City Provided)

Holly Reinesch-Property Manager
Bella Vista HOA
1600 W Broadway Rd, Unit # 200
Tempe, AZ 85282

Andrea Moscarello-Secretary
Scottsdale Council of HOAs
6720 N Scottsdale Rd
Scottsdale, AZ 85253

Robbie Barrkman-President
Bella Vista HOA
7702 Conquistadores Drive
Scottsdale, AZ 85255

Les Conklin-Board Member
Greater Pinnacle Peak Association
8711 E Pinnacle Peak Road,
Unit # 123
Scottsdale, AZ 85255

Bob Viaro
Coalition of Pinnacle Peak
10040 E Happy Valley Rd,Unit # 451
Scottsdale, AZ 85255-2388

Thomas Lensing-President
Carefree Rolling Hills HOA
PO Box 2151 Carefree, AZ85377

Robin Thomas-Property Manager
Sonoran Hills
16441 N 91st St, Unit # 104
Scottsdale, AZ 85260

Curtis Ekmark-President
Scottsdale Council of HOAs
6720 N Scottsdale Rd, Unit # 261
Scottsdale, AZ 85253

John Torres-Property Manager
La Vista at Pinnacle Peak HOA
7500 N Dobson Rd, Unit # 150
Scottsdale, AZ 85256

Bob Cappel-President
Greater Pinnacle Peak Assoc
8711 E Pinnacle Peak Road
Scottsdale, AZ 85255

Chris Nelson-Property Manager
Vista Monterey Owner's Assn
17787 N Perimeter Drive, Unit A-111
Scottsdale, AZ 85255

Janet Giannini-Property Manager
Los Portones Master & Townhome Assn
PO Box 62073
Phoenix, AZ 85082

3. Interested Parties List (City Provided)

EARL, CURLEY & LAGARDE, P C
3101 N CENTRAL AVE, STE 1000
PHOENIX, AZ 85012

AUDRY VILLAVERDE
WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016

DAVID G GULINO
7525 E CAMELBACK RD, SUITE 104
SCOTTSDALE, AZ 85251

GUY PHILLIPS
7131 E CHOLLA ST
SCOTTSDALE, AZ 85254

JOHN BERRY/MICHELE HAMMOND
BERRY RIDDELL, LLC
6750 E CAMELBACK RD, STE 100
SCOTTSDALE, AZ 85251

LINDA WHITEHEAD
9681 E CHUCKWAGON LN
SCOTTSDALE, AZ 85262

MIKE MCNEAL, SUPERVISOR
AT&T
1231 W UNIVERSITY DR
MESA, AZ 85201

RANDALL P BROWN
SPRING CREEK DEVELOPMENT
7134 E STETSON DR, SUITE 400
SCOTTSDALE, AZ 85251

WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016

PARADISE VALLEY UNIFIED SCHOOL
DISTRICT
15002 N 32ND ST
PHOENIX, AZ 85032

ANNETTE PETRILLO
1169 E CLOVEFIELD ST
GILBERT, AZ 85298

CHRIS SCHAFFNER
7346 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

DR SONNIE KIRTLEY
COGS
8507 EAST HIGHLAND AVE
SCOTTSDALE, AZ 85251-1822

JIM FUNK
GAINEY RANCH COMMUNITY
ASSOCIATION
7720 GAINEY RANCH RD
SCOTTSDALE, AZ 85258

JOHN WASHINGTON
3518 N CAMBERS CT
SCOTTSDALE, AZ 85251

LORI HAYE
P O BOX 426
CAVE CREEK, AZ 85327

PLANNING & ENGINEERING SECTION
MANAGER
ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

RICHARD TURNER, PLANNING AND
ZONING ADMINISTRATOR
TOWN OF FOUNTAIN HILLS
16705 E AVE OF THE FOUNTAINS
FOUNTAIN HILLS, AZ 85268

GAMMAGE & BURNHAM, PLC
2 N CENTRAL AVE, 15TH FLOOR
PHOENIX, AZ 85004

GRANITE REEF NEIGHBORHOOD
RESOURCE CENTER
1700 N GRANITE REEF RD
SCOTTSDALE, AZ 85257

SOUTHWEST GAS CORPORATION
2200 N CENTRAL AVE, STE 101
PHOENIX, AZ 85004

DAN SOMMER
12005 N 84TH ST
SCOTTSDALE, AZ 85260

ED TOSCHIK, PRESIDENT
7657 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

JIM HAXBY
7336 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

LEON SPIRO
7814 E OBERLIN WAY
SCOTTSDALE, AZ 85266

MARICOPA COUNTY SUPERINTENDENT
OF SCHOOLS
4041 N CENTRAL AVE, SUITE 1200
PHOENIX, AZ 85012

PROJECT MANAGEMENT
ARIZONA DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE, MD 6012E
PHOENIX, AZ 85007

SHERRY WAGNER/RIGHT-OF-WAY
TECHNICIAN, SR
MAIL STATION PAB348
P O BOX 52025
PHOENIX, AZ 85072-2025

ARIZONA COMMERCE AUTHORITY
333 N CENTRAL AVE, SUITE 1900
PHOENIX, AZ 85004

4. Adjacent Jurisdictions List (City Provided)

PLANNING DIRECTOR
CITY OF PHOENIX
200 W WASHINGTON ST
2ND FLOOR
PHOENIX, AZ 85003

PLANNING DEPARTMENT
TOWN OF CAVE CREEK
37622 N CAVE CREEK RD
CAVE CREEK, AZ 85331

MARICOPA COUNTY COMMUNITY
DEVELOPMENT
234 N CENTRAL AVE, #3
PHOENIX, AZ 85004

DEVELOPMENT SERVICES
CITY OF TEMPE
31 EAST FIFTH ST
TEMPE, AZ 85281

COMMUNITY DEVELOPMENT
TOWN OF FOUNTAIN HILLS
16705 E AVENUE OF THE FOUNTAINS
FOUNTAIN HILLS, AZ 85268

PLANNING AND ZONING
TOWN OF CAREFREE
8 SUNDIAL CIRCLE
P O BOX 740
CAREFREE, AZ 85377

PLANNING DEPARTMENT
SRP-MIC
10005 E OSBORN RD
SCOTTSDALE, AZ 85256

PLANNING DEPARTMENT
TOWN OF PARADISE VALLEY
6401 E LINCOLN DR
PARADISE VALLEY, AZ 85253

PLANNING & ENGINEERING SECTION
MANAGER
ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

ANNETTE PETRILLO
1169 E CLOVEFIELD ST
GILBERT, AZ 85298

CHRIS SCHAFFNER
7346 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

DAN SOMMER
12005 N 84TH ST
SCOTTSDALE, AZ 85260

DAVID G GULINO
7525 E CAMELBACK RD, SUITE 104
SCOTTSDALE, AZ 85251

DR SONNIE KIRTLEY
COGS
8507 EAST HIGHLAND AVE
SCOTTSDALE, AZ 85251-1822

ED TOSCHIK, PRESIDENT
7657 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

EDWIN BULL
BURCH & CRACCHIOLO PA
P O BOX 16882
PHOENIX, AZ 85011

GUY PHILLIPS
7131 E CHOLLA ST
SCOTTSDALE, AZ 85254

JIM FUNK
GAINEY RANCH COMMUNITY ASSOC
7720 GAINEY RANCH RD
SCOTTSDALE, AZ 85258

JIM HAXBY
7336 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

JIM LN, MAYOR
CITY OF SCOTTSDALE
7666 E EL RANCHO 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 CT
SCOTTSDALE, AZ 85251

LEON SPIRO
7814 E OBERLIN WAY
SCOTTSDALE, AZ 85266

LINDA WHITEHEAD
9681 E CHUCKWAGON LN
SCOTTSDALE, AZ 85262

LORI HAYE
P O BOX 426
CAVE CREEK, AZ 85327

MARICOPA COUNTY SUPERINTENDENT OF SCHOOLS
4041 N CENTRAL AVE, SUITE 1200
PHOENIX, AZ 85012

MIKE MCNEAL, SUPERVISOR
AT&T
1231 W UNIVERSITY DR
MESA, AZ 85201

PLANNING & ENGINEERING SECTION MANAGER
ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

PROJECT MANAGEMENT
ARIZONA DEPARTMENT OF TRANSPORTATION
205 S 17TH AVE, MD 6012E
PHOENIX, AZ 85007

RANDALL P BROWN
SPRING CREEK DEVELOPMENT
7134 E STETSON DR, SUITE 400
SCOTTSDALE, AZ 85251

RICHARD TURNER, PLANNING AND ZONING ADMINISTRATOR
TOWN OF FOUNTAIN HILLS
16705 E AVE OF THE FOUNTAINS
FOUNTAIN HILLS, AZ 85268

SHERRY WAGNER/RIGHT-OF-WAY TECHNICIAN, SR
MAIL STATION PAB348
P O BOX 52025
PHOENIX, AZ 85072-2025

GRANITE REEF NEIGHBORHOOD RESOURCE CENTER
1700 N GRANITE REEF RD
SCOTTSDALE, AZ 85257

GAMMAGE & BURNHAM, PLC
2 N CENTRAL AVE, 15TH FLOOR
PHOENIX, AZ 85004

SOUTHWEST GAS CORPORATION
2200 N CENTRAL AVE, STE 101
PHOENIX, AZ 85004

WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE, SUITE A-212
PHOENIX, AZ 85016

PARADISE VALLEY UNIFIED SCHOOL DISTRICT
15002 N 32ND ST
PHOENIX, AZ 85032

W J JIM LN - MAYOR
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

SUZANNE KLAPP
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

5. General Plan List (City Provided)

VIRGINIA KORTE
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

GUY PHILLIPS
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

KELSEY YOUNG
CITY OF SCOTTSDALE PLANNING COMMISSION
3331 N 63RD ST
SCOTTSDALE, AZ 85251

LARRY S KUSH
CITY OF SCOTTSDALE PLANNING COMMISSION
4743 N SCOTTSDALE RD, #F-1003
SCOTTSDALE, AZ 85251

PRESCOTT SMITH
CITY OF SCOTTSDALE PLANNING COMMISSION
4350 E CAMELBACK RD, SUITE G-200
PHOENIX, AZ 85018

KATHY LITTLEFIELD
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

DAVID N SMITH
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

DAVID BRATNER - VICE CHAIR
CITY OF SCOTTSDALE PLANNING COMMISSION
10648 ARABIAN PARK DR
SCOTTSDALE, AZ 85258

ALI FAKIH
CITY OF SCOTTSDALE PLANNING COMMISSION
8280 E GELDING DR, SUITE 101
SCOTTSDALE, AZ 85260

EARL, CURLEY & LAGARDE, P C
3101 N CENTRAL AVE, STE 1000
PHOENIX, AZ 85012

LINDA MILHAVEN
CITY OF SCOTTSDALE CITY COUNCIL
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

KIRSTE KOWALSKY
WITHEY MORRIS, PLC
2525 E ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016

MICHAEL J MINNAUGH
CITY OF SCOTTSDALE PLANNING COMMISSION
23872 N 74TH PLACE
SCOTTSDALE, AZ 85255

PAUL ALESSIO - CHAIR
CITY OF SCOTTSDALE PLANNING COMMISSION
7527 E TAILSPIN LN
SCOTTSDALE, AZ 85255

TAB C

NEIGHBORHOOD OPEN HOUSE NOTIFICATION/ OUTREACH

1. **05/17/2017:**

   Snell & Wilmer LLP sent project notification and information regarding the neighborhood open house to: (i) property owners within 750'; and, (ii) interested parties as identified by the City of Scottsdale (Tab B, 2-5).

2. **05/26/2017:**

   LVA sent subsequent notification to the above persons to inform them of (i) plans to file a concurrent rezoning request and (ii) to invite them to the neighborhood open house.

TAB D

NEIGHBORHOOD OPEN HOUSE NOTIFICATION

1. May 17, 2017 Notification Letter
2. May 26, 2017 Notification Letter

1. 5/17/2017 Correspondence

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Nicholas J Wood
(602) 382-6269
nwood@swlaw com

May 17, 2017

Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan Amendment Request

Dear Neighbor or Interested Party

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P F Chang's China Bistro, Inc ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17 26 acres in size It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan PF Chang's will likely file a rezoning application in the coming weeks That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision

For this Major General Plan Amendment application, our current City staff coordinator is Mr Adam Yaron, Citizen Liaison for the Planning and Development Services Department He can be reached at 480-312-2761 or via email to AYaron@Scottsdaleaz gov

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions He is available at 602-382-6824 or via email to ngriemsmann@swlaw com And of course you may contact me at 602-382-6269 or via email to nwood@swlaw com We are more than happy to discuss any questions or comments you may have about this request

