

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

**Citizen  
Review**



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins. 5  
 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) Cindy Brower MEETING DATE 7/18/19  
 NAME OF GROUP/ORGANIZATION (if applicable) COX HEIGHTS resident - Cabance  
 ADDRESS 7802 E Monte Vista ZIP 85257  
 HOME PHONE 480-363-7242 WORK PHONE \_\_\_\_\_  
 E-MAIL ADDRESS (optional) cindybrower@cox.net  
 I WISH TO SPEAK ON AGENDA ITEM # 5  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



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 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) Bobbi HERSHBERGER MEETING DATE 7-18-19  
 NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_  
 ADDRESS 7825 E. MONTE VISTA RD S'DALE ZIP 85257  
 HOME PHONE 480.947.2969 WORK PHONE \_\_\_\_\_  
 E-MAIL ADDRESS (optional) \_\_\_\_\_  
 I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING ITEM 5

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NAME (print) ART GUNDET MEETING DATE 7-18-2019

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

ADDRESS 7914 E Palm Ln ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE 480-946-480

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

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

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

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NAME (print) BRIAN NELLESEN MEETING DATE 7-18-19

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

ADDRESS 2001 N. 79th Place ZIP 85257

HOME PHONE 602-502-3160 WORK PHONE 623-780-6375

E-MAIL ADDRESS (optional) brian.nellesen@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

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

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 Cards for designated speakers and the person(s) they represent must be submitted together.



NAME (print) JOHN A Manter MEETING DATE July 18, 2019

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

ADDRESS 7826 E Monte Vista Rd Scottsdale, AZ ZIP 85257

HOME PHONE 662-319-7352 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) johnmanter81@aol.com

I WISH TO SPEAK ON AGENDA ITEM # 5  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.

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## REQUEST TO SPEAK

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 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) Virginia Lukian MEETING DATE 7-18-2019

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

ADDRESS 7925 E. Monte Vista Rd ZIP 85257

HOME PHONE 480-947-0652 WORK PHONE \_\_\_\_\_

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

I WISH TO SPEAK ON AGENDA ITEM # 5  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.



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 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.

3

NAME (print) BRIAN LUKIAN MEETING DATE 7-18-19

NAME OF GROUP/ORGANIZATION (if applicable) SELF

ADDRESS 7925 E. MONTE VISTA RD SCOTTSDALE ZIP AZ

HOME PHONE (480) 947-0652 WORK PHONE SAME

E-MAIL ADDRESS (optional) ~~BLUKIAN@GMAIL.COM~~

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING CABANA ON HAYOER

\*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.**



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) Cassie Franano MEETING DATE 7-18-19  
 NAME OF GROUP/ORGANIZATION (if applicable) Cox Heights  
 ADDRESS 7853 E Monte Vista Rd. ZIP 85257  
 HOME PHONE (602) 629-0290 WORK PHONE (480) 941-8340  
 E-MAIL ADDRESS(optional) cfranano@c@ yahoo.com  
 AGENDA ITEM # 5  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) Strange design. I don't like the fact of only having 20% two bedrooms, more transient renters in studios and 1 bedrooms. No 3 stories. Very ugly. 35 year resident

This card constitutes a public record under Arizona law.



### WRITTEN COMMENTS

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5

NAME (print) MARY FIEDLER MEETING DATE 7-18-19  
 NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_  
 ADDRESS 7902 E Monte Vista ZIP 85257  
 HOME PHONE ~~602-618-3966~~ WORK PHONE \_\_\_\_\_  
 E-MAIL ADDRESS(optional) ~~mary.fiedler@scottsdale.gov~~ darrah.mary@yahoo  
 AGENDA ITEM # 5  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) Does not match the neighborhood. Parking - need signs on Oak + Monte Vista advising will be towed. Need traffic calming.



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) Savannah Engelking MEETING DATE 7/18/19

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

ADDRESS 7919 E. Oak St. ZIP 85257

HOME PHONE (602-571-3009) WORK PHONE \_\_\_\_\_

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

AGENDA ITEM # 5  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) (Proposing changes):  
- guest parking should be increased to prevent  
the issue of limited street parking for existing residents  
- density to be reconsidered, lower than 89 units  
- consider effects on water pressure →

This card constitutes a public record under Arizona law.

