

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

**Citizen
Review**



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Wolff Legacy Scottsdale
November 20, 2017

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from I-1 ESL and C-2 ESL to C-O ESL and a Minor General Plan Amendment from Employment and Commercial to Office, of an approximately 13.98+/- acre property located at the northwest corner of Pima Road and Legacy Boulevard. The proposed project would result in a senior community with minimal healthcare consisting of 200 luxury independent living units. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since September of 2017. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

7-GP-2017
11/27/17

Initial information about the proposal was provided to the Ironwood Village HOA leadership and then communicated by door-to-door contact by the development team to residents within that community. Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. 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 a neighborhood Open House that was held on November 16, 2017 at the Scottsdale Marriott at McDowell Mountains Resort for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

3 interested people attended the Open House. Attendees were supportive of the project and questions were addressed at the Open House. 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 neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



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:

791-PA-2017

Project Name:

Wolff Legacy Scottsdale

Location:

NWC of Pima Road and Legacy Boulevard

Site Posting Date:

11/06/2017

Applicant Name:

John Berry

Sign Company Name:

Scottsdale Signarama

Phone Number:

480-994-4000

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

Signature

Date

11.06.17

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

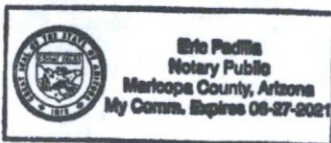
Acknowledged before me this the

6th

day of

November

20 17



Notary Public

My commission expires:

06/27/2021

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: Thursday, November 16, 2017
Time: 5:00pm - 6:00pm
Location: Scottsdale Marriott at McDowell Mountains (18770 N. Perimeter Drive)-Bella Vista Room

Site Address: NWC of Pima Road and Legacy Boulevard

Project Overview:

- Description of Request: The Request is for a Minor General Plan Amendment from Employment & Commercial to Office and a Zoning District Map Amendment from I-1 ESL and C-2 ESL to C-O ESL on a 13.98+- gross acre site for the development of a residential healthcare facility (minimal care). The corner pad site will remain C-2 ESL for future development of a bank and is not part of this request.
- 13.98 +/- Acres
- Site Zoning: I-1 ESL & C-2 ESL

Applicants Contact: John Berry
Phone number: 480-385-2727
Email: MH@BerryRiddell.com

City Contacts: Meredith Tessier
Phone number: 480-312-4211
Email: MTessier@ScottsdaleAZ.gov

Pre-Application #: 791-PA-2017

Available at The City of Scottsdale: 480-312-7000

Posting Date: 11-6-2017

Project information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>
-Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

11/06/2017

Early Notification of Project Under Consideration

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Phone number: 480-312-4211

Email: MTessier@ScottsdaleAZ.gov

Available at The City of Scottsdale: 480-312-7000

–Penalty for removing or defacing sign prior to date of last hearing
–Applicant Responsible for Sign Removal