In addition, we will be holding an Open House as follows

Wednesday, June 7, 2017

6PM to 7PM

PF Chang's Training Room

7676 E Pinnacle Peak Road

Scottsdale, AZ 85255

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments

Thank you for your time and attention

Very truly yours,

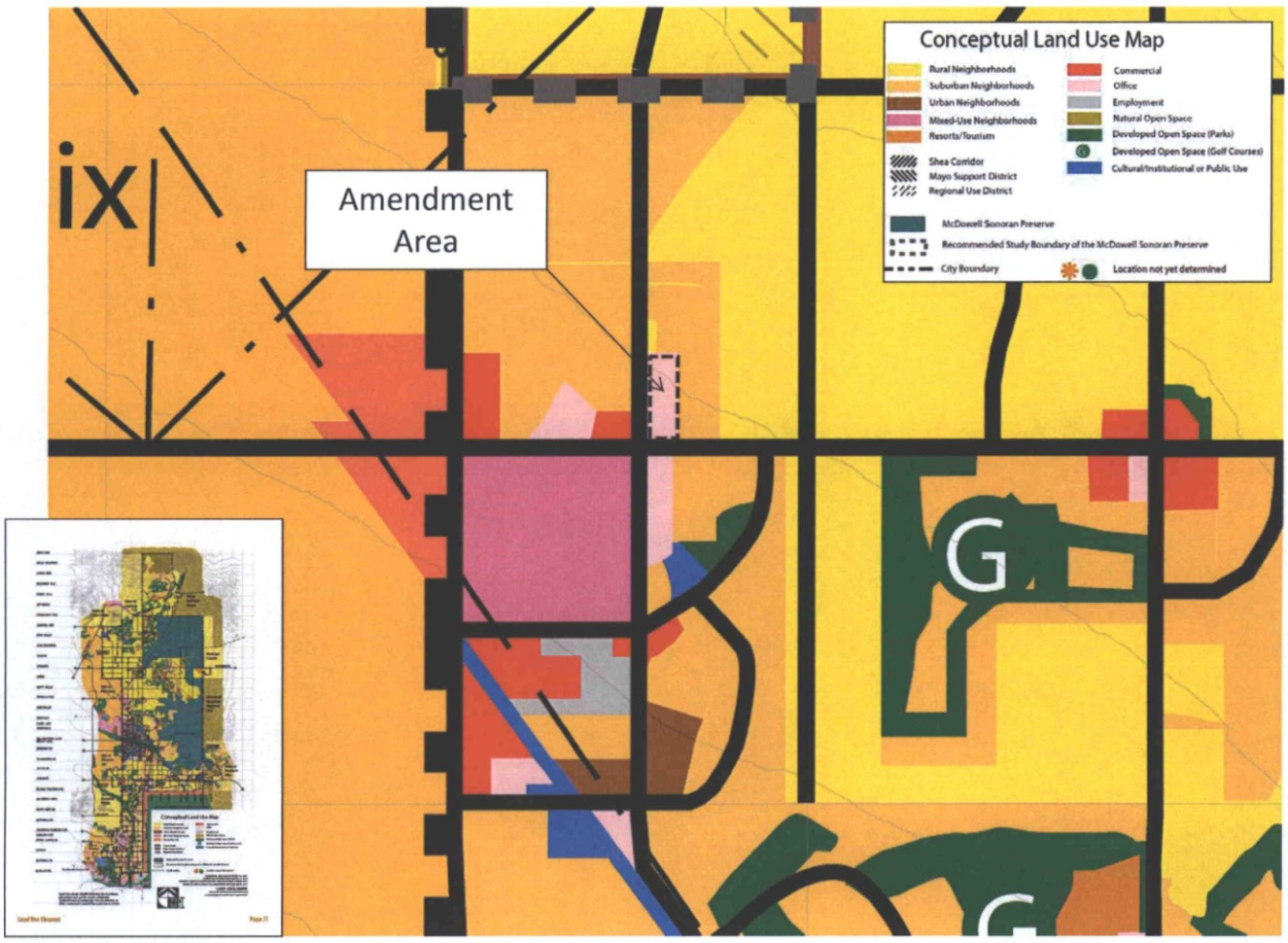
Snell & Wilmer

Nicholas J Wood

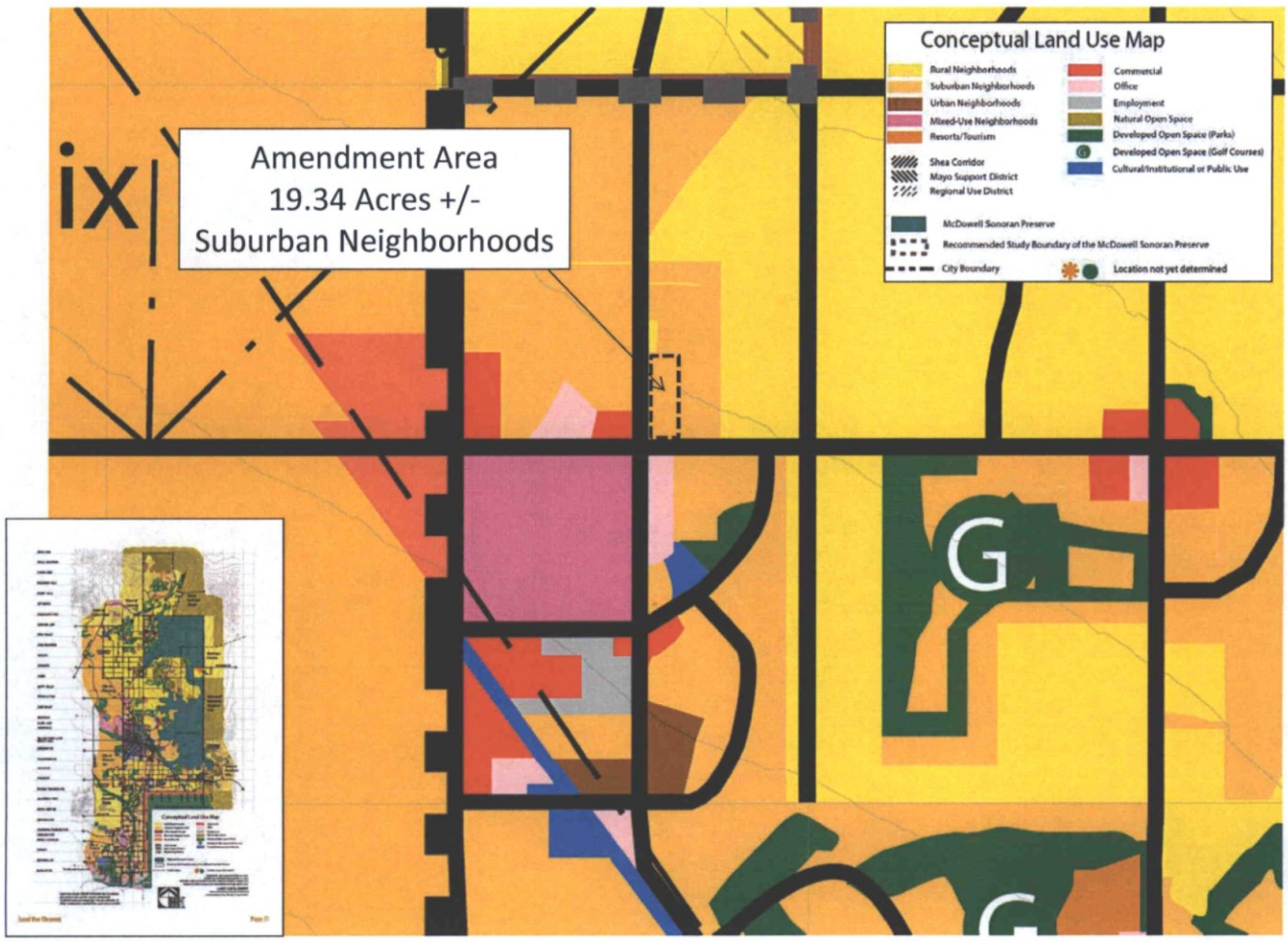
Map

E Sotwind Dr
E Starla Dr
E Starla Dr
E Camino Del Monte
E Adda Ct
SUBJECT SITE
N Miller Rd
N 78th Pl
N 78th St
E Mac Portenay Dr
E Camino Real
N 76th Pl
N 74th Pl
N 74th Pl
N 73rd St
N 73rd Pl
N 72nd Pl
N 72nd Pl
N 71st St
N 71st Pl
N 70th Pl
N 70th Pl
N 69th Pl
N 69th Pl
N 68th St
E Camino
E PINNACLE PEAK RD
E PINNACLE PEAK RD
E Vista Del Monte Dr
N 70th Way
Maricopa County GIS , Maricopa County Assessor's Office
5/15/2017 8:29:42 PM

Existing General Plan Designation - Land Use Map



Proposed General Plan Designation - Land Use Map



2. 5/26/2017 Correspondence

LVA urban design studio
land planning · development entitlements · landscape architecture

May 26, 2017

Re: Project Notification for the 7676 E. Pinnacle Peak Rezoning Request

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we will be filing a rezoning applications for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of their current corporate office. The rezoning request is to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre). The property surrounding the site to the north and east is also zoned R1-10 ESL. A map of the current zoning designation and the proposed designation is provided on the back of this letter.

A related letter from Snell and Wilmer was previously sent out regarding a Major General Plan Amendment neighborhood meeting. We are writing you today to inform you that the Major General Plan Amendment meeting will also include the meeting to discuss the requested rezoning of the property.

The proposed rezoning application will be reviewed concurrently with the request for a Major General Plan Amendment from Office to Suburban Neighborhoods.

Our proposal will allow for single-family residential development, natural desert open space, and is proposed to provide gated vehicular access from 77th Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting a neighborhood meeting with Snell and Wilmer on the project site to discuss our plans and to gather feedback.

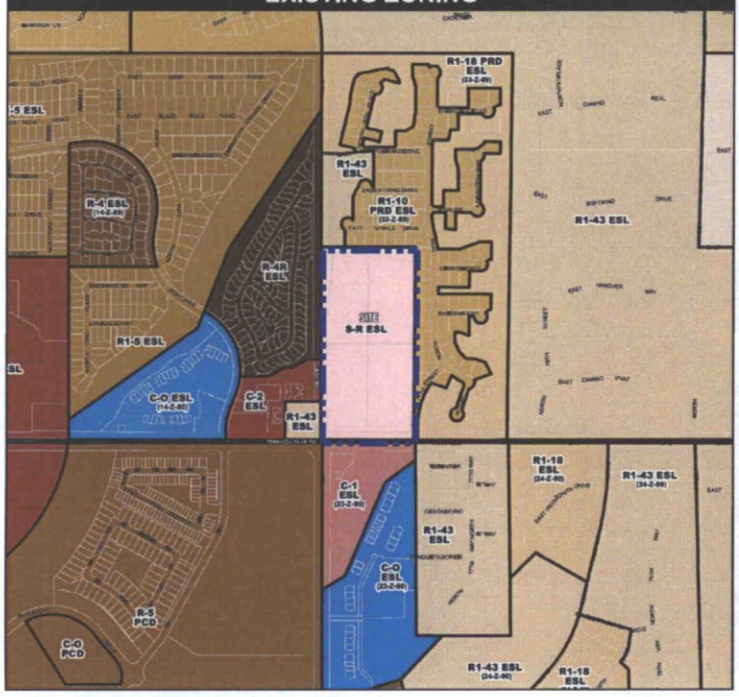
DATE: Wednesday, June 7, 2017
TIME: 6:00pm-7:00pm
LOCATION: PF Chang's Training Room
(7676 E. Pinnacle Peak Road Scottsdale, AZ 85255)

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Jesus Murillo at 480-312-7849 or jmurillo@scottsdaleaz.gov. Please reference project case number 356-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

Alex Stedman
LVA Urban Design Studio
480-994-0994
Email: astedman@lvadesign.com

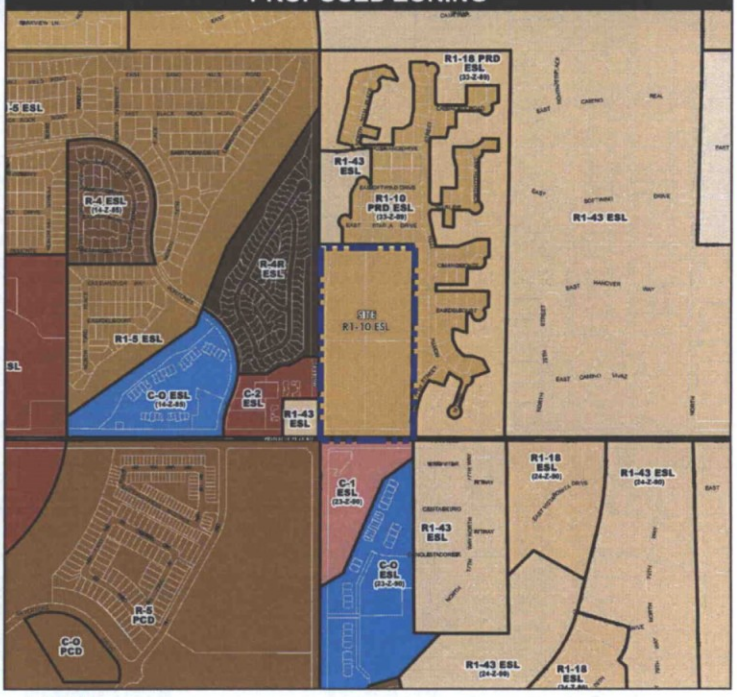
EXISTING ZONING



LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-O ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL

PROPOSED ZONING



LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-O ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

PINNACLE PEAK RD. & MILLER RD.

ZONING - EXISTING & PROPOSED

NORTH

APPROX. SCALE: NTS

1731 DRAWN BY: PR 5/24/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - (C) COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC. shall be without liability to LVA Urban Design Studio, LLC.

