

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



**SOUTH SCOTTSDALE**  
ALLIANCE

November 14, 2018

Dear City of Scottsdale Planning Commission:

My name is Wendy Anderton, and I am the Project Manager for the South Scottsdale Alliance, a coalition of over 4,000 civic-minded residents and business-people who live in and/or work in the area, and who support economic development in South Scottsdale.

In our survey of over 10,000 individuals dating from 2015 – 2017, we discovered that the South Scottsdale neighbors identified this property as their number one priority for redevelopment, expressing desires for better and more restaurants, a boutique grocery, and architecture that reflects the modern sensibility of the area together with the mid-century touches that make South Scottsdale unique.

Further, on February 29<sup>th</sup> of this year, the South Scottsdale Alliance hosted an open house where the owners of the Papago Plaza property on Scottsdale Road and McDowell Road met with about 45 members of our coalition over dinner at McFate Brewery (next door to Papago Plaza) to introduce the project to the neighborhood. The participants were overwhelming supportive of the plan, and not a single attendee expressed opposition. As a result of this meeting and dinner, and with follow-up conversations and discussions with our members and followers, the South Scottsdale Alliance Board of Directors voted unanimously to support this project and the plans presented here today.

We therefore wholeheartedly encourage the Planning Commission to follow the staff recommendation to approve this request as presented.

Respectfully,

Wendy D. Anderton  
Project Manager

4400 N. Scottsdale Road Suite 9-143, Scottsdale, AZ 85251

[www.southscottsdalealliance.com](http://www.southscottsdalealliance.com)



# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA )  
 )  
COUNTY OF MARICOPA ) SS

I, Steve Perone, being first duly sworn, depose and say:

That on October 22 and 23, 2018 I posted notification poster(s) for the properties indicated below.

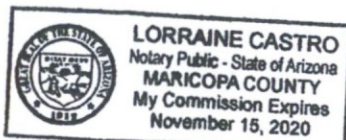
**Site(s) must be posted on or before: October 24, 2018**

Case No.	Description and Location of Project	No. of Signs	Date Posted
51-DR-2017	Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages, NWC of E. Pinnacle Peak and N. 128th Street	1	10/22/18
32-DR-2018	Two on 1st Street Terraced House, 6933 E 1st St	1	10/22/18
30-DR-2018	Dutch Bros. Coffee, 2012 N Scottsdale Rd	1	10/22/18
6-ZN-2018	Papago Plaza, 7115 E. McDowell Rd.	1	10/23/18

**Date of Development Review Board Public Meeting:** November 1, 2018, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Steve Perone  
(Signature)

Acknowledged this 24<sup>th</sup> day of October 2018.



Lorraine Castro  
(Notary Public)

My commission expires 11/15/2020

## Planning and Development Services

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



# PUBLIC HEARING NOTICE

**REQUEST:** Approval of a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Community (P-C) District zoning, utilizing the P-C comparable Planned Regional Center (PRC) District, including development plan and amended PRC development standards.

**CASE#:** 6-ZN-2018

**DATE:** November 1, 2018

HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST  
INFORMATION

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE  
MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING  
IF YOU WISH TO SPEAK AT THIS MEETING PLEASE  
ALLOW ENOUGH TIME TO FILL OUT A COMMENT  
CARD.



**480-312-7000**

**1:00 P.M.**

POSTING DATE:

10/22/2018

<https://eservices.scottsdaleaz.gov/bldgreqsources/Cases>



# REQUEST TO SPEAK

8



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.  
Public testimony is limited to three (3) minutes per speaker.  
Additional time **MAY** be granted to speakers representing two or more persons.  
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Wendy Anderson MEETING DATE 11/14/18

NAME OF GROUP/ORGANIZATION (if applicable) South Scottsdale Alliance

ADDRESS 4400 N Scottsdale Rd Ste 9-143 ZIP 85251

HOME PHONE 602-531-0553 WORK PHONE 480-945-7750

E-MAIL ADDRESS (optional) Wendy@SouthScottsdalealliance.com

I WISH TO SPEAK ON AGENDA ITEM # 8  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

**This card constitutes a public record under Arizona law.**

**Request to Speak cards must be submitted to City Staff before public testimony begins on that item.**

**HOW TO ADDRESS THE BOARD AND COMMISSION:**

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
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- A timer light, located at the podium, will help you to time your comments.
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NAME (print) PAH KILLIAN MEETING DATE 11/14

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6937 E BELLEVUE ST ZIP 85257

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 62N-2018  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) Kevin Maxwell MEETING DATE 11-14-18

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8601 E CAROLAN AVE ZIP 85258

HOME PHONE 480-516-4261 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 8  I WISH TO DONATE MY TIME TO \_\_\_\_\_

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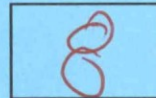
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NAME (print) Arvin Collinwood MEETING DATE 11-14-18

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 1331 N 71<sup>st</sup> Street ZIP 85257

HOME PHONE \_\_\_\_\_ WORK PHONE 602-741-4890

E-MAIL ADDRESS (optional) CADmonkey77@yahoo.com

I WISH TO SPEAK ON AGENDA ITEM # 8  I WISH TO DONATE MY TIME TO \_\_\_\_\_

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# WRITTEN COMMENTS

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This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JOHN Billingsley MEETING DATE 11/14/18

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7032 E LOMA LAND DR. ZIP 85257

HOME PHONE 623-764-8261 WORK PHONE —

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # #8 6-2N-2018  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) (Loma Land)  
Will the alley for the residents of Loma Land  
be compromised during the construction of  
Papago Plaza.