11/06/2017

Pima and Legacy

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	Parcel Number
18698 N 91ST LLC	18698 N 91ST ST	SCOTTSDALE	AZ	85266	217-12-786
9058 E ROCKWOOD DRIVE SCOTTSDALE AZ 85255 LLC	8845 E HAVASUPAI DR	SCOTTSDALE	AZ	85255	217-12-741
ABNEY BRUCE M/KAREN H	18703 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-770
ALLAN KATHY	PO BOX 13134	TUCSON	AZ	85732-3134	217-12-664
ANN REED WOLFE TRUST	8949 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-667
ANTHONY AND HEIDI COATES TRUST	18989 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-652
ARIZONA STATE LAND DEPT	3321 E BASELINE RD	GILBERT	AZ	85234	215-07-019D
BARRE KENNETH G/PATRICIA R TR	9414 E CALLE DE LAS BRISAS	SCOTTSDALE	AZ	85255	217-12-648
BELLUOMINI BRIAN A/JENNIFER L	18759 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-774
BOLLIGER MARIAN E	19013 N 89TH WY	SCOTTSDALE	AZ	85255	217-12-650
BONDS EUGENE W	18857 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-781
BORZONE ANDREW JAMES/NICOLE	9059 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-750
BOWEN ROBERTA	9070 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-740
BUCHAN JEFFREY R	9063 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-739
CAMDEN USA INC	PO BOX 27329	HOUSTON	TX	77227	217-11-872A
CAMPANA TRACY	18800 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-730
CAPLAN CRAIG ROBERT/J R/DORE HILARY/ALBERT S	5110 SPANTON PL	DELTA	BC	V4K 2W4	217-12-647
CAROL L BAKER REVOCABLE TRUST	18862 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-784
CASITAS AT IRONWOOD VILLAGE ASSOCIATION	P O BOX 188	SCOTTSDALE	AZ	85252-0188	217-12-679
CHARNICKI MICHAEL L/PAULA A	18689 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-769
CLAIR SANDEL TRUST	1570 SAGUARO TRL	FARMINGTON	NM	87401-6005	217-12-640
COVENEY JILL E	9021 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-758
COX MARIA L	8982 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-641
DASCOLI SAL	9033 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-759
DAVID A FERGUS AND PATRICIA K FERGUS TRUST	9020 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-755
DAVID LAWRENCE GUND REVOCABLE LIVING TRUST	9051 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-738
DC RANCH ASSOCIATION INC	20555 N PIMA RD STE 140	SCOTTSDALE	AZ	85255	217-11-860
DC RANCH CROSSING ASSOCIATES DEV PARCEL LLC	1860 ALA MOANA BLVD	HONOLULU	HI	96815	217-12-005E
DEEMS RICHARD S/SANDRA K	18661 N 90TH WAY	SCOTTSDALE	AZ	85255-5353	217-12-767
DELANEY LAURA L/WATERS CHRISTOPHER D	18675 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-768
EICHENBERGER LINDA J	8925 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-670
FLANAGAN TRACY	18745 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-773
FRIZZELL JOSEPH L/DEBORAH L	2390 212TH ST	AMES	IA	50014	217-12-646
GLEBA EUGENE E/BETTY S TR	18929 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-657
GREGG WONIL R/DIANE M	9044 EAST NITTANY DRIVE	SCOTTSDALE	AZ	85255	217-12-753
GURRY JENNIFER	9032 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-754
HALVERSON MATTHEW LOREN	18764 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-787
HAMILTON ROSS MANAGEMENT LLC	23233 N PIMA RD SUITE 113-173	SCOTTSDALE	AZ	85255	217-12-649
HAMLIN BRUCE J/CYNHTIA ANN TR	18781 E JOSHUA TREE CIR	VILLA PARK	CA	92861	217-12-677

