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



#### CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT La VIA- The Village for Innovation and Art September 14, 2017

#### Overview

This Citizen Review Report is being performed in association with 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. The proposed project would result in a unique mixed-use neighborhood project including a possible combination of Office, Retail/Restaurant, Market, Residential, and/or Hotel uses. This request is in conformance with the previously approved amendment to the Greater Airpark Character Area Plan. 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 group meetings since April 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.

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 September 6, 2017 at Dominick's Steakhouse for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

5 interested people attended the Open House. Attendees were generally supportive of the project and just general questions that were all 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



### **SCHOOL DISTRICT**

## **Determination of Adequate Facilities**

City	of Scottsdale Project Number: 473PA- 2017				
	ject name: La VIA - The Village for Innovation	and Art			
	ject Location 16001 N. Scottsdale Road				
		480-385-2727			
	IR@berryriddell.com	Phone: 480-385-2727 Fax: 480-385-2757			
Sch	District: Scottsdale Unified hereby certify that the following determined				
Refe	erenced project:	nination has been made in regards to the			
	The school district had adequate school facilities to accommend students generated by the proposed rezoning within the sc				
	The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or				
	The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or				
	The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or				
	The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.				
Atta	ched are the following documents supporting the above certi	fication:			
	<ul> <li>Maps of the attendance areas for elementary, middle and high schools for this location.</li> <li>Calculations of the number of students that would be generated by the additional homes.</li> <li>School capacity and attendance trends for the past three years.</li> </ul>				
Or; I, resp	onse time. , hereby request a thirty (30) day	extension of the original discussion and			
Sup	erintendent or Designee	Date			

Planning, Neighborhood and Transportation 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: 473-PA-2017					
Project Name: _	La VIA				
Location: _	16001 N. Scottsdale Rd Scottsdale, AZ 85254				
Site Posting Date:	08/25/2017				
Applicant Name:	John Berry				
Sign Company Name:  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 S. 25.18  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					

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) 473-PA-2017 Case Number: La VIA **Project Name:** 16001 N. Scottsdale Rd Scottsdale, AZ 85254 Location: 08/25/2017 Site Posting Date: John Berry **Applicant Name:** Scottsdale Signarama Sign Company Name: 480-994-4000 Phone Number: I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Signature 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 \_25 My commission expires: lly Comm. Expires 03-06-2019