March 2, 2018

Re: Property at the Southwest Corner of Scottsdale and McDowell Road

Dear Property Owner or Interested Citizen:

Our office represents Papago Marketplace, LLC with regard to the roughly 10-acre site located at the southwest corner of Scottsdale and McDowell Roads, commonly referred to as Papago Plaza. The purpose of this letter is to introduce ourselves and to let you know we have recently filed a preliminary application (485-PA-14) with the City of Scottsdale to rezone the Property from Highway Commercial (C-3) to Planned Community (P-C) district. The intent of this application is to initiate the redevelopment of the site for a mix of new retail and restaurant uses, a hotel, multifamily residential, and a boutique grocer.

We are very excited to be working on this project. As you probably know, the Property has functioned as a retail center for years with a variety of shops, bars and clubs which unfortunately changed frequently. The site consists of a strip of in-line retail suites pushed towards the back of the site and a large "sea of asphalt" surface parking lot upfront. See attached aerial map. The layout and buildings are dated and the center is long overdue for redevelopment to survive in today's modern retail market.

Attached is a preliminary site plan. The envisioned project seeks to once again make this site an asset and point of pride for the community and surrounding businesses. New buildings will be pushed close to the street frontage to better improve the pedestrian experience along Scottsdale and McDowell Roads. The sea of parking will be removed and redistributed throughout the site with the majority of the multifamily parking wrapped within the building or located below carriage units. The boutique grocer is positioned along Scottsdale Road for convenient access. Overall the project looks to build upon the exiting reinvestments occurring along the McDowell and Scottsdale Road corridor.

In order to discuss this application and any questions you may have, we have scheduled an open house on Monday, March 12, 2018 from 6:00-7:00pm, at Synergy II at Skysong, 1365 N. Scottsdale Road, Building 4. Feel free to stop by any time between 6:00 and 7:00 pm. If this date and time are not convenient, we would be happy to speak with you individually. Please contact me at 602.230.0600 or [George@WitheyMorris.com](mailto:George@WitheyMorris.com). You can also reach the City's Project Coordinator, Greg Bloemberg at 480.312.4306 or at [GBLO@Scottsdaleaz.gov](mailto:GBLO@Scottsdaleaz.gov). In the future, you should be receiving notification postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Thank you for your courtesy and consideration.

Sincerely,  
Withey Morris P.L.C.

By   
George Pasquel III

Enclosure: Aerial, preliminary site plan









PRELIMINARY SITE PLAN 

# Citizen Review Checklist (ZN)



The Citizen Review Process is required for all: Rezoning, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Department at 480-312-7000.*

**This application is for:**

- Rezoning**
- Zoning Stipulation Amendments**
- City Council Approved Amended Development Standards**
- City Council Site Plan Approvals**

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

**The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.**

**Step 1: Citizen Review Plan:** Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

- Where and when the open house will be held
- How and when neighbors will be notified:

<p><b>Provide information by:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 1<sup>st</sup> Class Letter or Postcard</li> <li><input type="checkbox"/> In Person</li> <li><input type="checkbox"/> Phone call</li> <li><input type="checkbox"/> Certified Mail</li> <li><input type="checkbox"/> Door Hangers/Flyers</li> </ul>	<p><b>To:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> All property owners and HOAs within proposed area</li> <li><input checked="" type="checkbox"/> Property owners and HOAs within 750'</li> <li><input checked="" type="checkbox"/> School District(s)*</li> <li><input checked="" type="checkbox"/> Interested Party list (provided by Project Coordinator)</li> <li><input type="checkbox"/> Residents/Tenants</li> </ul>
---	---

- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held

\* *School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.*

**Step 2: Project Under Consideration:** Post the Sign - (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:

- Project Overview: description of request, proposed use, site acreage, application type (e.g. Zoning District Map Amendment) existing and proposed site zoning district
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information - contact persons and phone numbers to call for more information, and the Pre-Application number
- City's website address: [www.ScottsdaleAZ.gov/projects/ProjectsInProgress](http://www.ScottsdaleAZ.gov/projects/ProjectsInProgress)
- Sign posting date
- Any additional information indicated on Project Under Consideration 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



# Citizen Review Checklist (ZN)



**Step 3: Notification Letters:** Send a letter by first class mail at least ten (10) calendar days\* prior to the open house meeting. Include the following items:

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City's website address
- A detailed description of the project and information concerning the applicant's request
- Application type (e.g. Zoning District Map Amendment)
- Existing and proposed site zoning district
- Preliminary site plan and/or project location map

**Step 4: Open House Meeting:** Hold the Open House Neighborhood Meeting onsite or at a location near the site, within *45 days prior* to your formal submittal. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov). From the Open House provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.

**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 Citizen Review Report:** All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:

A. Details of the methods used to involve the public including:

1. A map showing the number of and where notified neighbors are located.
2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
3. The dates contacted, how they were contacted, and the number of times contacted.
4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
5. List of dates and locations of all meetings
6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
7. The completed affidavit of sign posting with a time/date stamped photo. (See related resources)

B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:

1. The substance of the comments, issues, concerns and problems.
2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

## Related Resources:

- Project Under Consideration Sign Posting Requirements
- Public Hearing Sign Posting

