

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



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Section 6.1402 B Text Amendment

September 14, 2017

Overview

This Citizen Review Report is being performed in association with a request for a Text Amendment to the Planned Shared Development (PSD) district in Section 6.1402 B of the City of Scottsdale's Zoning Ordinance. This amendment would allow for condominiums and/or timeshares in the PSD district. A companion rezoning request proposed at 16001 N. Scottsdale Road has also been filed in conjunction with this request. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of citizen involvement and creating a positive relationship with property owners, residents, business owners, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

The outreach team has been communicating with interested parties and community members by telephone and one-on-one meetings since April of 2017. Members of the outreach team will continue to be available to meet with any interested parties who wish to discuss this amendment request. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the request.

A list provided by the City of interested parties were noticed via first class mail regarding the project. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding two neighborhood Open Houses that were held on September 6, 2017 at Dominick's Steakhouse and September 7, 2017 at SkySong for those who wished to learn more about the amendment request. The

7-TA-2017
11/2/2017

locations and times of these meetings were published in the Arizona Republic newspaper as per the Citizen Review Checklist.

5 interested people attended the first Open House at Dominick's and 0 people attended the second Open House at SkySong. Attendees were generally supportive of the request. The outreach team will continue to be available to respond to any neighbors who have questions or comments.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the citizen involvement process and is committed to communication and outreach for this request.

ATTACHMENTS:

Notification Letters
Notification List
Newspaper advertisement
Sign-in sheets



**SEEKING COMMUNITY INPUT ON PROPOSED REVISIONS TO THE
CITY OF SCOTTSDALE ZONING ORDINANCE PERTAINING TO THE:**

Planned Shared Development District (Case No.: 473-PA-2017)

The applicant has submitted a Text Amendment to the Zoning Ordinance to amend the Planned Shared Development (PSD) district in Section 6.1402. B of the City of Scottsdale's Zoning Ordinance. The amendment would allow for condominiums and/or timeshares in the PSD district.

As part of a broad city-wide outreach on this proposal, the community is invited for review and comment.

Wednesday, September 6, 2017
5:00 p.m. to 6:00 p.m.
Dominick's Steakhouse
15169 N. Scottsdale Road
Library Room

OR

Thursday, September 7, 2017
5:00 p.m. to 6:00 p.m.
ASU SkySong
1475 N. Scottsdale Road
Room SS1 241 - The Innovation Room

Additional project information is available on the internet at: <http://www.scottsdaleaz.gov/codes/zoning/update>

Applicant Contact:
John Berry
Scottsdale, Arizona 85251
602-385-2727
JB@berryriddell.com

City Staff Contact:
Bryan Cluff
Senior Planner
480-312-2258
BCluff@scottsdaleaz.gov

AR-0008716688-01

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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August 25, 2017

Dear Neighbor:

This letter is to inform you of a proposed text amendment (473-PA-2017) to the Planned Shared Development (PSD) district in Section 6.1402. B of the City of Scottsdale's Zoning Ordinance. The amendment would allow for condominiums and/or timeshares in the PSD district.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, September 7, 2017 from 5 p.m. to 6 p.m. in Room SS1 241- The Innovation Room- of SkySong, located at 1475 N. Scottsdale Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Paul Smith
President

Owner

Annette Petrillo
Chris Schaffner
Dan Sommer
David G. Gulino
Dr. Sonnie Kirtley
Ed Toschik, President
Edwin Bull
Guy Phillips
Jim Funk
Jim Haxby
Jim Lane, Mayor
John Berry/Michele Hammond
John Washington
Leon Spiro
Linda Whitehead
Lori Haye
Maricopa County Superintendent of Schools
Mike McNeal, Supervisor
Planning & Engineering Section Manager
Project Management
Randall P. Brown
Richard Turner, Planning and Zoning Administrator
Sherry Wagner/Right-of-Way Technician, SR.
Steve Weiss
Steven Voss

Kelsey Young
Kevin D. Bollinger
Christian C. Serena
Larry S. Kush
Ali Fakih - Vice Chair
Paul Alessio - Chair
Prescott Smith