Pima and Legacy

HASHEMI MASOOD	9071 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-751
HATALA DAVID	18788 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-731
HELMS ROGER T TR/DARLA K TR/WANDA	8926 E TOPEKA DR	SCOTTSDALE	AZ	85255	217-12-656
HERRO REBECCA M	25834 N 40TH PL	PHOENIX	AZ	85050	217-12-762
HH2 SCOTTSDALE LLC	1161 E COPPER HOLLOW	SAN TAN VALLEY	AZ	85140	217-12-747
HILDEBRAND WAYNE H/MELISSA M ETAL	8893 E TOPEKA DR	SCOTTSDALE	AZ	85255	217-12-175
HILL DOUGLAS J	9057 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-761
HOLT AUBREE D	18836 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-727
HOSSEINI KHOSRO MOLLA/CHAZA ABDUL HAI	18876 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-783
IRONWOOD VILLAGE ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258	217-12-196A
JAMES AND DEANNE BORST TRUST	18731 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-772
JAS GREAT INVESTMENTS LLC	7132 E CHOLLA ST	SCOTTSDALE	AZ	85254	217-12-654
JONES DONALD W/CATHERINE E	8941 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-668
JOYCE PATRICK M SR/DEBBIE	9675 S DROMEDARY DR	TEMPE	AZ	85284	217-12-728
KAHN JACK R SR/MARILYN C TR	18717 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-771
KALOUSTIAN RICHARD C	8966 E MAPLE DR	SCOTTSDALE	AZ	85255-9103	217-12-639
KAPLAN DARREN C TR	18884 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-723
KATHERINE M HUBER REVOCABLE LIVING TRUST	18977 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-653
KERLEY MAUREEN	18787 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-775
KERLEY MAUREEN	550 PALM AVE	CORONADO	CA	92118	217-12-776
KESTER TRUST	9022 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-744
LANGEL WAYNE L TR	8933 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-669
LATHAM JAMES TOLIVER	9008 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-756
LEHNERT KRISTIN M TR	18917 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-658
LELENIEWSKI RAYMOND E	18843 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-780
LEVENTHAL MERRY/MYERS ESTELLE	18829 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-779
LINAHAN SHANNON L	18633 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-765
LINDA L BROWNING REVOCABLE TRUST	596 SABETA DR UNIT C	RIDGWAY	CO	81432	217-12-655
LONDON KYLENE MARIE	9030 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-789
LUNDY GORDON R/BARBARA E	926 S 153RD CT	OMAHA	NE	68154	217-12-644
MANCUSO RICHARD/MARY B	18871 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-782
MATILDA TRUST	14241 E RIO VERDE DR	SCOTTSDALE	AZ	85262	217-12-729
MEROLA GINA M	PO BOX 12727	SCOTTSDALE	AZ	85267	217-12-788
MUHLY ANNA KAISA TR	8918 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-674
MURPHY DIANNE CAROL TR	19073 N 89TH WY	SCOTTSDALE	AZ	85255	217-12-645
MUSY XAVIER D	18848 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-726
NAMBIAR SRIKUMER K/SUJAYA S	9015 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-735
OPM 4 LLC	2264 MCGILCHRIST STREET SE, SUITE 210	SALEM	OR	97302	217-73-788
PACKARD JUSTIN D	9035 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-748
PALAZZOLO DOMINIC/CAROL ANN TR	8917 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-671

Pima and Legacy

PARISO VICTOR	18908 N 89TH WY	SCOTTSDALE	AZ	85255	217-12-660
PILKINGTON JILL/PAWLOSKI MICHELLE	1929 SOUTHERN LIGHT DR	LINCOLN	NE	68512	217-12-678
PORTER BARBARA	19097 N 89TH WY	SCOTTSDALE	AZ	85255	217-12-643
PORTILLO FAMILY TRUST	18752 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-734
PULLIAM JERRY R/CYNTHIA A	19001 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-651
REDDINGTON CHRISTOPHER M II	9027 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-736
RICEHOUSE DANIEL I	8910 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-673
RIGAU MARK A/SABRINA D	18920 N 89TH WY	SCOTTSDALE	AZ	85255	217-12-661
RODRIGUEZ AARON F/SARAH S TR	9056 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-752
ROEDER CLIFFORD/ROBI TR/HIRSHMAN SANDRA/SUSAN	8990 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-642
ROGERS SUSAN RAE	8926 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-675
ROSS MICHAEL P	9009 E NITTANY DR	SCOTTSDALE	AZ	85255	217-12-757
RUDNY ROBERT P/LORRAINE M	1078 CHATEAU BLUFF LN	WEST DUNDEE	IL	60118	217-12-724
S & E JACOBS LIVING TRUST	9010 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-745
SALGADO NAZERA JACQUELINE	9039 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-737
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	212-31-056
SEIPLE BETTE B	18905 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-659
SEPULVEDA MICHAEL A	9034 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-743
SHEPHARD ROBERT L/JANE F TR	18647 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-766
SHUTAY PATRICIA A	18721 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-791
SIMONSON SANDRA M	9018 E ROSEMONTE DR	SCOTTSDALE	AZ	85255	217-12-790
SMALL JAMES/DINER CAROLYN	13982 LAKEWOOD DR	THREE OAKS	MI	48128-9729	217-12-676
STEEGE TREVOR J/TAYLOR	18776 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-732
STEWART FAMILY LIVING TRUST	2298 LONDON BRIDGE DR UNIT 56	ROCHESTER HILLS	MI	48307-4264	217-12-665
STUSIAK MINTA J/ROBERTA J	9047 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-749
SWEENEY FRANCIS V/EDITH TR	9046 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-742
SWITZER ROBERT D	18605 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-763
TATGENHORST DUSTIN	18619 N 90TH WY	SCOTTSDALE	AZ	85255	217-12-764
TEMPLIN SHERRYATR/PEARL A	8877 E TOPEKA DR	SCOTTSDALE	AZ	85255	217-12-174
TFAZ LLC	1615 DUTTON RD	ROCHESTER HILLS	MI	48306	217-12-663
TFAZ LLC/ANGLIN ALAN	18932 N 89TH WAY	SCOTTSDALE	AZ	85255	217-12-662
TORINO HOLDINGS LLC	11811 N TATUM BLVD SUITE 1051	PHOENIX	AZ	85028	215-07-238
WATSON LAURA	8909 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-672
WATTS LIBERTY	18848 N 90TH WAY	SCOTTSDALE	AZ	85255	217-12-785
WHITE ERIN M	8951 E MAPLE DR	SCOTTSDALE	AZ	85255	217-12-666
WINGER DEBRA E/ZUCKERMAN EILEEN J	18764 N 90TH PL	SCOTTSDALE	AZ	85255	217-12-733
WITHAM PAUL/PAMELA	9011 E ROCKWOOD DR	SCOTTSDALE	AZ	85255	217-12-746
YTZEN ALLEN S/KATHRYN A	12189 E SAHUARO DR	SCOTTSDALE	AZ	85259	217-12-725
ZARRO KRISTIN D	1725 W ANGEL FIRE TERRACE	PHOENIX	AZ	85027	217-12-760