- Affidavit of Posting
- Collaborative City and School Planning packet

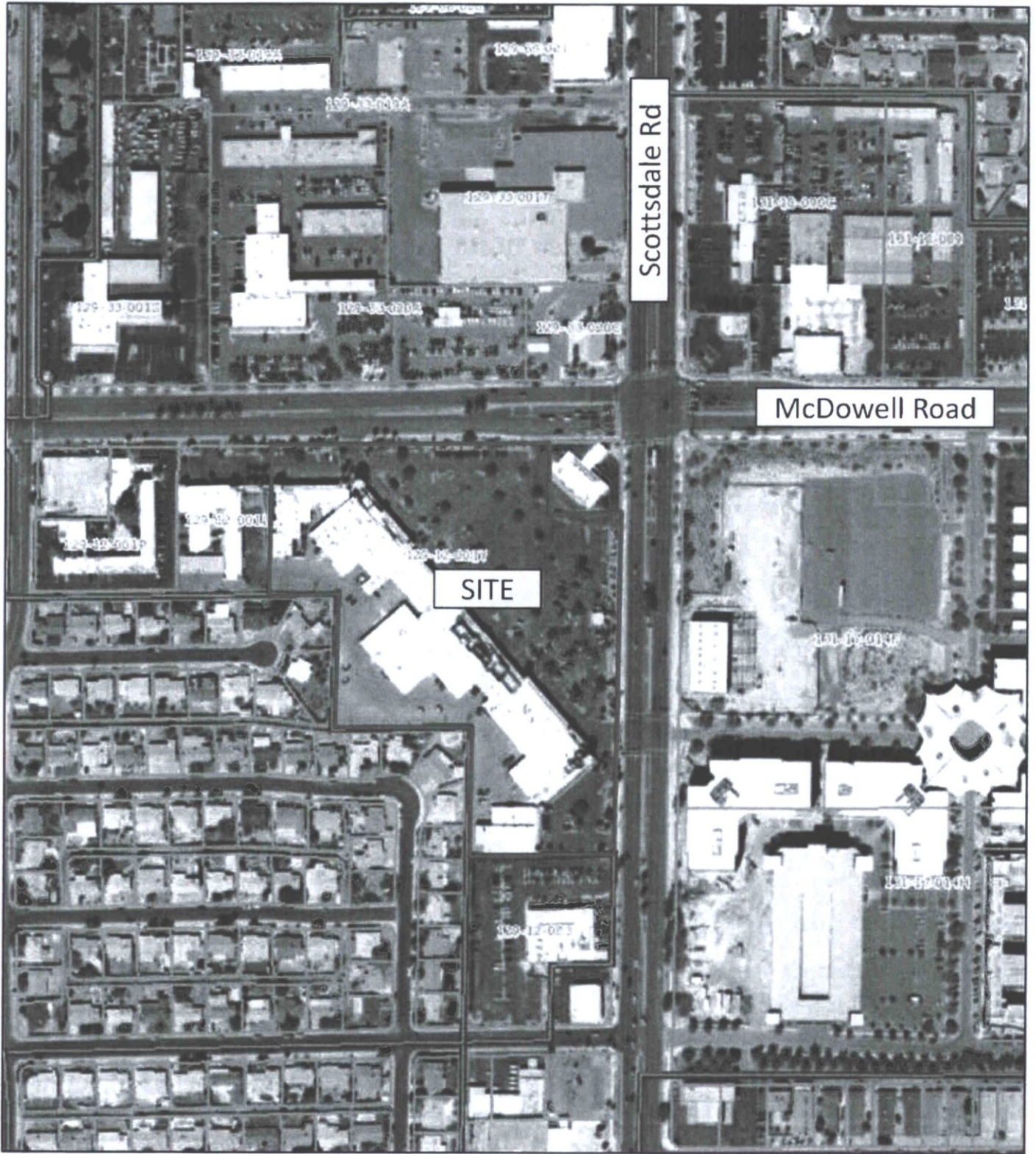
## Planning and Development Services

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

# Tab B



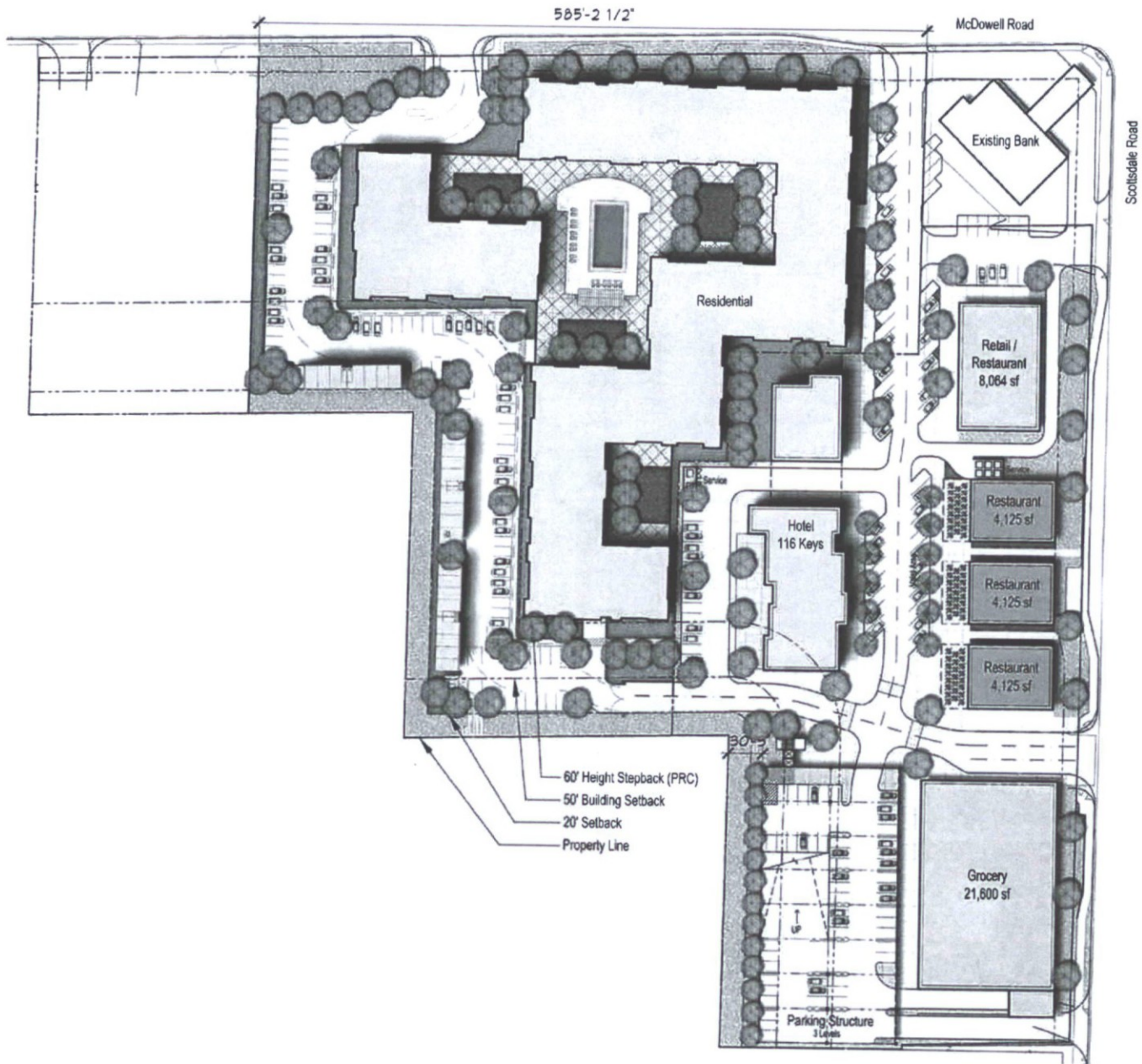
# Aerial Map



SWC Scottsdale and McDowell Roads







PRELIMINARY SITE PLAN 



# Tab C



# 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: 485-PA-14

Project Name: \_\_\_\_\_

Location: 7047 E McDowell Rd

Site Posting Date: 3/2/18

Applicant Name: Greg Bloemberg

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

3/2/18  
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 2nd day of March 2018