City of Scottsdale -- Current Planning Division

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

#### JDM

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	Parcel Number
15955 DIAL RD LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260	215-44-033
16000 SCOTTSDALE LLC	16000 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254	215-42-018
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253	215-44-008
ANDROMEDIAL LLC	16055 N DIAL BLVD UNIT 4	SCOTTSDALE	AZ	85260	215-44-053
ANDROMEDIAL LLL	16055 N DIAL BLVD UNIT 3	SCOTTSDALE	AZ	85260	215-44-052
ARIZONA STATE DEPT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	850073212	215-44-047A
AX GARDSUN LP	16220 N SCOTTSDALE RD 280	SCOTTSDALE	AZ	85254	215-44-045
AX MAXK LP	300-360 MAIN STREET	WINNIPEG	MB	R3C 3Z3	215-43-330B
BEAUTY AND BARBER SUPPLY INSTITUTE INC	11811 N TATUM STE 1085	PHOENIX	AZ	85028	215-42-032
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306	215-44-001M
BREUNIG INVESTMENTS LLC	4333 W KITTY HAWK	CHANDLER	AZ	85226	215-42-034
BRIDGE ENTERPRISES L.L.C.	601 N 44TH AVE	PHOENIX	AZ	85043	215-42-010
CAPITAL CREEK GOLD LLC	4425 N 24TH ST 225	PHOENIX	AZ	85016	215-44-072
CARMAC VENTURES LLC	19550 N GRAYHAWK DR #1102	SCOTTSDALE	AZ	85254	215-44-056
CHRISTENSEN TONY/J TR/ERIK & ANNA HANSEN TR	2402 E ESPLANADE LN UNIT 702	PHOENIX	AZ	850164899	215-42-016
CMRB HOLDINGS LLC	2200 E CAMELBACK RD STE 207	PHOENIX	AZ	85016	215-44-076
CRP-GREP OVERTURE KIERLAND OWNER L L C	17885 VON KARMAN AVE SUITE 450	IRVINE	CA	92614	215-42-015
D&R CREATIVE L L C	11657 PARKVIEW LN	SCOTTSDALE	AZ	852555938	215-44-061
DAQ PHASE 1 LLC	520 POST OAK BLVD SUITE 370	HOUSTON	TX	77027	215-44-079
DAQ PHASE TWO LLC	777 POST OAK BLVD SUITE 850	HOUSTON	TX	77056	215-44-080
DCS WELDING LLC	7707 E ACOMA DR STE 112	SCOTTSDALE	AZ	85260	215-44-058
DESANTI PROPERTIES LLC	6203 N HOGAHN	PARADISE VALLEY	AZ	85253	215-42-012
DIAL OFFICE LLC	2030 HONEY RIDGE DR	RENO	NV	89511	215-44-065
DMB CIRCLE ROAD PARTNERS	4455 E CAMELBACK RD STE C140	PHOENIX	AZ	85018	215-42-006C
EXCEL OWNER PROMENADE LLC	17140 BERNARDO CENTER DR SUITE 300	SAN DIEGO	CA	92128	215-45-011
G & J PROPERTIES LIMITED PARTNERSHIP	10881 N SCOTTSDALE RD STE 200	SCOTTSDALE	AZ	852545241	215-44-002D
G H SCOTTSDALE I LLC	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	215-44-018
GARVIN HOLDINGS L L C	8315 N SENDERO TRES	PARADISE VALLEY	AZ	85253	215-44-030
HGJ INVESTMENTS	10881 N SCOTTSDALE RD NO 200	SCOTTSDALE	AZ	85254	215-44-002F
HUCKLEBERRY FRIEND LLC	29938 N 77TH PL	SCOTTSDALE	AZ	85266	215-44-005H
JJKG2 LLC	16055 N DIAL BLVD 8	SCOTTSDALE	AZ	85260	215-44-057
JK ASSETS LLC	16055 N DIAL BLVD STE 6	SCOTTSDALE	AZ	85260	215-44-055
KIERLAND OFFICE LIMITED PARTNERSHIP	14362 N FRANK LLOYD WRIGHT BLVD STE 1310	SCOTTSDALE	AZ	85260	215-42-033
KO SCOTTSDALE LLC	2375 E CAMELBAACK RD STE 200	PHOENIX	AZ	85016	215-43-331C
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260	215-44-011A
LEVINE INVESTMENTS LP/DD ZOCALLO LLC	2201 E CAMELBACK RD SUITE 650	PHOENIX	AZ	85016	215-44-001U
MONTE CRISTO HOLDINGS LLC	3020 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	215-44-036
MTM INVESTMENT COMPANY LLC	15464 N GREENWAY-HAYDEN LOOP	SCOTTSDALE	AZ	85260	215-44-005E
OSTASH FAMILY INVESTMENTS L L C	11083 E ARCACIA	SCOTTSDALE	AZ	85259	215-44-050
PACWEST ENERGY LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	215-44-001P
PB FINN LLC	11233 N 117TH ST	SCOTTSDALE	AZ	85259	215-44-064
PESTANO MICHAEL A	2200 E CAMELBACK RD SUITE 207	PHOENIX	AZ	85016	215-44-077