November 2, 2017

Dear Neighbor:

We are pleased to tell you about an upcoming request (791-PA-2017) by Scottsdale based Wolff Company to create a luxury independent living senior community with minimal healthcare located at the northwest corner of Pima Road and Legacy Boulevard. The request would result in a maximum of 200 luxury independent living units on a 13.98+/- acre parcel. This request is for a Zoning District Map Amendment from I-1 ESL and C-2 ESL to C-O ESL and a Minor General Plan Amendment from Employment and Commercial to Office. The corner pad site will remain C-2 ESL for future development of a bank and is not part of this request.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, November 16, 2017 from 5 p.m. to 6 p.m. in the Bella Vista Conference Room of the Scottsdale Marriott at McDowell Mountains, located at 16770 N. Perimeter Drive.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Meredith Tessier, who can be reached at 480-312-4211 or mtessier@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Paul Smith
President



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: 23-ZN-2017 & 7-GP2017

Project Name: 23-ZN-2017 & 7-GP2017

Location: Northwest Corner of E. Legacy Blvd & N Pima Rd

Site Posting Date: 8/6/2018

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

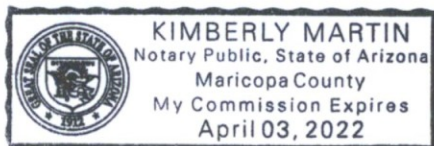
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

8/15/18
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 15th day of August 2018



Kimberly Martin
Notary Public
My commission expires: 4/3/2022

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
Public Notice

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 6/27/2018
CITY COUNCIL: 5:00 P.M., 8/28/2018

REQUEST: by owner for a Zoning District Map Amendment from Central Business, Environmentally Sensitive Lands, Hillside District (C-2, ESL, HD) and Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1, ESL, HD), zoning to Commercial Office, Environmentally Sensitive Lands (C-O ESL) zoning and for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Office on a +/- 14-acre site.

LOCATION: Northwest corner of E. Legacy Blvd & N. Pima Rd

Case Number: 23-N-2017 & 7-GP-2017

Applicant/Contact: John Berry
Phone Number: 480-385-2727
Email: JB@berryriddell.com

City Contact: Meredith Tessier
Phone Number: 480-312-4211
Email: mtessier@scottsdaleaz.gov

Case File Available at City of Scottsdale
480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Posting Date: 6/8/2018

-Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

08/06/2018 14:24