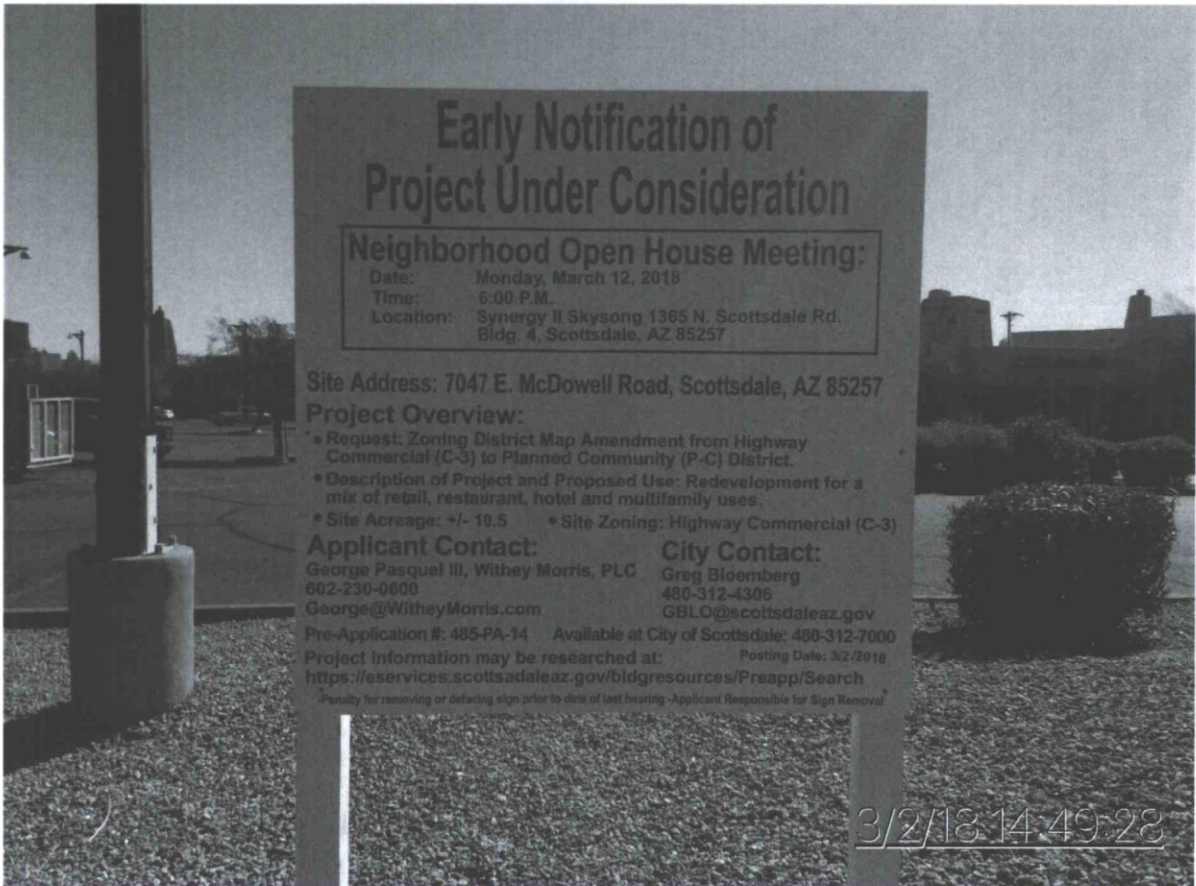
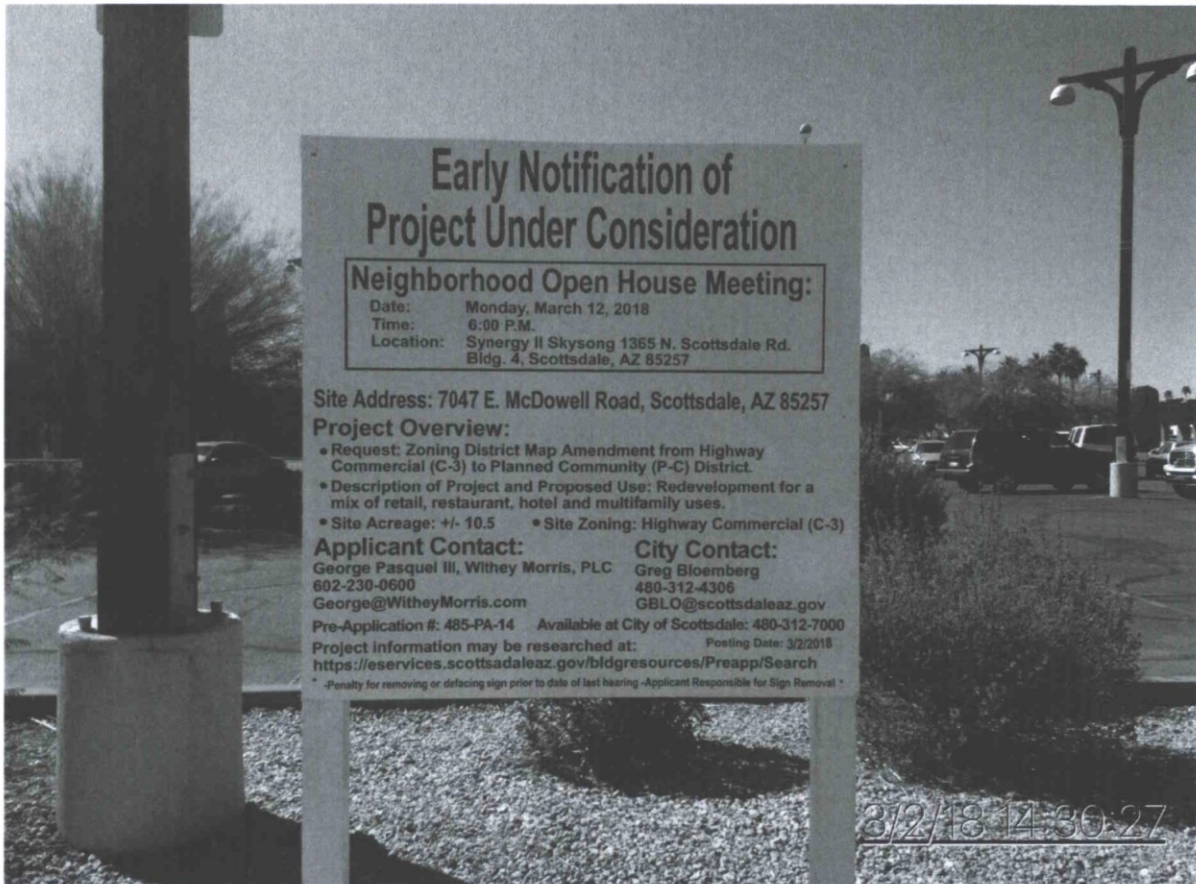
Marybeth Conrad  
Notary Public

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





# Tab D



**Citizen Review Report**  
Papago Plaza  
7047 E. McDowell Road – SWC of Scottsdale & McDowell Roads

Pre-Application No. 485-PA-14

Per the City of Scottsdale Citizen Review Checklist (attached at **TAB A**), please find enclosed and below information regarding an overview of outreach to date.

Notification letters were mailed on March 2, 2018 to property owners within 750 ft of the property and registered Home Owners Associations and the Interested Parties List (as provided by the City). The letter provided information regarding the request, details for an upcoming Neighborhood Open House meeting, and provided contact information for both the Applicant and the City. See notification letter, mailing list, and notification area map attached at **TAB B**.

A "Project Under Consideration" sign was posted on site on March 2, 2018 detailing the application request, providing information on the upcoming Neighborhood Open House meeting, and providing contact information for both the Applicant and the City. See affidavit of sign posting attached at **TAB C**.

A Neighborhood Open House meeting was held on Monday, March 12, 2018 at Synergy II at SkySong at 1365 N. Scottsdale Road (immediately across the street from the property in question). Multiple presentation boards depicting the project were on display. Members of the design team and the Owner's representative were on hand to answer any questions. A sign in sheet was provided along with contact information for the Applicant. See Neighborhood Open House sign in sheet and sample of images displayed at meeting attached at **TAB D**.

Nearly 50 members of the public attended the meeting, the overwhelming majority of which were incredibly supportive and excited about the project. Questions revolved around basic project curiosity (scope, schedule, next steps, type of tenants, status of existing tenants, etc). An adjacent property owner had concerns about treatment of the alley and boundary between the project and the residential neighborhood including the potential for car lights shining into property, the location of the residential gate, power outages during construction, the undergrounding of utility lines and other such concerns. The required Community Input Certification is provided at **TAB E**. Our office will keep the City of Scottsdale informed of any pertinent follow up inquiries that may occur.

Thank you



March 2, 2018

Re: Property at the Southwest Corner of Scottsdale and McDowell Road

Dear Property Owner or Interested Citizen:

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Thank you for your courtesy and consideration.