P:\2017\1731-PP CHAIN\PLNG\EXHIBITS\1731-ZONING.dwg May 24, 2017

TAB E

SNELL & WILMER RECEIVED CORRESPONDENCE

1. Bronska Correspondence
2. Hodgins Correspondence
3. Peterson Correspondence
4. Call Log

CITY OF SCOTTSDALE RECEIVED CORRESPONDENCE

5. Copenhaver Correspondence
6. Debeurre Correspondence
7. Minella Correspondence

TAB 1

Watney, Stephanie

From	Michael Bronska <mbronska@greatcompaniesllc com>
Sent	Friday, May 26, 2017 9 45 AM
To	Wood, Nick
Cc	AYaron@scottsdaleaz gov, Griemsmann, Noel
Subject	7676 East Pinnacle Peak General Plan Amendment Request

Nick

I am writing in response to the letter sent to the homeowners in the La Vista at Pinnacle Peak neighborhood regarding the General Plan Amendment to the PF Changs property located at 7676 East Pinnacle Peak Road I am proud to be one of the original owners in the La Vista development located north and east of the subject property While we have enjoyed the low impact of the P F Changs corporate office, my wife and I would not be opposed to the general plan amendment and rezoning to R1-10 as long as certain conditions of the development are stipulated by the City of Scottsdale While we understand that some of the stipulations may be more appropriate for the rezoning case, we are nevertheless providing our comments for the record

Our approval would be contingent on the City of Scottsdale stipulating the proposed development to comply with the following

1. A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage)
3. Adequate landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east
4. Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions
5. Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment
6. If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment
7. Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines
8. Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape

9 Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road While this request may not be specific to the proposed development, the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection and the proposed development will increase the daily trips adding to the delays and safety at these intersections

I hope you are well Please contact me should you have questions or require additional information

Respectfully,

Michael & Cynthia Bronska
7729 East Black Rock Road
Scottsdale, AZ 85255

602 818 6647

Watney, Stephanie

From	Michael Bronska <mbronska@greatcompaniesllc com>
Sent	Tuesday, June 06, 2017 1 16 PM
To	Wood, Nick
Cc	astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Griemsmann, Noel, jmurillo@scottsdaleaz gov, Kerns, Robyn, abdrealtor@gmail com
Subject	RE Project 356-PA-2017 Opposition

Nick

I doubt I will be attending the neighborhood meeting tomorrow evening but I do think it would be useful to address the current NAOS versus the perceived NAOS I think many neighbors believe the entire vacant parcel lying north of the parking area is designated as NAOS Illustrating this is not the case may help to clarify the issue

As we discussed at my office and as detailed in my earlier email, my wife Cynthia and I have no issues with changing the general plan designation to residential as long as certain conditions are either stipulated as a part of the general plan amendment or included in the actual rezoning To reiterate, for us, the important issues regarding the redevelopment of this property deals with roads, roadway development, and project organization & layout The conditions we believe the City of Scottsdale should require include

1 A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)

2 Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage)

3 "Adequate & significant" landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east

4 Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions

5 **CRITICAL** - Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment of this road Paul Basha should provide comment regarding this matter

6 If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment

7 **CRITICAL** - Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines

8 **CRITICAL** - Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape

9 **CRITICAL** - Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road

We understand that some of these "requests" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son has to ride his bicycle through the intersection and fear the day when he has to drive through the intersection) For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections

I hope you have a successful meeting I am happy for you to share my thoughts and comments publicly I look forward to reading the staff report and be kept aware of any changes

Respectfully,

Michael Bronska
7729 East Black Rock Road
Scottsdale, AZ 85255

602 818 6647

From. Wood, Nick [mailto nwood@swlaw com]
Sent· Thursday, June 1, 2017 12 29 PM
To· 'Bruce & Lyla'
Cc astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Griemsmann, Noel, 'jmurillo@scottsdaleaz gov', Kerns, Robyn, 'mbronska'
Subject RE Project 356-PA-2017 Opposition

Good afternoon Mr and Ms Hodgins

Thank you for your e-mail My client, P F Chang's, and I, respect and appreciate your comments and concerns

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property

This morning we met with Mr Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him As a courtesy to Mr Bronska, I'm copying him with this e-mail

Please let me know if you are willing to meet with me If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you

Kind regards,

Nick

Nicholas J Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office 602-382-6269
Cell 602-451-2255
Fax 602-382-6070
nwood@swlaw com

From: Bruce & Lyla [mailto bhodgins@dccnet com]
Sent. Thursday, June 01, 2017 10 19 AM
To· jmurillo@scottsdaleaz gov
Cc: astedman@lvadesign com, treynolds@scottsdaleaz gov, ayaron@scottsdaleaz gov, Gniemsmann, Noel, Wood, Nick
Subject: Project 356-PA-2017 Opposition

To Mr Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property

We purchased our house at 7607 E Starla Dr , which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on This factored heavily on our purchasing decision and added significantly to the valuation of our property Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application Thank you

Neighborhood Involvement

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community on +/- 20 acres.
• Site Acreage: 19.7 +/- Acres and 20.0 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay and S-R ESL
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
City Contact:
Adam Yaron 480-312-2761
AYaron@ScottsdaleAZ.gov
Posting Date: 5/25/17
Pre-Application #: 362-PA-2017
Available at City of Scottsdale: 480-312-7000
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/25/17 11:31:03

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community on +/- 20 acres.
• Site Acreage: 19.7 +/- Acres and 20.0 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay and S-R ESL
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
City Contact:
Adam Yaron 480-312-2761
AYaron@ScottsdaleAZ.gov
Posting Date: 5/25/17
Pre-Application #: 362-PA-2017
Available at City of Scottsdale: 480-312-7000
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/25/17 11:51:53

nity Classified

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

6830 Public Notices

d. and 116th Street

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312-7918
cottsdaleaz.gov

-3939
group.com

or review in Suite
izona.

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Cases

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5:00 P.M
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367-8939) MAY

6830 Public Notices

CITY OF SCOTTSDALE ARIZONA

Project Name: Siena Estates
Case Numbers: 1-GP-2017
Location: 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive
Purpose: Request by owner for for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive.

Staff contact: Sara Javoronok, 480-312-7918
Email: sjavoronok@scottsdaleaz.gov

Applicant Contact: Stephen Adams, 480-244-2557
Email: sadams@adamscraigacq.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 Planning Commission of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Hearing Date: October 25, 2017 at 5:00 P.M
Location: City Hall – Kiva Forum, 3939 N. Drinkwater Blvd.

ATTEST
LORRAINE CASTRO
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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6830 Public Notices

CITY OF SCOTTSDALE ARIZONA

Project Name: 7676 East Pinnacle Peak
Case Numbers: 3-GP-2017
Location: 7676 E. Pinnacle Peak Road

Purpose: Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7676 E. Pinnacle Peak Road.

Staff contact: Taylor Reynolds, 480-312-7924
Email – TReynolds@scottsdaleaz.gov

Applicant Contact: Nick Wood, 602-382-6269
Email - NWOOD@SWLAW.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 Planning Commission of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Remote Hearing Date: October 25, 2017 at 5:00 P.M
Location: City Hall – Kiva Room, 3939 N. Drinkwater Blvd.

ATTEST
LORRAINE CASTRO
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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NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday December 6, 2017 at Town Hall 6401 East Lincoln Drive Paradise Valley Arizona, 85253 for PUBLIC HEARING Consideration of a variance from the Zoning Ordinance Article XXII, Hillside Development Regulations to allow development for a new single family residence to exceed the allowable amount of disturbed area and to encroach into the allowable height limit. The property is located at 7480 N 58th Place (Assessor's Parcel Number 169-02-031) If you have questions about this application, please call the Planning 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 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 Nov 18, 2017

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 December 04 2017 at 5 00 PM 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

1-GP-2017 (Siena Estates) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3 8-acre site located at 5814 N Cattletrack Road 5811 and 5805 N Sundown Drive Staff contact person is Taylor Reynolds 480-312 7924 **Applicant contact person is Stephen Adams, 480-244-2557**

10-ZN-2017 (Siena Estates) Request by owner for a Zoning District Map Amendment from Single-family Residential (R1 43) zoning district to Single-family Residential Planned Residential District (R1 18/PRD) zoning district with a Development Plan and Amended Development Standards located on a +/- 3 8-acre site at 5814 N Cattletrack Road and at 5811 and 5805 N Sundown Drive Staff contact person is Jesus Murillo 480-312 7849. **Applicant contact person is Stephen Adams, 480-244-2557**

11-ZN-2017 (7676 E Pinnacle Peak) Request by owner for a Zoning District Map Amendment from Service Residential Environmentally Sensitive Lands (S-R ESL) zoning district to Single-family Residential Planned Residential District, Environmentally Sensitive Lands (R1 10 PRD ESL) zoning district, with a Development Plan and amended development Standards, on a +/- 19 7 acre site located at 7676 E. Pinnacle Peak Road (includes parcels 212-04 001B 212 04-001C 212 04 001D and 212 04 001E) Staff contact person is Jesus Murillo 480 312 7849 **Applicant contact person is Nick Wood, 602-382-6269.**

3-GP-2017 (7676 E Pinnacle Peak) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19 7 acre site located at 7676 E Pinnacle Peak Road Staff contact person is Taylor Reynolds 480-312 7924 **Applicant contact person is Nick Wood, 602-382-6269.**

4-GP-2017 (Bell Group Self Storage) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2 8 acres of a +/- 4 6 acre site located at the southeast corner of Shea Blvd and 116th St. Staff contact person is Taylor Reynolds 480 312 7924 **Applicant contact person is Jordan Rose, 480-505-3939.**

9-ZN-2017 (Bell Group Self Storage) Request by owner for a Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C 1) zoning on a 4 6-acre site located at the southeast corner of Shea Blvd and 116th St. Staff contact person is Bryan Cluff 480-312 2258 **Applicant contact person is Jordan Rose, 480-505-3939**

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

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.

CHAIRMAN

Attest

ALEX ACEVEDO

For additional information visit our web site at www scottsdaleaz gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312 2412) 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 THE CLERK S OFFICE AT (480 312 2412)

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 December 05 2017 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

2-TA-2017 (Care Homes/Group Homes Text Amendment) Request by City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455) specifically Sec. 1 202 (Interpretations and Decisions) Sec. 1 801 (Powers of the Board of Adjustment) Sec 1 1304 (Enlargement, extension reconstruction or structural alteration of nonconforming structure enlargement of nonconforming use) 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. 5 102 (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 (Multiple family Residential (R 5)) and Sec 5 1003 (Use Regulations) add new Sec 1 806 (Disability Accommodation) and add new Sec 1.920 (Request for Disability Accommodation) to address various types of care homes and group homes in residential zoning districts **Staff/Applicant contact person is Greg Bloemberg, 480-312-4306.**

3-TA-2017 (Legal Protest Text Amendment) Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 1 102 (Severability) Section 1 706 (Legal protest by property owners) Section 3.100 of Article III (Definitions) Section 4 100 (Division of City Into Districts Enumeration) and Section 4 201 (Rules where uncertainty may arise) to update the legal protest provisions consistent with State of Arizona House Bill 2116 **Staff/Applicant contact person is Brad Carr AICP, 480-312-7713**

4-AB-2017 (Storyrock Abandonment) Request by owner to abandon the eastern 20 feet of the 55 foot N 128th Street right-of way located north of E. Ranch Gate Road approximately 1 300 feet to the north (217-01-001U 217-01-001S 217-01-001C) the eastern 15 feet of the 55-foot N 128th Street right-of way located (approximately 1 300 feet south of E. Ranch Gate Road) at the E. Juan Tabo alignment south for approximately 2 632 feet (217-01-007G 217-01 007F 217-01-004C) to abandon 20 feet of right-of way on E. Happy Valley Road from N. 130th Street east to N 132nd Street approximately 1 323 feet (217-01-009T 217 01-009U 217-01 009V) to abandon 20 feet of right-of-way on N. 130th Street and N. 132nd Street (approximately 1,284 feet) between E Happy Valley Road and E. Juan Tabo alignment to abandon 20 feet of right-of way on E. Juan Tabo alignment from N 130th Street east to N 134 Street (approximately 2,254 feet) to abandon the eastern 20 feet on N 132nd Street from the E. Juan Tabo alignment north approximately 641 feet (217-01 009Y and 217 01-009X) and to abandon 40 feet of right-of way on N 134th Street (north of the E. Juan Tabo alignment) to the north approximately 376 feet including the cul-de-sac (217-01-009R, 217-01 107 217-01 108) within the proposed Storyrock subdivision with Single-Family Residential Planned Community District, Environmentally Sensitive Lands (R1 43 PCD ESL, R1 35 PCD ESL, R1 70 PCD ESL, and R1 18 PCD ESL) zoning Staff contact person is Dona McCray 480-312-4214 **Applicant contact person is Keith Nichter, 480-994-0994.**

6-AB-2017 (Gustafson Abandonment) Request by owner to abandon portions of a 33-foot of GLO easement, located along the eastern boundary of parcel 216-67 160 (N 71st Street alignment) with Single-family Residential District, Environmentally Sensitive Lands Foothills Overlay (R1 70/ESL/FO) zoning located at 7077 E. Wildcat Drive Staff contact person is Jesus Murillo 480 312 7849 **Applicant contact person is Josh G. Finkhouser, 480-506-3398.**

5-GP-2017 (North 70) 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 Urban Neighborhoods to Suburban Neighborhoods on the eastern +/- 5-acres (Parcel #129-12-005A) of a +/- 9 9-acre site located at 7010 E. Continental Drive Staff contact person is Greg Bloemberg 480-312-4306 **Applicant contact person is Keith Nichter, 480-994-0994.**

12-ZN-2017 (North 70) Request by owner for a Zoning District Map Amendment from Manufactured Home (M-H) to Multiple-family Residential (R-5) zoning on a +/- 9 9-acre site located at 7010 E Continental Drive Staff contact person is Greg Bloemberg 480 312-4306 **Applicant contact person is Keith Nichter, 480-994-0994.**

9-GP-2016 (Rose Lane Commercial Parcel) 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 Resort/Tourism to Neighborhood Commercial on a +/- 2 6-acre site located at 6160 N Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312 4306 **Applicant contact person is John Berry, 480-385-2727**

22-ZN-2016 (Rose Lane Commercial Parcel) Request by owner for a Zoning District Map *Amendment from Resort/Townhouse Residential (R4 R) to Neighborhood Commercial* (C 1) on a +/- 2.6-acre site located at 6160 N Scottsdale Rd. Staff contact person is Greg Bloemberg 480-312-4306 **Applicant contact person is John Berry, 480-385-2727**

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 THEFOLLOWING

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.

CHAIRMAN

Attest
ALEX ACEVEDO

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK S OFFICE AT (480-312 2412) 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 THE CLERK'S OFFICE AT (480-312 2412)

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NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on October 25, 2017, at 6:00 PM 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:

1-GP-2017 (Sierra Estates) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive. Staff contact person is Sara Jurkowski, 480-312-7918. Applicant contact person is Stephen Adams, 480-244-2557.

16-ZN-2017 (Sierra Estates) Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-43) zoning district to Single-family Residential, Planned Residential District (R1-18PRD) zoning district, with a Development Plan, located on a +/- 3.8-acre site, at 5814 N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Stephen Adams, 480-244-2557.

2-GP-2017 (Solaire on McDowell) Request by owner for a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a +/- 12.3-acre site located at 6601 E. McDowell Road. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is John Berry, 480-385-2727.

