

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

**Citizen
Review**



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

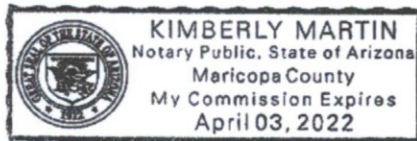
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature _____

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



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Wolff Legacy Scottsdale
April 16, 2018

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 have continued 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.

23-ZN & 7-GP-2017
04/20/18

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. To date, no additional concerns have been raised by neighbors.

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