Company**Address**

COGS

Burch & Cracchiolo PA

Gainey Ranch Community Association

City of Scottsdale

Berry Riddell, LLC

AT&T

Arizona State Land Department

Arizona Department of Transportation

Spring Creek Development

Town of Fountain Hills

Mail Station PAB348

LVA, Urban Design Studio, LLC

Earl, Curley & Lagarde, PC

Withey Morris, PLC

Gallagher & Kennedy, PA

Gammage & Burnham, PLC

Paradise Valley Unified School District

Granite Reef Neighborhood Resource Center

Southwest Gas Corporation

City of Scottsdale Planning Commission

City of Scottsdale Planning Commission

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Earl, Curley & Lagarde, P.C.

1169 E. Clovefield Street

7346 E. Sunnyside Dr.

12005 N 84th Street

7525 E. Camelback Road, Suite 104

8507 East Highland Avenue

7657 E Mariposa Grande Dr

P.O. Box 16882

7131 E. Cholla St.

7720 Gainey Ranch Road

7336 E. Sunnyside Dr.

7666 E. El Rancho Drive

6750 E Camelback Rd, Ste 100

3518 N Cambers Court

7814 E Oberlin Way

9681 E Chuckwagon Lane

P.O. Box 426

4041 N. Central Avenue Suite 1200

1231 W. University Drive

1616 W. Adams Street

205 S. 17th Avenue MD 6012E

7134 E. Stetson Drive; Suite 400

16705 E. Avenue of the Fountains

P.O. Box 52025

11146 E Beck Lane

120 S. Ash Avenue

3101 N Central Avenue, Suite 1000

2525 E. Arizona Biltmore Circle; Suite A-212

2575 E Camelback Rd Ste 1100

2 N. Central Avenue, 15th Floor

15002 N. 32nd Street

1700 N Granite Reef Road

2200 N. Central Avenue Ste 101

3331 N. 63rd Street

8031 E. Sutton Drive

6929 North Hayden Road, Ste. C4194

4743 N. Scottsdale Road., #F-1003

8280 E. Gelding Drive, Suite 101

7527 E. Tailspin Lane

4350 E. Camelback Rd., Suite G-200

3101 N. Central Avenue, Ste. 1000

City	State	Zip
Gilbert	AZ	85298
Scottsdale	AZ	85260
Scottsdale	AZ	85260
Scottsdale	AZ	85251
Scottsdale	AZ	85251-1822
Scottsdale	AZ	85255
Phoenix	AZ	85011
Scottsdale	AZ	85254
Scottsdale	AZ	85258
Scottsdale	AZ	85260
Scottsdale	AZ	85260
Scottsdale	AZ	85251
Scottsdale	AZ	85251
Scottsdale	AZ	85266
Scottsdale	AZ	85262
Cave Creek	AZ	85327
Phoenix	AZ	85012
Mesa	AZ	85201
Phoenix	AZ	85007
Phoenix	AZ	85007
Scottsdale	AZ	85251
Fountain Hills	AZ	85268
Phoenix	AZ	85072-2025
Scottsdale	AZ	85259
Tempe	AZ	85281
Phoenix	AZ	85012
Phoenix	AZ	85016
Phoenix	AZ	85016
Phoenix	AZ	85004
Phoenix	AZ	85032
Scottsdale	AZ	85257
Phoenix	AZ	85004
Scottsdale	AZ	85251
Scottsdale	AZ	85260
Scottsdale	AZ	85250
Scottsdale	AZ	85251
Scottsdale	AZ	85260
Scottsdale	AZ	85255
Phoenix	AZ	85018
Phoenix	AZ	85012

THE PLEASURE OF YOUR COMPANY IS REQUESTED

*For An Evening of
Elegance, Excellence & Information regarding
La VIA – The Village for Innovation and Art*

AS PROPOSED FOR 16001 N. SCOTTSDALE RD.