8-ZN-2017 (Solaire on McDowell) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Multi-family Residential (R-5) zoning, on a +/- 12.3-acre site located at 6601 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, (480) 385-2727.

3-GP-2017 (7878 E Pinnacle Peak) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7878 E. Pinnacle Peak Road. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is Mark Wood, 602-382-6269.

11-ZN-2017 (7878 E Pinnacle Peak) Request by owner for a Zoning District Map Amendment from Service Residential, Environmentally Sensitive Lands (S-R ESL) zoning district, to Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10 ESL PRD) zoning district, with a development plan and amended development standards, on a +/- 19.7-acre site, located at 7878 E. Pinnacle Peak Road (includes parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Mark Wood, 602-382-6269.

4-GP-2017 (Bell Group Self Storage) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2.8 acres of a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 136th St. Staff contact person is Sara Jurkowski, 480-312-7918. Applicant contact person is Jordan Rees, 480-646-3939.

9-ZN-2017 (Bell Group Self Storage) Request by owner for a Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial/ Planned Community District (C-1/PCD) zoning on a +/- 4.6-acre site, located at the southeast corner of Shea Blvd. and 136th St. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Jordan Rees, 480-646-3939.

2-TA-2017 (Care Homes/Group Homes Text Amendment) Request by City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 1.202 (Interpretations and Decisions), Sec. 1.801 (Powers of the Board of Adjustment), Sec. 1.1304 (Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use), 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. 5.102 (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, R1-6 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 (Multiple-family Residential (R-5)), and Sec. 5.1003 (Use Regulations), add new Sec. 1.915 (Disability Accommodation), and add new Sec. 1.920 (Request for Disability Accommodation) to address various types of care homes and group homes in residential zoning districts. Applicant/Staff contact person is Greg Bloemberg, 480-312-4306.

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: https://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:
Lorraine Castro
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).

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5011 Antiques

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Ruger KMK10 22 target pistol. Mint cond.! Rare! $175. 602-971-3058

5415 Yard Sales-NE Valley

Saturday, October 7th, 7am-11am. Visit Montana Ranch HOA for a community wide garage sale! 120th & Shea Blvd, Scottsdale.

Find a Fast Car Faster! azcentral.com featuring Cars.com. Click on "Autos" Fast, Local, Simple.

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Project Name: Bell Group Self Storage
Case Numbers: 4-GP-2017
Location: Southeast corner of Shea Blvd and 116th Street
Purpose: Major General Plan amendment to the City of Scottsdale General Plan 2001.

To approve a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2.8-acres of a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th Street.

Applicant contact: Jennifer Hall, 480-505-3938
Staff contact: Taylor Reynolds, 480-312-7924

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

*For more information enter case number at:
https://eservices.scottsdaleaz.gov/bldgresources/Cases
or to comment, e-mail **projectinput@scottsdaleaz.gov.** The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

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: December 4, 2017 @ 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 BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).

Project Name: Care Homes/Group Homes Text Amendment
Case Numbers: 2-TA-2017
Location: City-Wide
Purpose: Address various types of care homes and group homes in residential zoning districts.

To amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 1.202 (Interpretations and Decisions), Sec. 1.801 (Powers of the Board of Adjustment), Sec. 1.1304 (Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use), 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. 5.102 (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 (Multiple-family Residential (R-5)), and Sec. 5.1003 (Use Regulations), add new Sec. 1.806 (Disability Accommodation), and add new Sec. 1.920 (Request for Disability Accommodation) to address various types of care homes and group homes in residential zoning districts.

Staff/Applicant contact: Greg Bloemberg, 480-312-4306.
A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.
*For more information enter case number at:
https://eservices.scottsdaleaz.gov/bldgresources/Cases
or to comment, e-mail projectinput@scottsdaleaz.gov. The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

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: December 5, 2017 @ 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 BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).

Project Name: Legal Protest Text Amendment
Case Numbers: 3-TA-2017
Location: City-Wide
Purpose: Update the legal protest provisions, and other applicable sections of the Zoning Ordinance, consistent with State of Arizona Revised Statutes.

To amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 1.102. (Severability), Section 1.706. (Legal protest by property owners), Section 3.100. of Article III (Definitions), Section 4.100. (Division of City into Districts; Enumeration), and Section 4.201. (Rules where uncertainty may arise) to update the legal protest provisions, and other applicable sections of the Zoning Ordinance, consistent with State of Arizona Revised Statutes

Staff/Applicant contact: Brad Carr, AICP, 480-312-7713.

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

*For more information enter case number at:
https://eservices.scottsdaleaz.gov/bldgresources/Cases
or to comment, e-mail **projectinput@scottsdaleaz.gov.** The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

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: December 5, 2017 @ 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 BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).

Project Name: Siena Estates
Case Numbers: 1-GP-2017
Location: 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive
Purpose: Major General Plan amendment to the City of Scottsdale General Plan 2001.

To approve a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive.

Applicant contact: Stephen Adams, 480-244-2557
Staff contact: Taylor Reynolds, 480-312-7924

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

*For more information enter case number at:
https://eservices.scottsdaleaz.gov/bldgresources/Cases
or to comment, e-mail **projectinput@scottsdaleaz.gov.** The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

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: December 4, 2017 @ 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 BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).

Project Name: 7676 E Pinnacle Peak
Case Numbers: 3-GP-2017
Location: 7676 E. Pinnacle Peak Road
Purpose: Major General Plan amendment to the City of Scottsdale General Plan 2001.

To approve a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7676 E. Pinnacle Peak Road.

Applicant contact: Nick Wood, 602-382-6269
Staff contact: Taylor Reynolds, 480-312-7924

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

*For more information enter case number at:
https://eservices.scottsdaleaz.gov/bldgresources/Cases
or to comment, e-mail **projectinput@scottsdaleaz.gov.** The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

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: December 4, 2017 @ 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 BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).

NOTICE OF BOARD OF ADJUSTMENT HEARING

NOTICE IS HEREBY GIVEN the Board of Adjustment of the City of Scottsdale, Arizona, will hold a public hearing on December 06, 2017, at 6:00 P.M in the Scottsdale Community Design Studio, 7506 E. Indian School Rd. Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

7-BA-2017 (76th Place) Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.204.G. pertaining to wall height within the required front yard setback, for a property with Single-family Residential (R1-35) zoning located at 11801 N. 76th Place. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Joe Reifman, (602) 349-0157.**

The above items may be discussed at a Study Session prior to the Board of Adjustment meeting.

The public/applicant may attend the study session, which begins at 5:30 P.M. unless otherwise noted, but may not comment.

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 LOCATIONS:

City Hall, 3939 N. Drinkwater Boulevard
Online at: http://www.ScottsdaleAZ.gov/boards/board-of-adjustment

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN
BOARD OF ADJUSTMENT

Attest
Wayland Barton
Planning Assistant

For additional information visit our web site at www.scottsdaleaz.gov/boards/board-of-adjustment

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Wayland Barton at 480-312-2347. Requests should be made as early as possible to allow time to arrange accommodations. For TTY users, the Arizona relay service (1-800-367-8939) may contact Wayland Barton at 480-312-2347.

the job network
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Need help paying your mortgage?

Independent contractors make money! The *Arizona Republic* wants to contract you to deliver the newspaper in the early morning hours. While other people are still sleeping, you could spend just 2-3 hours a day earning an extra $700-$1,700 per month! As an independent contractor you receive your newspapers at a distribution center and use your own vehicle to deliver! It really is that easy – don't miss this great chance to earn extra cash! Routes are available statewide. Call our toll free number to see what routes are available in your area.

Call 1-877-736-7607 today!

THE ARIZONA REPUBLIC

Requirements – At least 18 years old. Dependable transportation. Valid Arizona driver's license. Current auto insurance.

Correspondence Between Staff and Applicant Approval Letter

CITY OF SCOTTSDALE

Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 5/19/17

Contact Name: Nick Wood

Firm Name: Snell & Wilmer, LLP

Address: 400 Evan Buren St, 1900, ~~Phx~~

City, State, Zip: Phoenix, AZ, 85004

RE: Application Accepted for Review.

_____ - PA - _____ TBD

Dear Mr. Wood :

It has been determined that your Development Application for Pinnacle Peak GP has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Adam Yaron

Title: Citizen Liaison

Phone Number: (480) 312 - 2761

Email Address: ayaron @ scottsdaleaz.gov @ScottsdaleAZ.gov

3-GP-2017
5/19/17

CITY OF SCOTTSDALE

Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date _____

Contact Name _____

Firm Name _____

Address _____

City, State, Zip _____

RE Minimal Submittal Comments

_____ - PA - _____

Dear _____

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1 305 of the Zoning Ordinance)

Sincerely,

Name _____

Title _____

Phone Number (480) 312 - _____

Email Address _____ @ScottsdaleAZ gov

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

CITY OF SCOTTSDALE

Planning & Development Services, Long Range Planning

Sara Javoronok, AICP, Project Coordination Liaison PHONE 480-312-7918
Taylor Reynolds, Senior Planner PHONE 480-312-7924
7447 E. Indian School Rd.
Scottsdale, AZ 85251 WEB ScottsdaleAZ.gov

July 20, 2017

To Whom It May Concern:

Enclosed are documents and web links pertaining to the four major General Plan Amendment Cases for 2017. The cases are scheduled to be heard according to the following schedule:

- City Sponsored Open House
  Date: Thursday, September 14
  Time: 5 – 7 p.m.
  Place: Cocopah Middle School
  6615 E. Cholla St.
  Scottsdale, AZ 85254

- Planning Commission Remote Site Hearing
  Date: Wednesday, October 4
  Time: 5 p.m.
  Place: Cocopah Middle School
  6615 E. Cholla St.
  Scottsdale, AZ 85254

- Planning Commission Regular Hearing for Recommendation
  Date: Wednesday, October 25
  Time: 5 p.m.
  Place: Scottsdale City Hall Kiva
  3939 N. Drinkwater Blvd.
  Scottsdale, AZ 85251

- City Council Major General Plan Amendments Hearing
  Date: Monday & Tuesday, December 4-5
  Time: 5 p.m.
  Place: Scottsdale City Hall Kiva
  3939 N. Drinkwater Blvd.
  Scottsdale, AZ 85251

The case files are located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of these cases, or to view application materials, call 480-312-7918 or 480-312-7924. Additional information is on the case info sheet at https://eservices.scottsdaleaz.gov/bldgresources/Cases under the applicable case number.

SITE DATA		OPEN SPACE		LEGEND
ADDRESS:	4401 E. McDOWELL RD.	FRONTAGE O/S		SITE BOUNDARY
SITE AREA (NET):	503,112 SF (11.6 AC)	REQUIRED:	23,150 SF	DWELLING UNITS
SITE AREA (GROSS):	535,039 SF (12.3 AC)	PROVIDED:	32,000 SF	PRIVATE REAR YARD
PROPOSED # OF LOTS:	133	COMMON O/S		
GROSS DENSITY:	10.8 DU/AC	REQUIRED:	110,695 SF	
CURRENT ZONING:	C-3	PROVIDED:	115,000 SF	
PROPOSED ZONING:	R-5	PRIVATE OUTDOOR LIVING SPACE		
RESIDENT PARKING:	266 (2 GARAGE SPACES/UNIT)	REQUIRED:	168 SF/UNIT	
GUEST PARKING:	45 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	PROVIDED:	240 SF/UNIT	
MAX. BUILDING HEIGHT:	36' (2-STORY)			
TYPICAL LOT DIMENSIONS:	26'x67'			
*REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.				

KJ Jovnanian Homes

8-ZN-2017 07/11/2017

2-GP-2017 07/11/2017

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

SOLARE ON McDOWELL
CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=40' NORTH

1706 DRAWN BY: PR 7/6/17

Attachment 2d: 2-GP-2017, Solare on McDowell, Submitted Zoning Site Plan

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY/TOWN APPROVAL • © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
P:\2017\1706-SOLARE ENGINEERED PLANS\MODELS\1706 SITE PLAN.dwg May 2, 2017

CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06., to inform you of the request for a major General Plan amendment.

Project Name:

3-GP-2017 - 7676 E Pinnacle Peak

Project Description:

Request for a major General Plan amendment to change the land use designation from Office to Suburban Neighborhoods on a 19.7 +/- acre site located at 7676 E. Pinnacle Peak Rd.