Sincerely,  
Withey Morris P.L.C.

By   
George Pasquel III

Enclosure: Aerial, preliminary site plan



# SIGN-IN

## PAPAGO PLAZA

SOUTHWEST CORNER OF SCOTTSDALE AND MCDOWELL ROADS

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 12, 2018 – SYNERGY II AT SKYSONG – 1365 N. SCOTTSDALE, ROAD, BLDG 4 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. Sonnie Kintley	<sup>A110-127</sup> 7904 E Chaparral	602 717 3886	COGS@ COGSAZ.net	COGS
2. Laraine Rodgers	19700 N 76th 1193	480 544 8410	laraine@scottsdale. <sup>com</sup>	
3. Jeff Brand	8128 E. MITCHELL DR	480.225.8559		
4. Alex Gibney	7325 E. Portland St.	480-241-9280	alexmgibney@yahoo.com	
5. ART BROOKS	7031 E. Loma Land	602 568 8500		
6. Gwen Storts	1302 N 71 <sup>st</sup> Street	602 999-6374	gwen@gps4biz.com	
7. John MANFILD	7049 E MORELAND ST.		PedalDude@hotmail.com	
8. Debbie Wallace	2034 N. 70th St.	480 203 5566	agave@cox.net	<del>Ø</del>
9. CHERYL + DAVID ECKHARDT	1909 W. 69th ST		deckwardt@swlink.net	
10. Juliana Norvell	2537 N. 69th Place	480.628.5854	juliana.norvell @gmail.com	

# SIGN-IN

PAPAGO PLAZA

SOUTHWEST CORNER OF SCOTTSDALE AND MCDOWELL ROADS

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 12, 2018 - SYNERGY II AT SKYSONG - 1365 N. SCOTTSDALE, ROAD, BLDG 4 - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
11. Carol Papalas	720 N. 82nd St. #E108 Scottsdale 85257	602-790-9154	cpapalas@gmail.com	
12. Morgan Willis	888 N. 4th St.	619-948-5335	mbwillis@asu.edu	
13. Greg & Pamela Stone	7025 E Willetta St.	480-203-9459	pamelabstone@centurylink.net	
14. MAIT DALPINI	7824 E OAK 85257	(316) 841-7432	mjdalpinie@gmail.com	
15. KAREN SHAW	<del>5959 N 78th St</del> SCOTTSDALE, AZ 85250	480 518 5750	luvmyyellowlabs@aol.com	
16. Jim Vigil	7449 E Fillmore St SCOTTSDALE AZ 85257	480 217-8808	vigiljim19@yahoo.com	
17. Frances Inestroza	4640 E Cotton Gin Loop PHOENIX, AZ 85040	480-388-7085	finestroza@haydonbc.com	
18. Mary Wepprecht	8717 E Sheridan St Scottsdale AZ	602-540-6611	wepprecht@cox.net	
19. Jacee DuKane	147 E Camel #1006 Scottsdale 85251	480 703 4177	gmicansing@gmail.com	



# SIGN-IN

PAPAGO PLAZA

SOUTHWEST CORNER OF SCOTTSDALE AND McDOWELL ROADS

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 12, 2018 – SYNERGY II AT SKYSONG – 1365 N. SCOTTSDALE, ROAD, BLDG 4– 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
20. LINDSAY MOEVLLENBERNDT	2398 E Camelback Rd Ste 900 Phoenix, AZ	480-291-4961	lmoellen@cvesa.com	—
21. Steve Johnson	1337 N 71st St Scottsdale AZ 85257	253-414-4988	stevep52@gmail.com	—
22. Lauren + Paul Trapp	5641 E. Wilsheire Scottsdale 85257	480 970 1963	us@paulandlauren.us	lauren.us
23. Nathan Davis	525 N. Miller Rd. #161	480 213-8718	nathandavis91@gmail.com	
24. FARLEY Tunku	8614 E. Mulberry St 85251	623-389-4248	Alien55.St@gmail.com	
25. Dave + Deanna Zelinka	3208 N. 63rd Pl.	480-292-5546	dzelinka@yahoo.com	None
26. DENISE + FRANK MCKINLEY	8231 E. OAK ST Scottsdale AZ 85257	480-789-3608	DENISE MCKINLEY16@gmail.com	N/A
27. Eric Gitzlaff	2049 E Loma Land Dr Scottsdale AZ 85257	612-251-7218	ergitzlaff@gmail.com	n/a
28. Steven Sifferman Katie Norris	7501 E McDowell Rd, Apt. 3023 Scottsdale, AZ 85257			N/A

# SIGN-IN

PAPAGO PLAZA

SOUTHWEST CORNER OF SCOTTSDALE AND MCDOWELL ROADS

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 12, 2018 – SYNERGY II AT SKYSONG – 1365 N. SCOTTSDALE, ROAD, BLDG 4 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
29. Theresa Beaulieu	7832 E. Hubbell St.		t3f1ow@gmail	
30. Bernice Miller	7136 E Hubbell		millor.bernice@gmail.com	
31. Amalia Zubia	7307 E. Villa way		AmZubia@aol.com	
32. David/Cynthia Haag	7037 E. Moreland St		Cthaag@cox.net	Papago
33. STEVE + LINDA PEASE	7448 E FILLMORE		linda.pease@q.com	
+ Chris V. 34. Karen Davis	6853 E. Edgemont Ave.		KarenDavisAZ@gmail.com	
35. Eric Jacobs	2731 N 66 <sup>th</sup> Street		jacobs_02@hotmail.com	
36. RAUL ZUBIA	3370 N HAYDEN #123-739		RAUL.ZUBIA@YAHOO.COM	
37. SANDY WASSERMAN	525 N. Miller Rd #110		SWASS57@COX.NET	Scottsdale CASITAS