DOMINICK'S STEAKHOUSE, LIBRARY ROOM, TOP FLOOR
LOCATED AT 15169 N. SCOTTSDALE RD. (SCOTTSDALE QUARTER)

5:00 – 6:00PM
WEDNESDAY, SEPTEMBER 6, 2017

PLEASE RSVP TO TECHNICAL SOLUTIONS AT:
602.957.3434 / INFO@TECHNICALSOLUTIONSAZ.COM

Regarding City of Scottsdale Case # 473-PA-2017

A request for a Zoning District Map Amendment to rezone from General Commercial (C-4) to Planned Airpark Core Development – Airpark Mixed Use – Residential with a Planned Shared Development overlay (PCP- AMU-R - PSD) on the 28+/- gross acre site located at 16001 N. Scottsdale Road to allow for the development of a unique mixed-use neighborhood project including a possible combination of Office, Retail/Restaurant, Market, Residential, and/or Hotel uses. Maximum height of the project: 134', maximum Floor Area Ratio: 1.6. Currently the project estimates a maximum number of residential units of 838, along with an estimated maximum number of hotel rooms of 180. The number of and allocation of uses, density, and intensity are conceptual and estimates only and may be revised.

Additional information will be available regarding a proposed text amendment to the Planned Shared Development (PSD) district, Section 6.1402. B of the City of Scottsdale's Zoning Ordinance. This amendment would allow for condominiums and/or timeshares in the PSD district.

City of Scottsdale Contact Bryan Cluff at:
480.312.2258 / BCluff@scottsdaleaz.gov
www.scottsdaleaz.gov/projects/projectsinprocess

For further information on the project, contact Technical Solutions at:
602.957.3434 / info@technicalsolutionsaz.com

La VIA Zoning and Text Amendment to the Planned Shared Development (PSD) district, Section 1
Neighborhood Meeting Sign-In Sheet
Wednesday, September 6, 2017

[illegible]

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Wednesday, September 6, 2017

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Paradise Valley Unified School District

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Scottsdale	AZ	85251
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Phoenix	AZ	85072-2025
Scottsdale	AZ	85259
Tempe	AZ	85281
Phoenix	AZ	85012
Phoenix	AZ	85016
Phoenix	AZ	85016
Phoenix	AZ	85004
Phoenix	AZ	85032
Scottsdale	AZ	85257
Phoenix	AZ	85004
Scottsdale	AZ	85251
Scottsdale	AZ	85260
Scottsdale	AZ	85250
Scottsdale	AZ	85251
Scottsdale	AZ	85260
Scottsdale	AZ	85255
Phoenix	AZ	85018
Phoenix	AZ	85012

Cluff, Bryan

From: Cluff, Bryan
Sent: Monday, March 05, 2018 2:22 PM
To: Lane, Jim; Korte, Virginia; Littlefield, Kathy; Klapp, Suzanne; Smith, David N; Phillips, Guy; Milhaven, Linda
Cc: Thompson, Jim; Curtis, Tim; Grant, Randy; Washburn, Bruce; Jagger, Carolyn; Padilla, Joe
Subject: Planned Shared Development Condos (La Via) Text Amendment (7-TA-2017)
Attachments: ContextPSDmap_.pdf; ClosePSDmap_.pdf

Honorable Mayor and Councilmembers,

The Planning Department received a request from a Councilmember regarding Item #8 on tomorrow's City Council agenda (Planned Shared Development Condos (La Via) Text Amendment (7-TA-2017)). The request was for a map identifying all existing PSD zoned properties within the City. The requested map is attached, identifying the three PSD zoned properties within the City, including a zoomed-in version of the properties.

Please feel free to contact me if there are any other questions/concerns.

Thank you,

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

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C-2 PCD PSD
20645-20745
N. Scottsdale Rd.

PRC PSD PCD
18525 N. Scottsdale Rd.

PRC PSD PCD
17777 N. Scottsdale Rd.