Staff contacts:

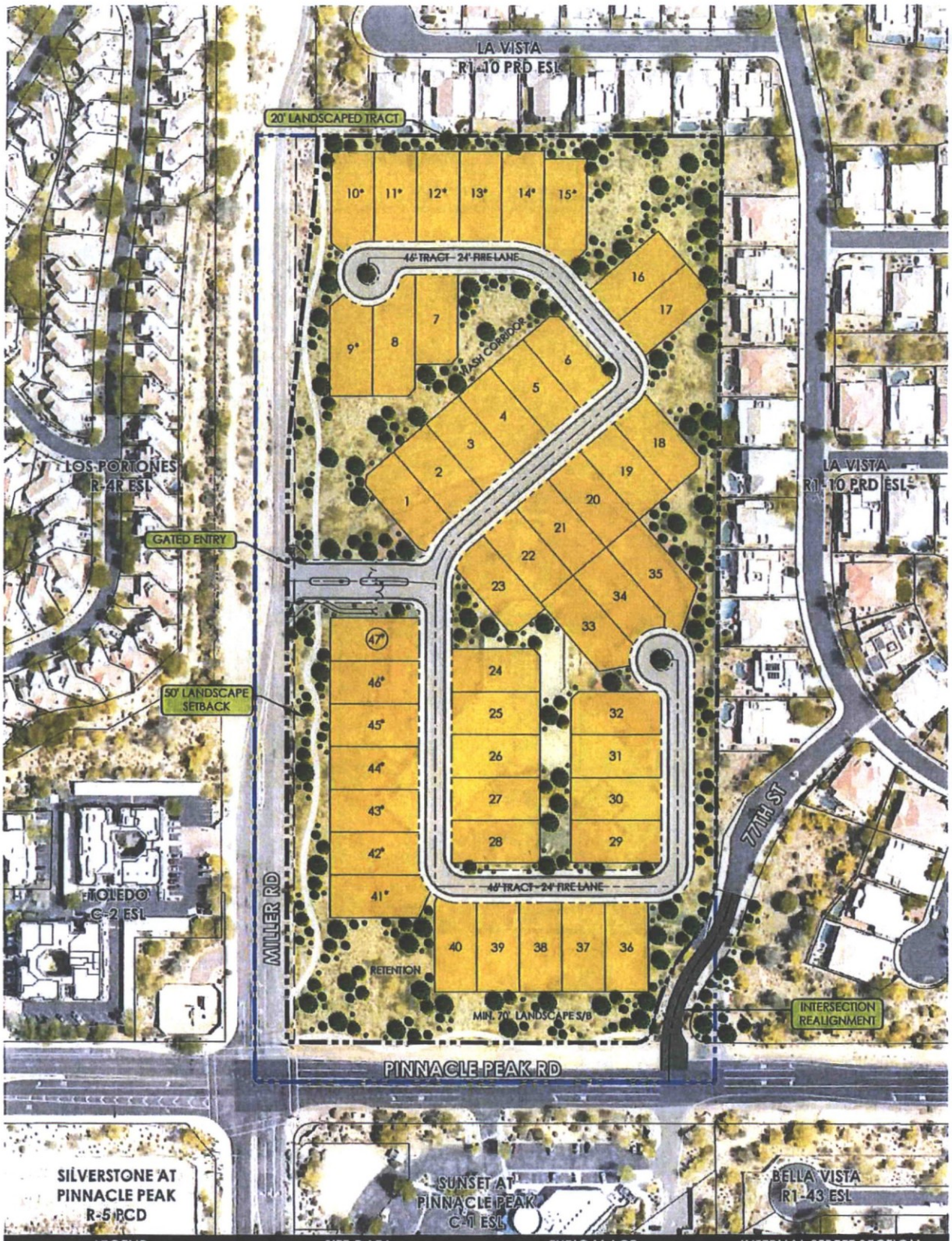
General Plan Case: 3-GP-2017
Taylor Reynolds, 480-312-7924
treynolds@scottsdaleaz.gov

Associated Zoning Case: 11-ZN-2017
Jesus Murillo, 480-312-7849
jmurillo@scottsdaleaz.gov

Applicant contact: Nick Wood, 602-382-6269

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7924 or view the case info sheet at:

https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47447



LEGEND	SITE DATA	TYPICAL LOT	INTERNAL STREET SECTION
GROSS SITE BOUNDARY (19.7 ACRES)	EXISITING ZONING: S-R E.S.L	DEVELOPMENT STANDARDS	
NET SITE BOUNDARY (17.0 ACRES)	PROPOSED ZONING: R1-10 E.S.L	MIN. LOT AREA: 7,500 SQ. FT.	
* LOTS LIMITED TO 1-STORY	TOTAL # LOTS: 47	MIN. LOT WIDTH: 60'	
SITE PLAN IS PRELIMINARY & SUBJECT TO REVIEW & APPROVAL	GROSS DENSITY: 2.4 DU/AC	FRONT YARD: 23'	
	TYPICAL LOT SIZE: 60' x 125'	SIDE YARD: 5' (10' AGGREGATE)	
	PARKING: 2 SPACES/UNIT	REAR YARD: 19'	
	REFUSE: INDIVIDUAL BIN		

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land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

PINNACLE PEAK & MILLER

CONCEPTUAL SITE PLAN

APPROX. SCALE: 1" = 60' NORTH

1731 DRAWN BY: PR 6/21/17

PRELIMINARY-NOT FOR CONSTRUCTION • SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL • © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
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CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06., to inform you of the request for a major General Plan amendment.

Project Name:

4-GP-2017 – Bell Group Self Storage

Project Description:

Request by owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change land use designations from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial on a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th St.

Staff contacts:

General Plan Case: 4-GP-2017
Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Associated Zoning Case: 9-ZN-2017
Bryan Cluff, 480-312-2258
bcluff@scottsdaleaz.gov

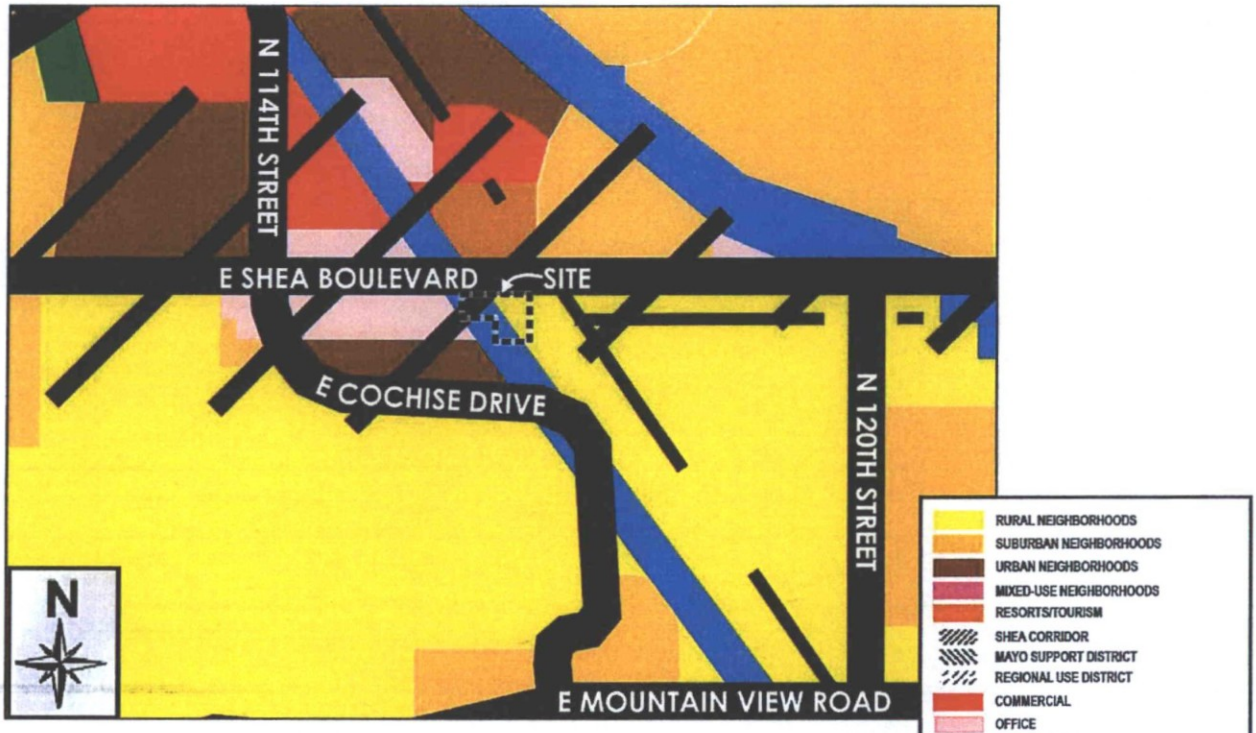
Applicant contact: Jennifer Hall, 480-505-3938 jhall@roselawgroup.com

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7918 or view the case info sheet at:

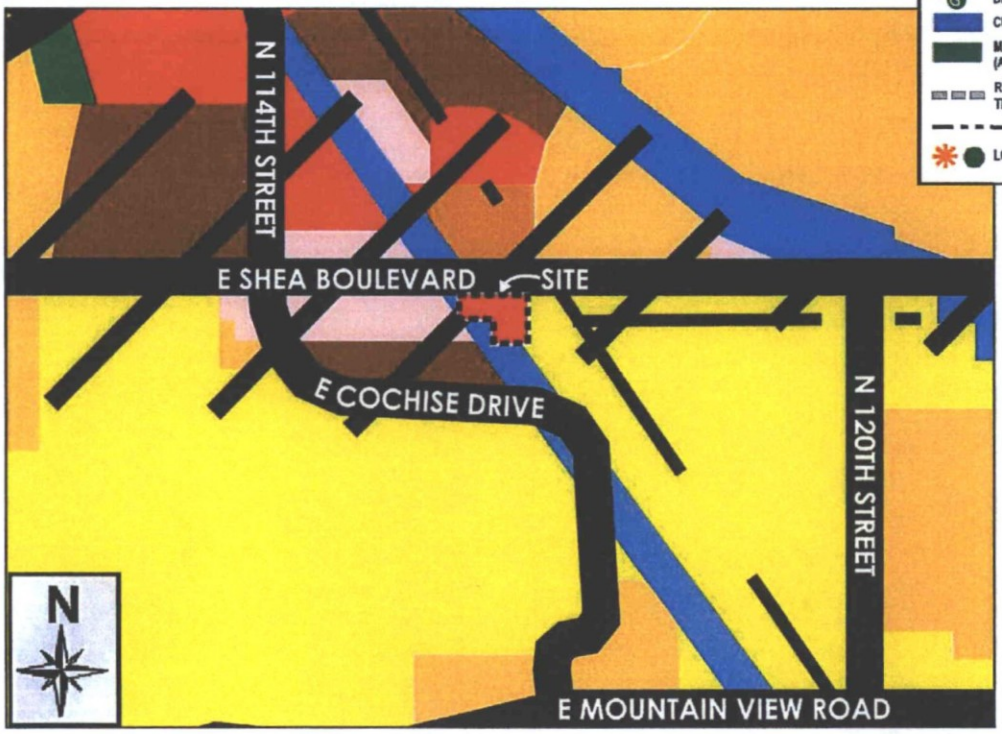
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47448

Attachment 4b: 4-GP-2017, Bell Group Self Storage, Existing/Proposed General Plan Conceptual Land Use Map

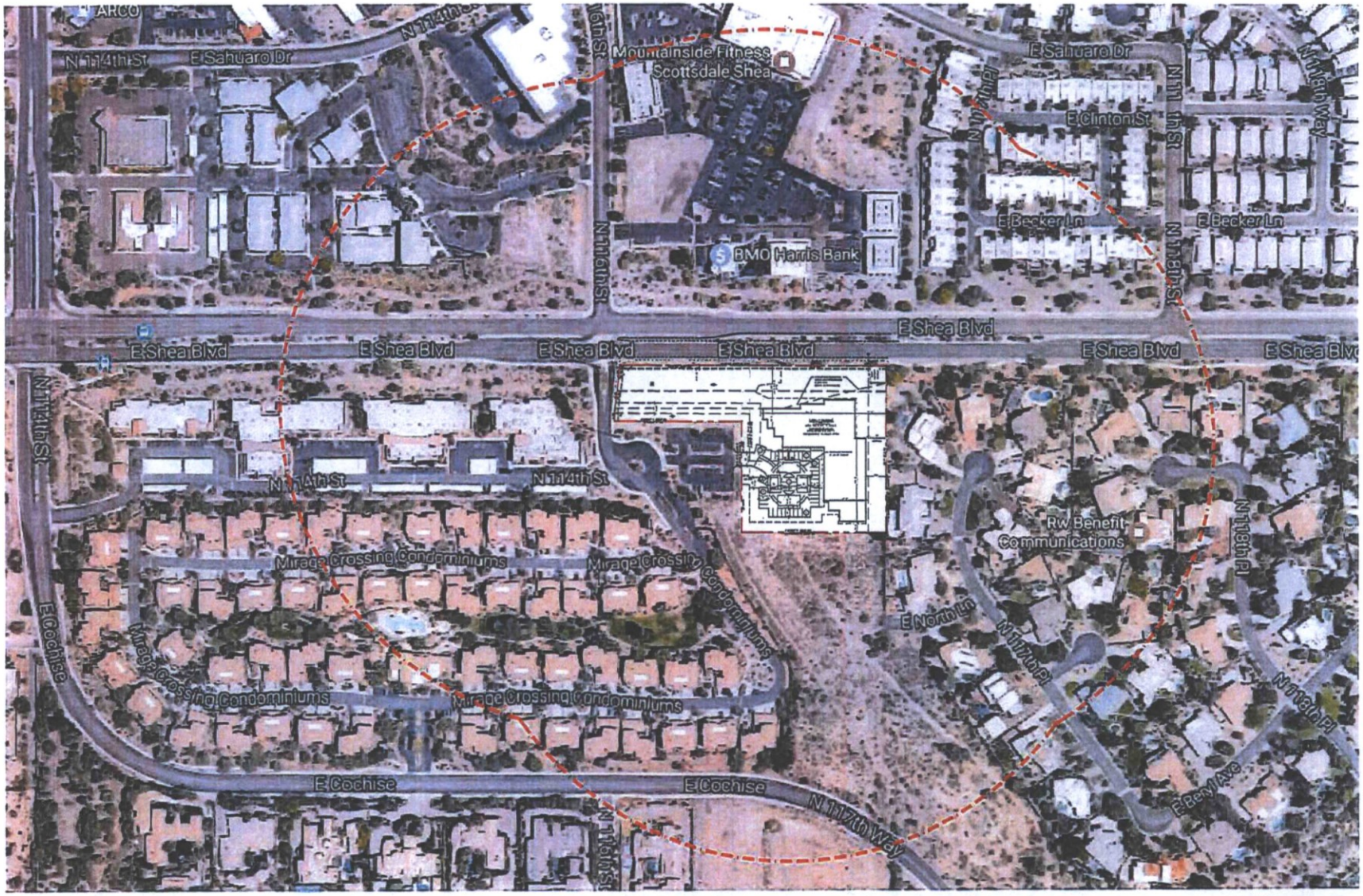
Existing General Plan Conceptual Land Use Map –
Rural Neighborhoods & Cultural/Institutional or Public Use



Proposed General Plan Conceptual Land Use Map –
Commercial



Context Aerial



AERIAL: RADIUS 750'

STORAGE AT SHEA
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE,AZ
DATE: 06-06-2017 (PRELIMINARY)