# SIGN-IN

PAPAGO PLAZA

SOUTHWEST CORNER OF SCOTTSDALE AND MCDOWELL ROADS

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 12, 2018 – SYNERGY II AT SKYSONG – 1365 N. SCOTTSDALE, ROAD, BLDG 4 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
38. Tom & Ruth Ann LaFlee	6909 E Almaire Rd		chezarue@gmail.com	—
39. Arwin & Jamie <sup>Collinswood</sup>	1331 N 71st		CADmonkey77@yahoo.com	—
40. Lindsey Jensen	1301 N. Scottsdale Rd <sup>#303</sup>		lindseymjensen@gmail.com	—
41. Judy Edmondson	887 N Roosevelt Cr.		jedmondson@cox.net	—
42. Cameron & Heather Rutherford	7337 E. Sheridan St	(760) 473-5374	cameronrutherford@gmail.com	
43. Reid Yoder	7308 E Diamond St Scottsdale 85257		Reid.yoder@gmail.com	
44. <del>Suzanne</del> Moore	5101 E. Lewis Ave	602-689-2792	suemoore2@cox.net	—
45.				
46.				
47.				

# SIGN-IN

PAPAGO PLAZA

SOUTHWEST CORNER OF SCOTTSDALE AND MCDOWELL ROADS

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 12, 2018 – SYNERGY II AT SKYSONG – 1365 N. SCOTTSDALE, ROAD, BLDG 4– 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>	<i>Homeowner Assoc Name</i>
48.				
49.				



# Tab E

# Community Input Certification




CASE NO: 485-PA-19

PROJECT LOCATION: 7047 E. MCDOWELL ROAD

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
<del>3/12/18</del>				
3/2/18	750 FT PROPOWERS, NDR, & LIST FROM CITY			X
3/2/18	SIGN POSTING ON SITE			
3/12/18	NDR HOOD OPEN HOUSE	X		
3/22/18	EMAIL OF SUPPORT FROM NDR			
3/23/18	CALLS FROM ADJACENT NDR - SUPPORTIVE		X	

  
 \_\_\_\_\_  
 Signature of owner/applicant

4/20/18  
 \_\_\_\_\_  
 Date

### Planning and Development Services

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





**SOUTH SCOTTSDALE**  
ALLIANCE

May 10, 2018

Mayor Lane, Members of the Scottsdale City Council and Commissioners:

The South Scottsdale Alliance – formerly the Scottsdale Gateway Alliance - is a private sector, non-profit organization dedicated to the revitalization of south Scottsdale representing a broad coalition of over 3,000 residents and local business owners in the McDowell Corridor.

The South Scottsdale Alliance Board of Directors met on May 8<sup>th</sup>, 2018 and after careful and thoughtful conversation and considerable attention, the South Scottsdale Alliance is fully supportive of the proposed Papago Plaza redevelopment. You should have also received several emails from our local members expressing their individual support, but this letter makes the support of the South Scottsdale Alliance official, and now part of the public record.

The South Scottsdale Alliance believes fully that the proposed plan by Papago Marketplace Alliance offers an unprecedented opportunity to address and redevelop one of the primary locations identified in our research for revitalization. The amenities proposed are exactly the type of uses and environments that both newer and longstanding community residents desire. The South Scottsdale Alliance believes this development will offer our south Scottsdale community something remarkable, useable, and aesthetically pleasing.

We strongly encourage you to support this plan.

Sincerely,

Jeff Berghoff,  
Chairman

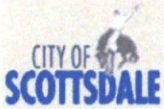
## Castro, Lorraine

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**From:** jiwood2000@yahoo.com  
**Sent:** Tuesday, May 08, 2018 9:04 AM  
**To:** Castro, Lorraine  
**Subject:** Papago Plaza revitalization project



Good Morning, I am writing today to offer my support of the Papago Plaza revitalization project. I live in South Scottsdale and fully support the recent efforts to improve our way of life in the neighborhood. Sky Song has been a great example of positive growth in the area and want to encourage similar positive growth at Papago Plaza. I've attended planning meetings that have indicated that the space will provide outstanding mixed-use, anchored by high quality residential space. Thank you. -- sent by Jeremy Wood (case# 6-ZN-2018)



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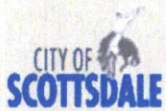
## Castro, Lorraine

---

**From:** swass57@cox.et  
**Sent:** Tuesday, May 08, 2018 7:12 AM  
**To:** Castro, Lorraine  
**Subject:** Papago Plaza



This project will have a positive impact on the neighborhood and entry way to Scottsdale. As a home owner and resident in the area for over 20 years I fully support this project. As a local real estate agent I feel this will only increase homeownership in area and bring along community pride and increased property values for all. -- sent by sandy wasserman (case# 6-ZN-2018)



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## Castro, Lorraine

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**From:** johnjayking@gmail.com  
**Sent:** Monday, April 30, 2018 2:03 PM  
**To:** Castro, Lorraine  
**Subject:** Redevelopment of SW corner of Scottsdale & McDowell (Papago Plaza)



I just had the opportunity to review the proposed plans for the property at Scottsdale and McDowell now known as Papago Plaza. The plans call for replacing "a sea of asphalt"... but make it worse. The drawings and plans show development with little or no set back from either McDowell Road nor Scottsdale Road. The drawings as shown will not "keep the spirit of Skysong" but instead will create an ugly, dangerous, wall of buildings. Has this already been approved? -- sent by John King (case# 6-ZN-2018)