#### JDM

PHXAZ LIMITED PARTNERSHIP	2398 E CAMELBACK RD	PHOENIX	AZ	85016	215-42-011
PLINTH VENTURE LLC	1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417	215-44-075
ROBERTSON SCOTTSDALE 7432 LLC	3990 WASHINGTON ST	SAN FRANCISCO	CA	94118	215-44-022
SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014	215-44-073A
SUSSMAN WEI LLC	1618 FIELDING LEWIS WY	MCLEAN	VA	22101	215-44-054
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA BUENA	SCOTTSDALE	AZ	85260	215-44-078
TIERRA BUENA-KIERLAND LLC	7111 E TIERRA BUENA LN	SCOTTSDALE	AZ	85254	215-42-009
TIERRA PARTNERS IX LLC	3220 LAKESIDE VILLAGE	PRESCOTT	AZ	86301	215-42-013
UMB BANK ARIZONA NA	928 GRAND BLVD PO BOX 419226	KANSAS CITY	MO	64141	215-43-330A
UNIT 10 16055 N DIAL BLVD LLC	8261 E CORRINE DR	SCOTTSDALE	AZ	85260	215-44-059
VISTA HERMOSA L L C	10655 N DIAL BLVD	SCOTTSDALE	AZ	852601642	215-44-062
WESTERN PROPERTIES INC	PO BOX 987	MERCER ISLAND	WA	98040	215-44-037
WRITERS PROPERTIES LLC	5339 E SANNA ST	PARADISE VALLEY	AZ	85253	215-44-063
Y-BUY-NEW INVESTMENTS LLC	6402 N 38TH PL	PARADISE VALLEY	AZ	85253	215-44-060
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	215-44-001T

#### 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

#### **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

#### **Address** Company 1169 E. Clovefield Street 7346 E. Sunnyside Dr. 12005 N 84th Street 7525 E. Camelback Road, Suite 104 COGS 8507 East Highland Avenue 7657 E Mariposa Grande Dr **Burch & Cracchiolo PA** P.O. Box 16882 7131 E. Cholla St. Gainey Ranch Community Association 7720 Gainey Ranch Road 7336 E. Sunnyside Dr. City of Scottsdale 7666 E. El Rancho Drive Berry Riddell, LLC 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 AT&T 1231 W. University Drive Arizona State Land Department 1616 W. Adams Street Arizona Department of Transportation 205 S. 17th Avenue MD 6012E Spring Creek Development 7134 E. Stetson Drive; Suite 400 Town of Fountain Hills 16705 E. Avenue of the Fountains Mail Station PAB348 P.O. Box 52025 11146 E Beck Lane LVA, Urban Design Studio, LLC 120 S. Ash Avenue Earl, Curley & Lagarde, PC 3101 N Central Avenue, Suite 1000 Withey Morris, PLC 2525 E. Arizona Biltmore Circle: Suite A-212 Gallagher & Kennedy, PA 2575 E Camelback Rd Ste 1100 Gammage & Burnham, PLC 2 N. Central Avenue, 15th Floor Paradise Valley Unified School District 15002 N. 32nd Street Granite Reef Neighborhood Resource Center 1700 N Granite Reef Road Southwest Gas Corporation 2200 N. Central Avenue Ste 101 City of Scottsdale Planning Commission 3331 N. 63rd Street City of Scottsdale Planning Commission 8031 E. Sutton Drive City of Scottsdale Planning Commission 6929 North Hayden Road, Ste. C4194 City of Scottsdale Planning Commission 4743 N. Scottsdale Road., #F-1003 City of Scottsdale Planning Commission 8280 E. Gelding Drive, Suite 101 City of Scottsdale Planning Commission 7527 E. Tailspin Lane City of Scottsdale Planning Commission 4350 E. Camelback Rd., Suite G-200

3101 N. Central Avenue, Ste. 1000

Earl, Curley & Lagarde, P.C.

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

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

First Name	Last Name	Street Address	City, State & Zip
" Noy le Sout	Desant	15600 M. Scottsdale RL	Scothdelissiy
Theusa	Vouade	7236 E WASpening	Scottsdave 852
JOHN	LARSON	16239 N. 63th ST	11 85254
G476	MOTIALICS	5249 E Shea Buck	4

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

First Name	Last Name	Street Address	City, State & Zip
F.ch	Latiseni	7400 Monte Cristo	Scotts date