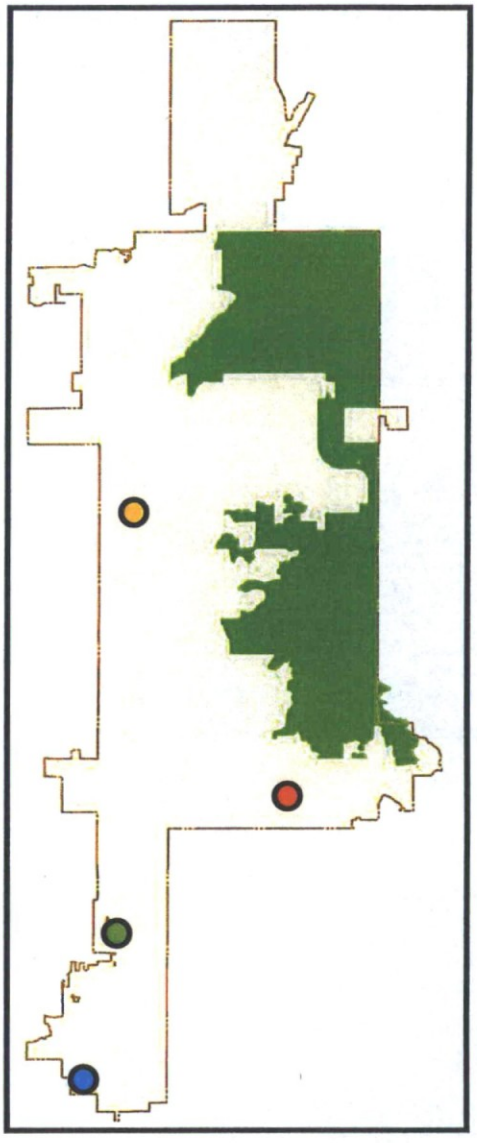
AERIAL

RKAA# 17120.5

RKAA ARCHITECTS, INC

9-ZN-2017
6/20/2017

- 1-GP-2017, Siena Estates
  Northwest corner of Palo Verde Drive and Cattletrack Road
- 2-GP-2017, Solare on McDowell
  6601 E. McDowell Road
- 3-GP-2017, 7676 E Pinnacle Peak
  7676 E. Pinnacle Peak Road
- 4-GP-2017, Bell Group Self Storage
  Southeast corner of Shea Boulevard and 116th Street



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: 362-PA-2017

Project Name:

Location: **7676 E Pinnacle Peak Rd**

Site Posting Date: Orig. Posted 5/25/17; Updated 5/26/17

Applicant Name: **Nick Wood, Esq.- Snell and Wilmer L.L.P.**

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 Liggett
Applicant Signature

5/26/17
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

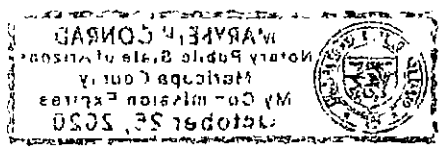
Acknowledged before me this the 26th day of May 2017

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

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


MARYNELL CONRAD
Notary Public State of Arizona
Maricopa County
My Commission Expires
October 26, 2020

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
Pre-Application #: 362-PA-2017
City Contact:
Taylor Reynolds 480-312-7924
treynolds@ScottsdaleAZ.gov
Available at City of Scottsdale: 480-312-7000
Posting Date: 5/25/17 Updated 5/26/17
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/26/17 11:53:41

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, June 7, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
Pre-Application #: 362-PA-2017
City Contact:
Taylor Reynolds 480-312-7924
treynolds@ScottsdaleAZ.gov
Available at City of Scottsdale: 480-312-7000
Posting Date: 5/25/17 Updated 5/26/17
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/26/17 11:57:00

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: 362-PA-2017

Project Name:

Location: 7676 E Pinnacle Peak Rd

Site Posting Date: May 25, 2017

Applicant Name: Nick Wood, Esq.- Snell and Wilmer L.L.P.

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 Liggett
Applicant Signature

5/25/17
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 25th day of May 2017

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

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

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: 362-PA-2017

Project Name:

Location: **7676 E Pinnacle Peak Rd**

Site Posting Date: orig post 5/25/17, Updated 8/29/17

Applicant Name: **Nick Wood, Esq.- Snell and Wilmer L.L.P.**

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 Riggott
Applicant Signature

8/29/17
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 29th day of August 20 17

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

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

Early Notification of
Project Under Consideration
Second Neighborhood Open House Meeting:
Date: Wednesday, September 13, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
• Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay
Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
City Contact:
Taylor Reynolds 480-312-7924
treynolds@ScottsdaleAZ.gov
Updated Posting Date: 5/25/17 5/26/17 8/21/17 8/29/17
Pre-Application #: 362-PA-2017
Available at City of Scottsdale: 480-312-7000
After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
3/23/17 17:06:36

Early Notification of
Project Under Consideration
Second Neighborhood Open House Meeting:
Date: Wednesday, September 13, 2017
Time: 6:00 P.M.
Location: Training Room
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255
Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255
Project Overview:
• Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
• Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
• Site Acreage: 19.7 +/- Acres
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Applicant Contact:
Nick Wood, Esq. - Snell and Wilmer L.L.P.
nwood@swlaw.com 602-382-6000
City Contact:
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treynolds@ScottsdaleAZ.gov
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After submittal, project information is available at: http://www.scottsdaleaz.gov/projects/ProjectsInProcess
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
3/23/17 17:12:04

Snell & Wilmer
LLP
LAW OFFICES

One Arizona Center
400 E Van Buren Suite 1900
Phoenix, AZ 85004-2202
602 382 6000
602 382 6070 (Fax)
www swlaw com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

Noel J Griemsmann
602 382 6824
ngriemsmann@swlaw com

August 29, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd, Suite 105
Scottsdale, AZ 85251

Re: Updated Citizen Review Plan for the 7676 East Pinnacle Peak Road Major General Plan and Zoning Amendment Request (P F Chang's)

Dear Taylor

On August 18, 2017 our project team filed a resubmittal for Rezoning Case No 11-ZN-2017 Included in that resubmittal was an updated Citizen Review Plan The updated Citizen Review Plan included meeting details for a voluntary second neighborhood meeting related to the case that was scheduled for September 6, 2017 at 6 00 PM

The neighborhood meeting details for the second neighborhood meeting have been updated, as reflected in the enclosed updated Citizen Review Plan Note that, aside from updating the second neighborhood meeting date, no other changes to the previously submitted Citizen Review Plan are being made with this submittal, nor are any changes to the Citizen Involvement Report being made

An addendum to the Neighborhood Involvement Report will be filed with the City of Scottsdale within five (5) days of the second neighborhood meeting, which is scheduled for September 13, 2017 at 6 00 PM

Please feel free to contact me should you have any questions

Respectfully submitted,

Snell & Wilmer

Noel J Griemsmann, AICP

Snell & Wilmer is a member of LEX MUNDI The Leading Association of Independent Law Firms

UPDATED CITIZEN REVIEW PLAN

8.29.17

1 Citizen Review Plan

In response to the applicant's inquiry regarding project timing Adam Yaron, City of Scottsdale Citizen Liaison provided detailed requirements and deadlines for the initial neighborhood open house in his e-mail dated May 12, 2017 (Exhibit A) The applicant met these deadlines, as further detailed in the citizen review report ("Citizen Review Report)," dated June 14, 2017 (Exhibit B)

Subsequent to that e-mail, the applicant also posted a 'Project Under Consideration' sign in accordance with the Citizen Review Checklist (ZN) at the subject site on May 25 2017 The sign detailed the initial neighborhood open house meeting details Please see the Citizen Review Report for documentation of the posting as evidenced by the Sign Posting Affidavit (updated on May 26, 2017)

A subsequent neighborhood meeting is scheduled for September 13, 2017 from 6 00 PM to 7 00 PM The results from that meeting will be submitted, in accordance with the Citizen Review Checklist (ZN)

2. Project Under Consideration Sign

As noted above the subject site was posted with a 'project under consideration" sign in accordance with the Citizen Review Checklist (ZN)

3 Notification Letters

Notification letters for any applicant scheduled neighborhood open house meetings are sent in accordance with the Citizen Review Checklist (ZN) requirements Please refer to the Citizen Review Report for copies of notification letters and mailing lists

4 Open House Meeting

Please refer to the Citizen Review Report for a copy of the neighborhood open house report Copies of the sign-in sheets comment sheets and a written summary of the neighborhood open house meeting are included

5 Citizen Review Report

The original Citizen Review Report was filed with the City of Scottsdale on June 21 2017 An addendum to the Citizen Review Report will be submitted in accordance with the Citizen Review Checklist within five (5) days of the second neighborhood open house Any additional correspondence that the applicant receives from citizenry leading up to the second neighborhood open house will also be included in the addendum

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-2017

Project Name:

Location: 7676 E. Pinnacle Peak Rd

Site Posting Date: 10/4/17

Applicant Name: Nick Wood

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 Liggett
Applicant Signature

11/16/17
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 16th day of November 2017

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Mary Beth 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

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: 11-ZN-2017

Project Name:

Location: 7676 E Pinnacle Peak

Site Posting Date: 10/4/17

Applicant Name: Nick Wood

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Applicant Signature

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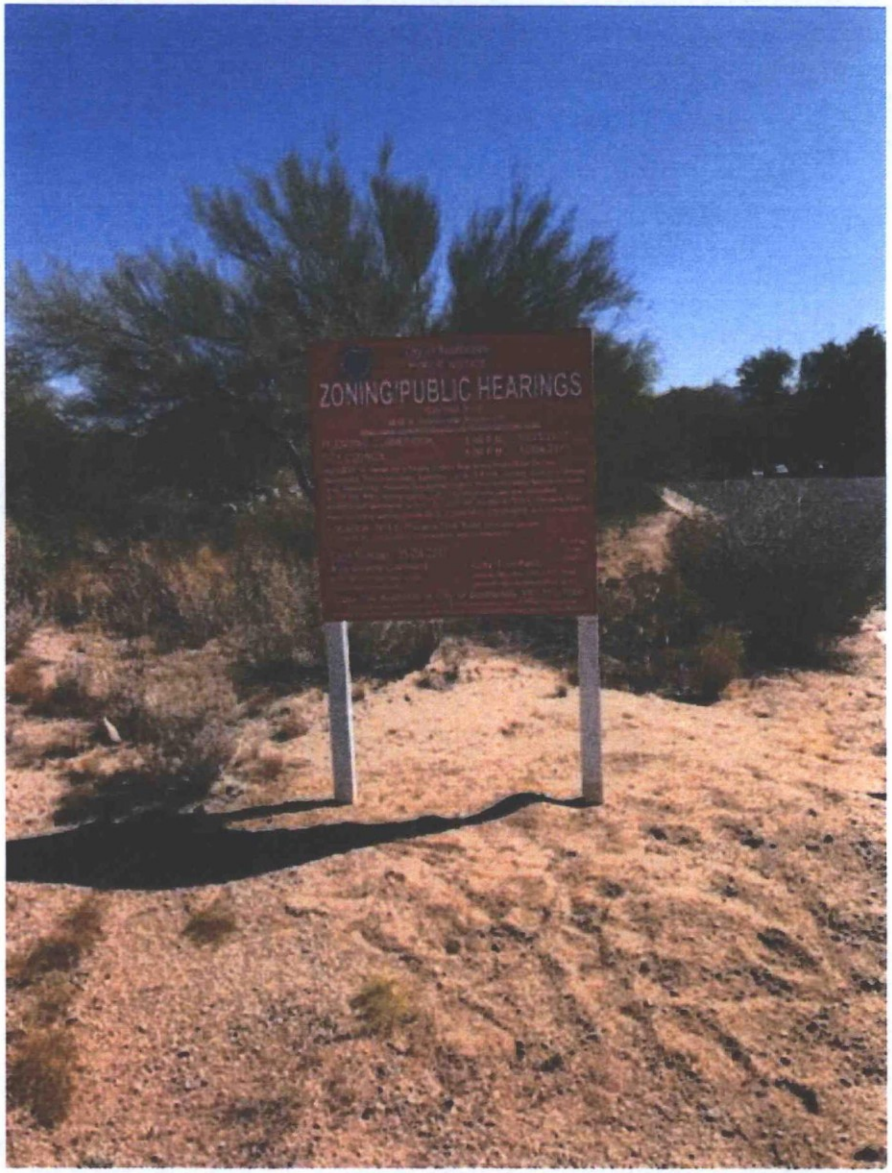
ZONING/PUBLIC HEARINGS

ZONING/PUBLIC HEARINGS


ZONING/PUBLIC HEARINGS

Click 2 Mail

Order #102218129

Order Date: November 13, 2017

Account: Scottsdale

Order Total: $657.29

Billing Address

Mr. Casey Steinke
City of Scottsdale
PO Box 1000
Scottsdale AZ 85252-1000
United States
T: 480-312-2611

Payment Method

Credit Card
Credit Card Type:
MasterCard
Credit Card Number:
XXXX-2659

Complete In progress Attention

Job ID: 1703861 *Requested Fulfillment Date: 11/14/2017*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P *Product Type: Postcard 4.25 X 6* *Paper Type: White Matte With Gloss UV Finish* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Siena Estates_CCP* *Job Address List Name: Siena Estates_LABELS*		175	$113.52	
Production Cost for 175 Pieces:$63.00				
First Class Automated card Postage for 167 Pieces: $45.76				
First Class Unsorted card Postage for 4 Pieces: $1.36				
First Class International Card Postage for 4 Pieces: $3.40				
			Order Sub Total:	$113.52

Job ID: 1703877 *Requested Fulfillment Date: 11/14/2017*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P *Product Type: Postcard 4.25 X 6* *Paper Type: White Matte With Gloss UV Finish* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Bell Group_CCP* *Job Address List Name: Bell_750_list*		542	$341.48	
Production Cost for 542 Pieces:$175.61				
First Class Automated card Postage for 503 Pieces: $137.82				
First Class Unsorted card Postage for 10 Pieces: $3.40				
First Class International Card Postage for 29 Pieces: $24.65				
			Order Sub Total:	$341.48

Job ID 1703880 *Requested Fulfillment Date 11/14/2017*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4 25 x 6 - Single Side Product SKU PC21-P *Product Type Postcard 4 25 X 6* *Paper Type White Matte With Gloss UV Finish* *Print Color Full Color* *Print Options Printing Both Sides* *Mail Class First Class* *Production Time Next Day* *Base Document Name 7676 E Pinnacle Peak_CCP* *Job Address List Name 7676_LABEL* Production Cost for 313 Pieces $112 68 First Class Automated card Postage for 301 Pieces $82 47 First Class Unsorted card Postage for 6 Pieces $2 04 First Class International Card Postage for 6 Pieces $5 10		313	$202 29	
		Order Sub Total	$202 29	
		Invoice Subtotal	$657 29	
		Total Invoice	$657 29	

207 Waiver
Title
Legal Description
Policy or Appeals
Correspondence Between Legal & Staff
Letter of Authorization

Legal

P.F. CHANG'S

May 15, 2017

Adam Yaron
Citizen Liaison
City of Scottsdale
Planning and Development Services
7447 E Indian School Road
Suite 105
Scottsdale, AZ 85251

RE: Letter of Authorization

Dear Mr. Yaron,

As owner of the property addressed as 7676 E Pinnacle Peak Road, Scottsdale (also known as Maricopa County Assessor's Office Numbers 212-04-001D, 212-04-001B, 212-04-001E and 212-04-001C), PFCCB Pinnacle Peak, LLC, an Arizona limited liability company, hereby authorizes Nick Wood, Esq. and Snell and Wilmer L.L.P. to apply for and process our request for a Major General Plan Amendment for the above listed property.