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## Castro, Lorraine

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**From:** bretw@wirtahospitalityworldwide.com  
**Sent:** Monday, April 30, 2018 3:17 PM  
**To:** Castro, Lorraine  
**Subject:** Current design of Papago Plaza walls off historic Papago Inn along McDowell - Case #6-ZN-2018



While we applaud the redevelopment of Papago Plaza we are concerned that the current design seeks to "wall off" retail along E. McDowell, especially the historic Papago Inn, a hotel built by a Frank Lloyd Wright disciple. The current plaza plan with it's 6' property boarder walls will not create the open harmonious design for residents and commercial neighbors westward along McDowell as claimed in the plan. We request a meeting and site design change before approval. - Bret Wirta, Owner -- sent by Bret Wirta (case# 6-ZN-2018)



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## Castro, Lorraine

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**From:** cameronrutherig@gmail.com  
**Sent:** Saturday, May 05, 2018 7:52 AM  
**To:** Castro, Lorraine  
**Subject:** Papago Plaza Redevelopment



I am very excited about this development. I think it completely enhances our neighborhood and brings new and exciting job opportunities. I have lived on the east side of Scottsdale Rd and Oak St for about 4 years and have always wanted Papago to be redeveloped. I felt the developers have been super transparent and even hosted a great meet and greet over at Skysong that my wife and I attended. It was a great way to hear first hand how the space was going to be developed. I know we fully support. -- sent by Cameron Rutherig (case# 6-ZN-2018)



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POSTCARD DATE: APRIL 23, 2018

## KEEPING YOU INFORMED



### Site Location:

7047 & 7115 E. McDowell Rd.

### Case Name:

Papago Plaza

### Case Number:

6-ZN-2018

### Dear Property Owner:

#### Case Objective\*

- Redevelopment of Papago Plaza

This is to inform you of a request by owner for approval of a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Community (P-C) District zoning, including a development plan and amended development standards for a +/- 10.5-acre site located 7047 and 7115 E. McDowell Rd.

Applicant contact: George Pasquel III, 602-230-0600

City contact: Greg Bloemberg, 480-312-4306

\*For more information enter case number at:

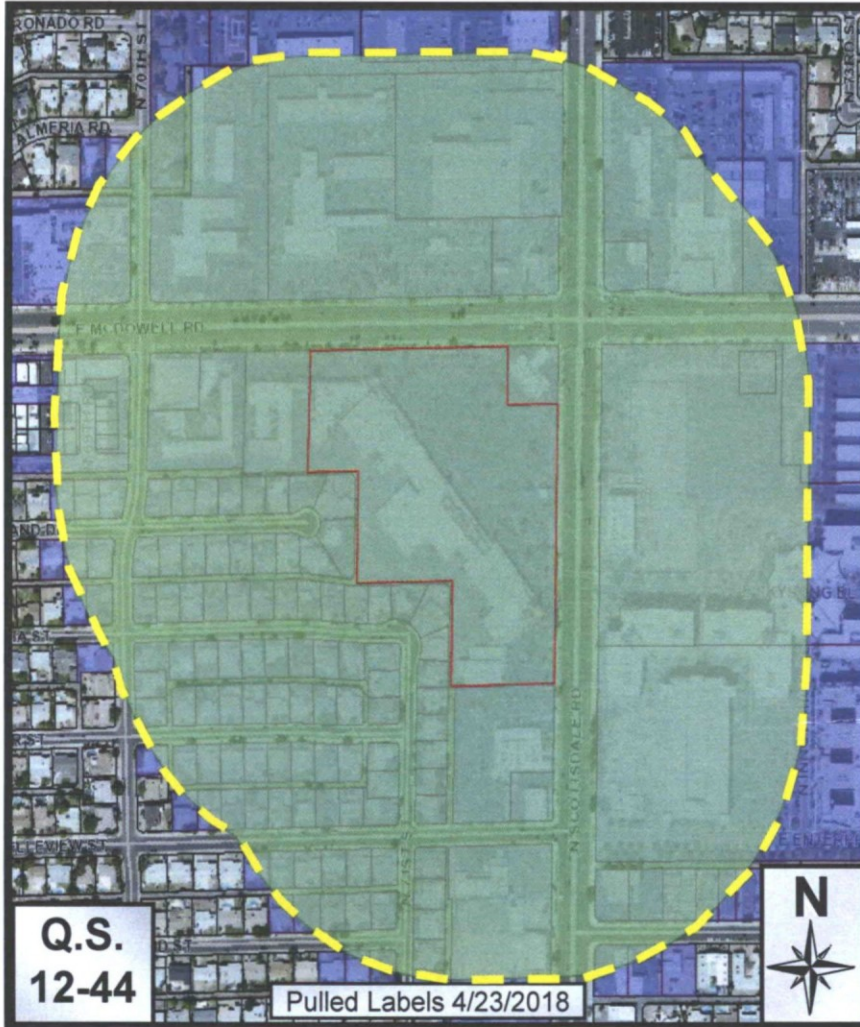
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

or to comment, e-mail [projectinput@scottsdaleaz.gov](mailto:projectinput@scottsdaleaz.gov). The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105



Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at <https://eservices.scottsdaleaz.gov/listserve/default.asp>

# City Notifications – Mailing List Selection Map



## Map Legend:

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

## Additional Notifications:

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

**Papago Plaza**

**6-ZN-2018**





# 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: 485-PA-14

Project Name: \_\_\_\_\_

Location: 7047 E McDowell Rd

Site Posting Date: 3/2/18

Applicant Name: Greg Bloemberg

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 Higgitt  
Applicant Signature

3/2/18  
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 2nd day of March 2018



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