This aerial map of Scottsdale, Arizona, displays the locations of two proposed development areas. The 'C-2 PCD PSD' area is situated in the upper left quadrant, near the intersection of N 330th St and E Thunderhawk Rd. The 'PRC PSD PCD' area is located in the lower right quadrant, near the intersection of N 73rd Pl and E Princess Bl. The map features a network of roads, including Loop 101 (N Scottsdale Rd) running horizontally across the middle, and several north-south and east-west streets. Residential streets are labeled with names such as E Wingshadow Dr, E Tailfeather Dr, E Rose Garden Ln, E Thunderhawk Rd, E Quill Ln, E Journey Ln, E Phantom Wy, E Buteo Dr, E Tailspin Ln, E Nestling Wy, E Thompson Peak Py, E Legacy Bl, E Henkel Wy, E Mayo Bl, E Chauncey Ln, E Princess Bl, E Hill Ln, and E Greer Ranch Py. The map also shows the L101 Scottsdale WB and EB lanes, and the L101 Frontage Rd WB lane. The highlighted areas are shown in a light blue color, contrasting with the surrounding terrain and existing infrastructure.

Cluff, Bryan

From: Kuester, Kelli
Sent: Monday, February 26, 2018 9:58 AM
To: Cluff, Bryan
Subject: RE: PSD Text Amendment 7-TA-2017

Awesome, thanks so much!

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Cluff, Bryan
Sent: Monday, February 26, 2018 9:49 AM
To: Kuester, Kelli
Subject: PSD Text Amendment 7-TA-2017

Hi Kelli,

I just got off the phone with the Mayor, but had this email drafted already. Figured I would send it over in case he wants the information in writing.

Here is a brief explanation that may answer some of the questions the Mayor has regarding the PSD text amendment.

The PSD Overlay district was originally adopted by City Council in 2016. The intent of the PSD Overlay district is to allow owners within a planned commercial or mixed-use development to share development standards. This allows flexibility in ownership within the development by not requiring that each lot, tract, or parcel within a development stand alone with regard to development standards. This is accomplished through the use of a development agreement for shared facilities and transfer of development rights. We have a few properties that have successfully utilized the PSD over the last couple of years.

The current PSD district does not allow a condominium type of ownership within the district. The reason condominiums were excluded from the text was due to the potential complications associated with documenting and modifying shared development standards, transfer of development rights, and shared facilities through the development agreement between the City and all condominium owners. The potential for hundreds of owners within a condominium regime can make managing a development agreement difficult, to say the least.

Through working with the City Attorney's office and the applicants legal counsel, the applicant proposed some language changes to allow the condominiums within the PSD that is acceptable to both sides. The new language proposes a requirement that any and all condominium or timeshare owners within a PSD shall be represented by an owners association that can sign on behalf of the individual owners interests. That way the City has a single point of contact which represents the multiple owners.

So the short answer to the question is – currently condos are not allowed in the PSD, and if this text amendment is approved condos will be allowed. Please also keep in mind – residential uses are currently allowed in the PSD, it is only

the condominium/timeshare form of ownership that is prohibited. This text amendment will not have any effect on land use.

I would be happy to discuss further if needed.

Thank you,

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

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Cluff, Bryan

From: Cluff, Bryan
Sent: Tuesday, February 06, 2018 4:35 PM
To: 'nabasile@asu.edu'
Subject: RE: 7-TA-2017

Nathan,

The intent of this text amendment is to allow condominium and timeshare type ownership within the Planned Shared Development Overlay (PSD) District. The PSD currently prohibits condominium and timeshares. The link below will take you to the staff report (which it sounds like you may have already). Attachment #3 of the staff report shows the proposed text changes. Strikethrough indicates text that is being deleted and gray highlight indicates text that is being added. The Planning Commission recommended approval at the 1/24 hearing and the case is scheduled to go before the City Council for action on 3/6/18.

http://eservices.scottsdaleaz.gov/planning/projectsummary/pc_reports/PC_7_TA_2017.pdf

Please let me know if there is anything more I can help you with.

Thank you,

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

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From: nabasile@asu.edu [mailto:nabasile@asu.edu]
Sent: Monday, February 05, 2018 11:22 AM
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: 7-TA-2017



Hello Bryan, My name is Nate Basile and I am a student here at Arizona State University. I read both attachments on the Project Narrative and the Planning Commission Report but I am still unable to comprehend what exactly the conclusion was on this site, and was wondering what is happening with the city council, for the amendment to the City of Scottsdale Zoning Ordinance in March? Let me know if there are other links than I can be directed to, to help understand this more, Thanks! Nate Basile -- sent by Nathan Basile (case# 7-TA-2017)



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