Please advise if you have any questions.

Sincerely,

Zachary Shirk AIA, NCARB, LEED AP BD+C
Regional Director - Development
(480) 888-3802

3-GP-2017
5/19/17

Unofficial
20Document

NORTH AMERICAN TITLE COMPANY

WHEN RECORDED, MAIL TO

North American Title Company
3200 E Camelback Road, #150
Phoenix, Arizona 85018
Attention Hector Meza
(602) 294-2820

20
Wa

20-02049

8078

Space above this line for recorder's use only

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS and other valuable consideration, CTB REN, a California limited partnership, JOHN D REYNEN; CHRISTO D BARDIS, REYNEN & BARDIS (TAMARINDO), L P , a California limited partnership, THOMAS J MANZ, and STEPHEN C PEASE (collectively, "Grantor"), with an address of 7401 Galilee Road, Suite 100, Roseville, California 95678, does hereby GRANT, SELL AND CONVEY to PFCCB PINNACLE PEAK LLC, an Arizona limited liability company ("Grantee"), with an address of 15210 N Scottsdale Road, Suite 300, Scottsdale, Arizona 85254, the following described real property situated in Maricopa County, Arizona

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE (the "Property")

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record

The Grantor binds itself and its successors and assigns to warrant the title against all acts of the Grantor and no other.

For the same consideration, the Grantor hereby grants, sells and conveys without warranty express or implied, all right, title, interest and benefit of the Grantor in and to all easements, rights of way, permits, approvals, privileges, strips and gores, oil, gas and mineral rights, water rights and privileges and entitlements appurtenant to the Property

Copies of this Special Warranty Deed may be signed in counterpart and all such copies signed shall be considered one (1) agreement

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by Grantor effective as of SEPTEMBER 24, 2004

GRANTOR

CTB REN, A California Limited Partnership

By: _____
BELAN KIRK WAGNER
Its General Partner

By. _____
HEIDI WAGNER
Its General Partner

_____
JOHN D REYNEN

Unofficial Document

_____
CHRISTO D BARDIS

REYNEN & BARDIS (TAMARINDO), L P , A California Limited Partnership

By R & B HOMES, LLC, A California Limited Liability Company
Its General Partner

By: _____
JOHN D REYNEN
Its Manager

By _____
CHRISTO D BARDIS
Its Manager

_____
THOMAS J. MANZ

1549798 2

STEPHEN C PEASE

Unofficial Document

STATE OF CALIFORNIA)
)ss
COUNTY OF Sacramento)

On September 23, 2004, before me, Patricia H. O'Connor, personally appeared BELAN KIRK WAGNER and HEIDI WAGNER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

PATRICIA H O'CONNOR
Comm # 1286391
NOTARY PUBLIC-CALIFORNIA
Sacramento County
My Comm Expires Dec 4, 2004

Patricia H. O'Connor (Seal)
Notary Public

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

Unofficial Document

On September __, 2004, before me, _____, personally appeared JOHN D REYNEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

_____ (Seal)
Notary Public

1549798 2

{06916 00201 / 00228316 DOC 3}

20041121165

STATE OF California
COUNTY OF Sacramento } SS

On September 22 2004 before me Lori A. Rispoli

PERSONALLY APPEARED Christo D. Bardis, John D. Reynen
Stephen C. Pease and Thomas J. Hanz

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature L. A. Rispoli

LORI A. RISPOLI
Comm. # 1426531
NOTARY PUBLIC-CALIFORNIA
Sacramento County
My Comm. Expires June 24, 2007

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

Unofficial Document

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER _____

SIGNER IS REPRESENTING

NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OF TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

ID-1232 (REV 5/01)

ALL-PURPOSE ACKNOWLEDGEMENT

Order No AZ-04-20002049(A)HNM
Customer Ref

EXHIBIT "A"

The West half of the Southwest quarter of the Southeast quarter of Section 11, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Unofficial Document

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company
through its Division

First American Title Insurance Company

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY ..... on the following page
COMMITMENT DATE ..... Schedule A (Page 1)
POLICIES TO BE ISSUED, AMOUNTS AND PROPOSED INSURED ..... Schedule A (Page 1)
INTEREST IN THE LAND ..... Schedule A (Exhibit A)
DESCRIPTION OF THE LAND ..... on the following page
EXCEPTIONS - PART ONE ..... Schedule B (inside)
EXCEPTIONS - PART TWO ..... Schedule B (inside)
REQUIREMENTS (Standard) ..... on the third page
REQUIREMENTS (Continued) ..... Requirements (inside)
CONDITIONS ..... on the third page

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY
If you have any questions about the Commitment, contact:

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, Arizona 85016

3-GP-2017
5/19/17

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction

Part One

1 Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records

2 Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof

3 Easements, liens or encumbrances, or claims thereof, which are not shown by the public records

4 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records

5 (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the aforementioned matters excepted are shown by the public records

6 Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

REQUIREMENTS
(Standard)

The following requirements must be met:

(a) **Pay the agreed amounts for the interest in the land and/or the mortgage to be insured**

(b) **Pay us the premiums, fees and charges for the policy.**

(c) **Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.**

(d) **You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land We may then make additional requirements or exceptions.**

(Continued on Requirements Page)

CONDITIONS

1 **DEFINITIONS**

(a) "Mortgage" means mortgage, deed of trust or other security instrument.

(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2 **LATER DEFECTS**

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3 **EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4 **LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements
or
eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5 **CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

The First American Corporation

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information We understand that you may be concerned about what we will do with such information - particularly any personal or financial information We agree that you have a right to know how we will utilize the personal information you provide to us Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information

Applicability

This Privacy Policy governs our use of the information which you provide to us It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity First American has also adopted broader guidelines that govern our use of personal information regardless of its source First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means,
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party Therefore, we will not release your information to nonaffiliated parties except (1) as necessary for us to provide the product or service you have requested of us, or (2) as permitted by law We may, however, store such information indefinitely, including the period after which any customer relationship has ceased Such information may be used for any internal purpose, such as quality control efforts or customer analysis We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information

c2001 The First American Corporation - All Rights Reserved

First American Title Insurance Company
National Commercial Services

SCHEDULE A

Effective Date: **May 11, 2017** at 7:30 a.m.

1. Policy or (Policies) to be issued:

   ALTA 2006 Extended Owner's Policy for $0.00

   Proposed Insured:
   City of Scottsdale

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

   PFCCB Pinnacle Peak LLC, an Arizona limited liability company

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

   City of Scottsdale

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

   SEE EXHIBIT "A " ATTACHED HEREIN

Title officer: Mike S. Jones @ (602)567-8149/msjones@firstam.com.

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.

EXHIBIT "A"

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

First American Title Insurance Company
National Commercial Services

SCHEDULE B

PART TWO.

1 Taxes for the full year of 2017
(The first half is due October 1, 2017 and is delinquent November 1, 2017 The second half is due March 1, 2018 and is delinquent May 1, 2018)

2 Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof

3 A plat recorded in Book 6, Page 4 of Road Maps, purporting to show a county roadway

4 A plat recorded in Book 15, Page 85 of Road Maps, purporting to show a county roadway

5 An easement for roadway and incidental purposes in the document recorded as Docket 5331, Pages 267, 268 and 269

6 An easement for roadway and incidental purposes in the document recorded as Docket 5282, Page 28

7 The Terms, Provisions and Easement(s) contained in the document entitled "Right of Way Contract" recorded December 07, 1964 as Docket 5331, Page 270

8 Affidavit of Underground Facility Location recorded January 7, 1986 in Instrument No 86-026906 of Official Records

9 An easement for roadway and incidental purposes in the document recorded as 92-014593 of Official Records

The effect of Abandonment recorded in Instrument No 95-760855 of Official Records

10 An easement for vehicular non-access and incidental purposes in the document recorded as 92-374788 of Official Records

11 All matters as set forth in Adobe / Miller Improvement District, recorded September 14, 1992 as 92-0513172 of Official Records

12 An easement for road, public utility and incidental purposes in the document recorded as 97-418352 of Official Records

13 An easement for road, public utility and incidental purposes in the document recorded as 97-418353 of Official Records

14 An easement for 1 foot vehicular non-access and incidental purposes in the document recorded as 97-418354 of Official Records

15 An easement for water line and incidental purposes in the document recorded as 97-418355 of Official Records

16 An easement for natural area including restored desert and incidental purposes in the document recorded as 97-418356 of Official Records

A partial release of easement recorded October 31, 2006 as 2006-1439249 of Official Records

17 An easement for public utilities and emergency and service vehicle access and incidental purposes in the document recorded as 97-537413 of Official Records

18 An easement for sidewalk and incidental purposes in the document recorded as 97-537414 of Official Records

19 An easement for electric lines and appurtenant facilities and incidental purposes in the document recorded as 97-707329 of Official Records

20 Survey prepared by Gilbertson Associates, Inc , dated May 01, 1998 revised October 8, 1998, under Job No 63202, shows the following

a) Discrepancy of the non-vehicular access easement and driveway along the west portion of said property

21 Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____, designated Job Number _____

22 The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property

NOTE This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein

23 Water rights, claims or title to water, whether or not shown by the public records

End of Schedule B

First American Title Insurance Company
National Commercial Services

REQUIREMENTS.

1 Compliance with A R S 11-480 relative to all documents to be recorded in connection herewith See note at end of this section for details

2 All of 2016 taxes are paid in full

NOTE Taxes are assessed in the total amount of $118,869 78 for the year 2016 under Assessor's Parcel No 212-04-001B 3

(Affects portion of the land)

NOTE Taxes are assessed in the total amount of $42,092 76 for the year 2016 under Assessor's Parcel No 212-04-001C 2

(Affects portion of the land)

NOTE Taxes are assessed in the total amount of $30,958 60 for the year 2016 under Assessor's Parcel No 212-04-001D 1

(Affects portion of the land)

NOTE Taxes are assessed in the total amount of $34,081 60 for the year 2016 under Assessor's Parcel No 212-04-001E 1

(Affects portion of the land)

3 Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2016 Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 19 from Table A thereof If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included

NOTE If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey Property use information must also be provided to First American Title Insurance Company

4 Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance

5 Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission, a fully executed copy of the Operating Agreement, and any amendments thereto, and a list of the current members of PFCCB Pinnacle Peak LLC, a limited liability company

6 Record Warranty Deed from PFCCB Pinnacle Peak LLC, an Arizona limited liability company to Buyer(s)

NOTE If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made

7 Such further requirements as may be necessary after completion of the above

8 Return to title department for final recheck before recording

NOTE In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following

a Print must be ten-point type or larger
b A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page
c Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length

DISCLOSURE NOTE In the event any Affidavit required pursuant to A R S ⊥ 33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment The statute applies only to unsubdivided land in an unincorporated area of a county

NOTE The policy to be issued may contain an arbitration clause When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction

End of Requirements

Affidavit of Authorization to Act for Property Owner

CITY OF SCOTTSDALE

1. This affidavit concerns the following parcel of land:

   a. Street Address: 7676 E Pnnacle Peak Rd, Scottsdale, AZ 85255
   b. County Tax Assessor's Parcel Number: 212-04-001D, 212-04-001B, 212-04-001E & 212-04-001C
   c. General Location: NEC Miller Rd and Pinnacle Peak Rd
   d. Parcel Size: 17.26 +/-
   e. Legal Description: See Attached Legal Description
   (If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
Zachary Shirk - Regional Director Development	5 / 16, 2017	
Noe Griemsmann - Scottsdale	5/16/17, 20	
	, 20	
	, 20	

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

3-GP-2017
5/19/17

Order No AZ-04-20002049(A)HNM
Customer Ref

EXHIBIT "A"

The West half of the Southwest quarter of the Southeast quarter of Section 11, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Unofficial Document

Legal Description

3-GP-2017
5/19/17

Order No AZ-04-20002049(A)HNM
Customer Ref

EXHIBIT "A"

The West half of the Southwest quarter of the Southeast quarter of Section 11, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Unofficial Document

DECLARATION OF
CONFLICT OF INTEREST OR PERSONAL INTEREST

NAME: Ali Fakih

PUBLIC BODY: Planning Commission

DATE OF PUBLIC MEETING. 10-04-17 **AGENDA ITEM NO.:** 3

DESCRIPTION OF ITEM: 3- GP-2017

☒ **I declare that I have a "substantial interest" in the above-referenced decision or matter, as provided in A.R S. § 38-501 et seq., and, therefore, declare that I have a conflict of interest in the decision or matter.**

Describe the substantial interest held by you or your relative(s) referred to above

One of them served As civil Engineer

☐ **I don't believe that I have a substantial interest in the above-referenced decision or matter and, therefore, do not have a conflict of interest as provided by Arizona law, but I believe that my active participation in the above-referenced decision or matter might raise the perception of undue influence or impropriety.**

Explain _____

To avoid a conflict of interest or the perception of undue influence or impropriety, as indicated above, I will refrain from participating in any manner in the decision(s) or matter(s) identified above.

_____ 10-04-17

Signature **Date Signed**

PLEASE NOTE Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient for a public officer to meet the requirements of the Conflict of Interest law and Code of Ethical Behavior (S R.C § 2-47 et seq) To complete the requirements the public officer must state publicly at the meeting of the public body that he or she has a conflict of interest, or that participation might raise the perception of undue influence or impropriety; then recuse himself or herself, and leave the room while the matter is being discussed and acted upon by others on the public body

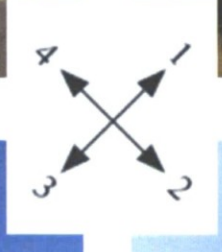
A copy of this form will be filed as a supplement to the public officer's Personal Interest Disclosure form

Simulations
Photos
All Graphics (no plans)

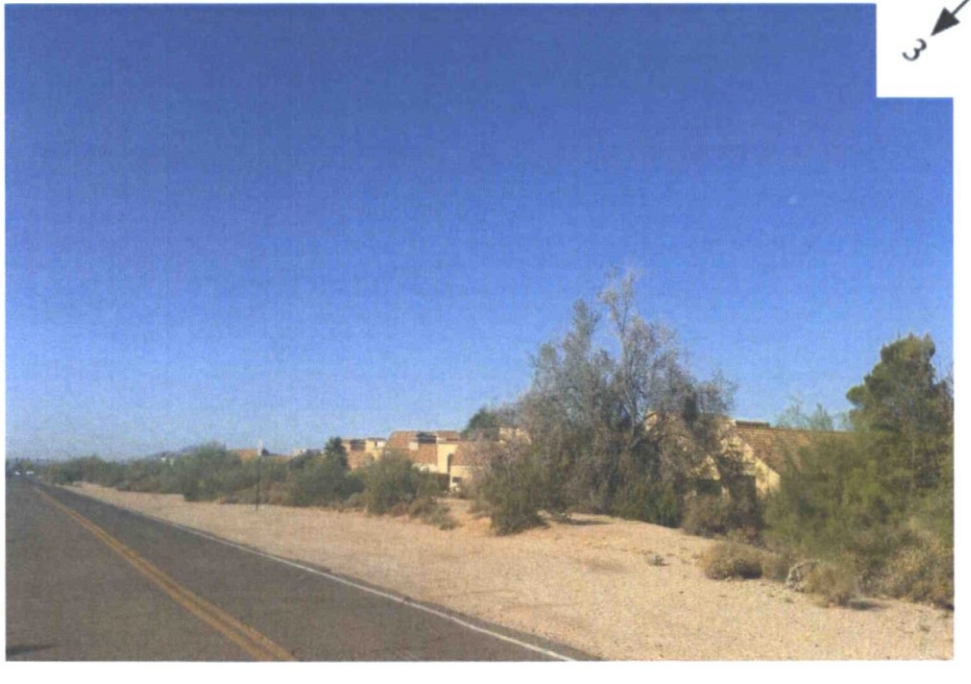
3-GP-2017
5/19/17

4: North West

1: North East



3: South West

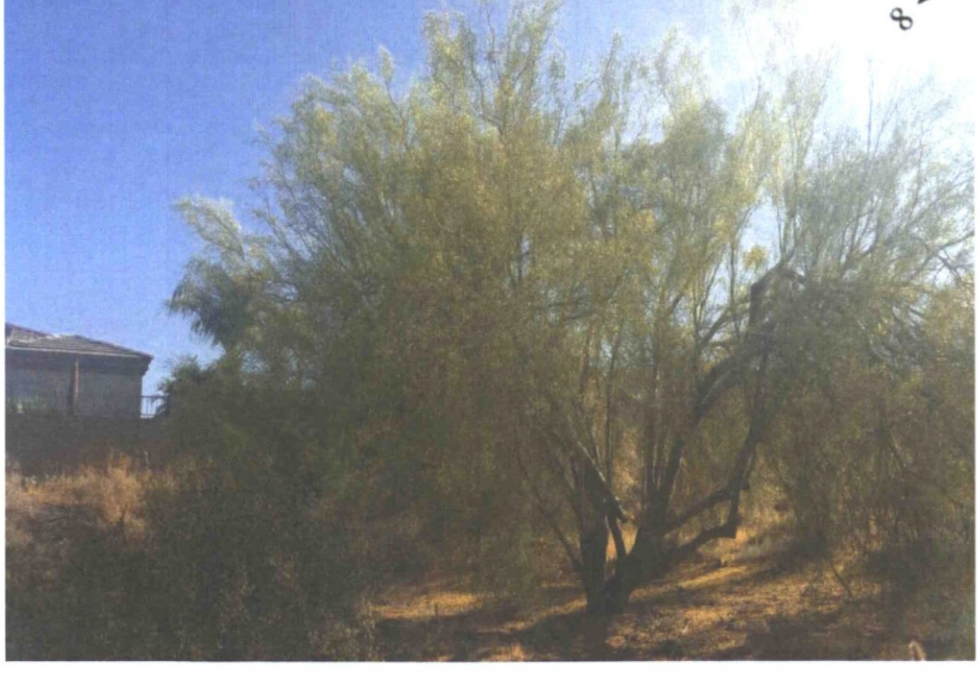


2: South East

5: North West

6: North East

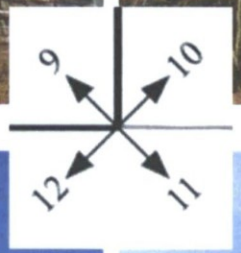
8: South West



7: South East

9: North West

10: North East

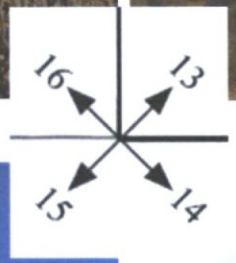


12: South West

11: South East

16: North West

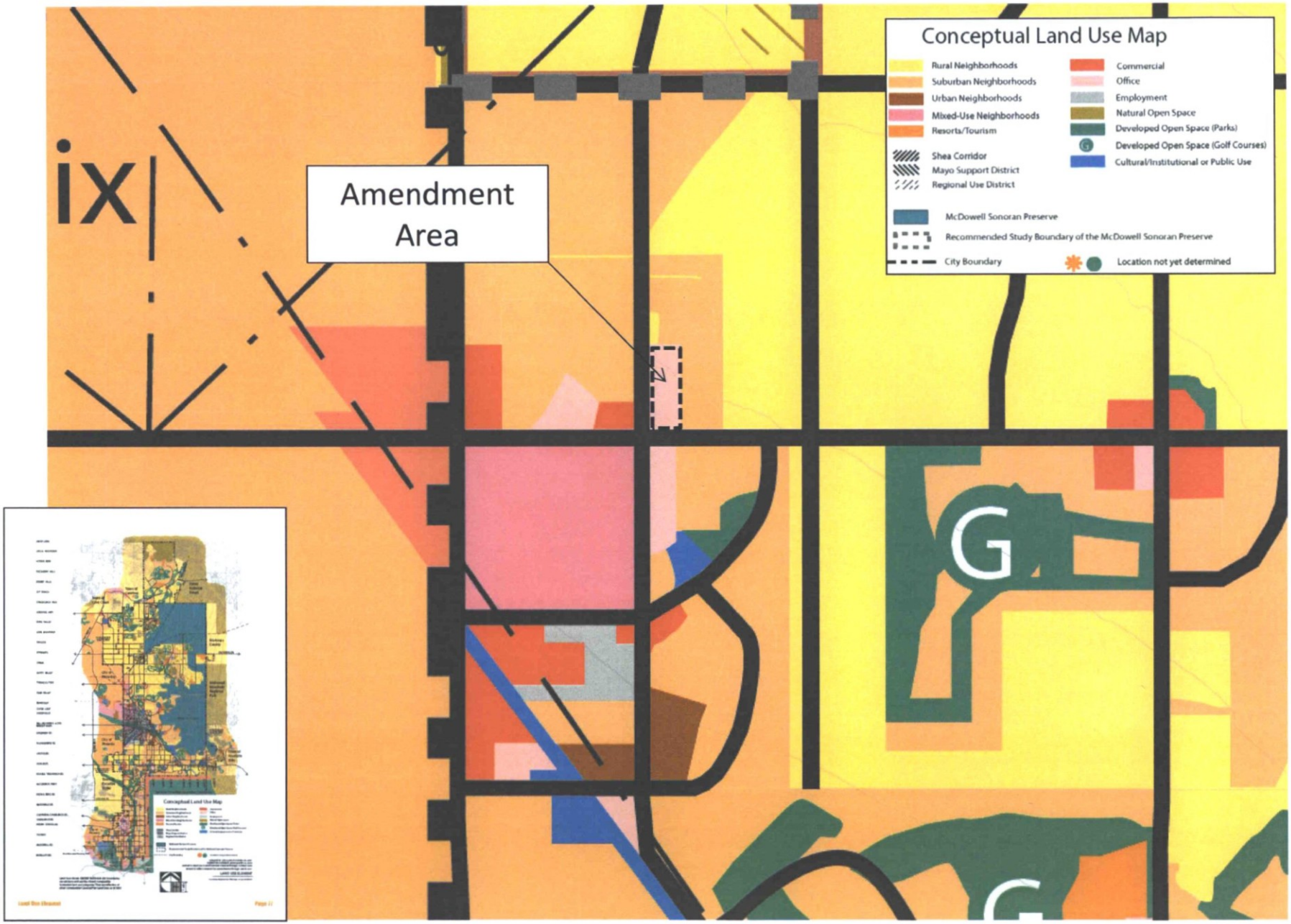
13: North East



15: South West

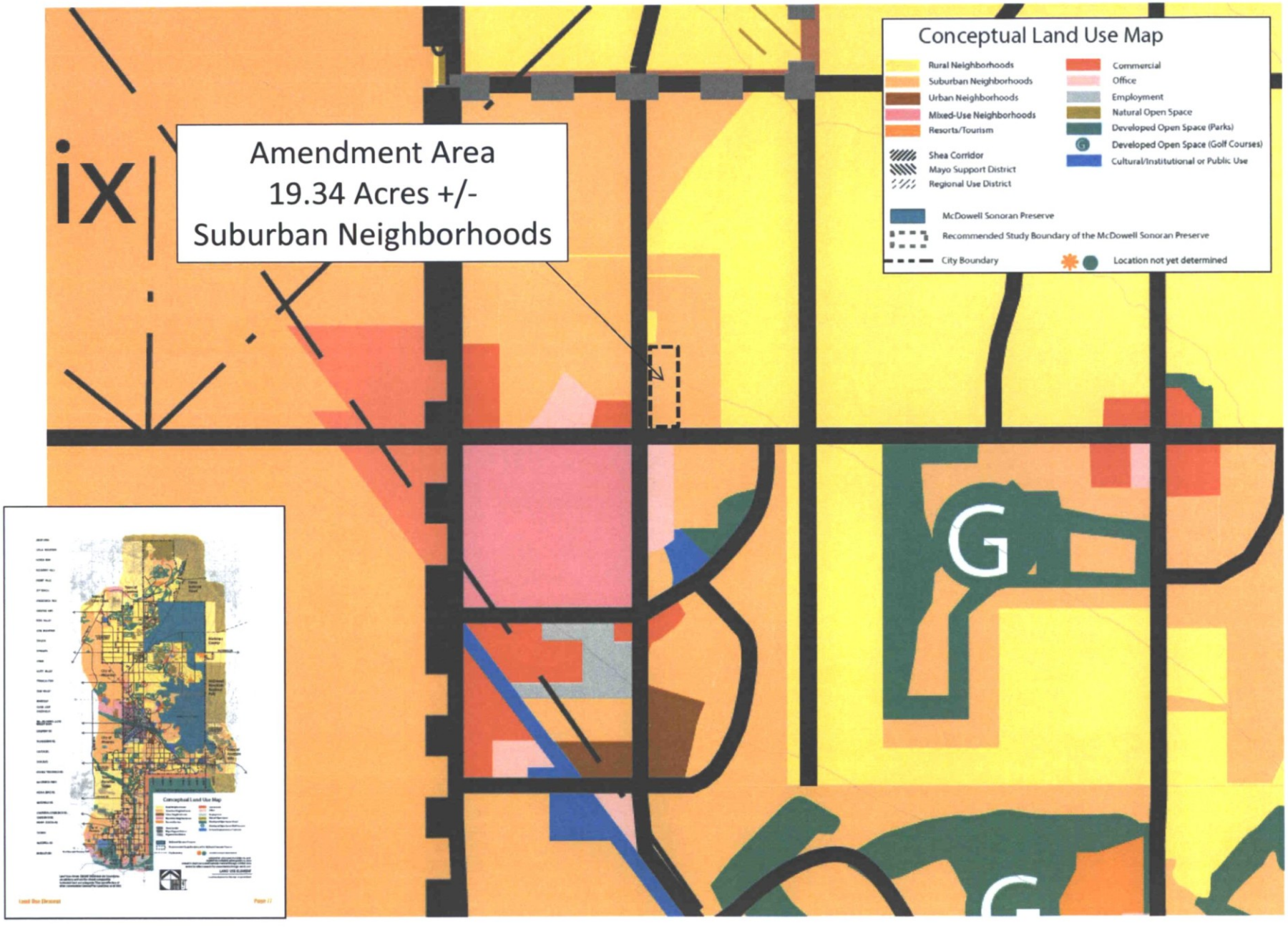
14: South East

Existing General Plan Designation - Land Use Map



3-GP-2017
5/19/17

Proposed General Plan Designation - Land Use Map



Case Research

Drainage Reports

Abbreveated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application

Exterior Building Color & Material Samples

Color Drawdowns

Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan

Full Size or Largest Size
(site plan, landscape, elevations)

Final Approved Stamped Plans
Full Size