- revisions to architecture to be more cohesive w/ existing home style

- concessions made by developer are appreciated; however, it would have been beneficial to them to attend our neighborhood meetings + collect feedback from the group as a whole. I would like the DRB to allow more time for revisions because of this.

**REQUEST TO SPEAK:** Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



**Berry, Melissa**

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**Subject:**

RE: Cabana on Haden - Case # 2-DR-2019

**From:** [mahaskins1@hotmail.com](mailto:mahaskins1@hotmail.com) <[mahaskins1@hotmail.com](mailto:mahaskins1@hotmail.com)>

**Sent:** Friday, January 18, 2019 5:15 PM

**To:** Perone, Steve <[SPerone@Scottsdaleaz.gov](mailto:SPerone@Scottsdaleaz.gov)>

**Subject:** Cabana on Haden - Case # 2-DR-2019



How many stories tall will these buildings be? Will they be apartments or condos? What is the target demographic? When is the building expected to start and to be completed? How much parking will be provided, on site, for each unit? -- sent by Marjorie C Haskins (case# 2-DR-2019)



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## Berry, Melissa

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**From:** Perone, Steve  
**Sent:** Tuesday, January 22, 2019 8:38 AM  
**To:** Berry, Melissa  
**Subject:** FW: Case #2-DR-2019 Cabanas on Hayden

And another

**From:** phxrising6@yahoo.com <phxrising6@yahoo.com>  
**Sent:** Friday, January 18, 2019 9:06 PM  
**To:** Perone, Steve <SPerone@Scottsdaleaz.gov>  
**Subject:** Case #2-DR-2019 Cabanas on Hayden



Will there be a meeting for the home owners of the area to attend to voice how we feel about an apartment complex so close to the existing residential neighborhood which will in turn affect traffic flow on Monte Vista Rd and Oak Street, the decrease in property value to home owners, and other negative factors that come with having an apartment complex so close to a residential neighborhood. Thank you. -- sent by Cindy J. Hunsicker (case# 2-DR-2019)



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## Berry, Melissa

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**From:** Perone, Steve  
**Sent:** Tuesday, January 22, 2019 8:38 AM  
**To:** Berry, Melissa  
**Subject:** FW: 2-DR-2019 Cabana on Hayden

And another

**From:** phil-marthah@cox.net <phil-marthah@cox.net>  
**Sent:** Saturday, January 19, 2019 9:07 AM  
**To:** Perone, Steve <SPerone@Scottsdaleaz.gov>  
**Subject:** 2-DR-2019 Cabana on Hayden



Cabana: a cabin, hut, or shelter, especially one at a beach or swimming pool. Sounds lovely. More apartments in the neighborhood. Monte Vista Rd and Oak St are small streets that allow only one car to pass if cars are parked on the street. Bicyclist, joggers, walkers frequent Oak St headed to and from Eldorado Park already weave in and out of traffic. Please reconsider "multiple-family residential" development as we know are apartments with frequent turnover, to single family homes. -- sent by Martha Hershkowitz (case# 2-DR-2019)



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## **Barnes, Jeff**

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**From:** Castro, Lorraine  
**Sent:** Tuesday, January 22, 2019 8:58 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Cabana on Hayden - URGENT

—Original Message—

**From:** Sarah Allen <sballen02@gmail.com>  
**Sent:** Saturday, January 19, 2019 1:44 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** Cabana on Hayden - URGENT

To whom it concerns,

Please provide information on any forums in which we can oppose the building the "Cabana on Hayden." This construction would financially devastate my family, which just grew by one. This construction would block the view of Camelback from our house and completely take away the value which we are relying on for our future investments. There are plenty of barely filled apartment complexes in the area and I speak for everyone in the neighborhood when I say this construction is completely unnecessary. This construction is the last thing this neighborhood needs right now. It's time to think of the people that live here in Scottsdale and not money.

If it is unlikely to be blocked, please provide a detailed construction timeline, including projected start dates, so we can make difficult decisions based on solid facts. I will follow up shortly if I do not receive a response.

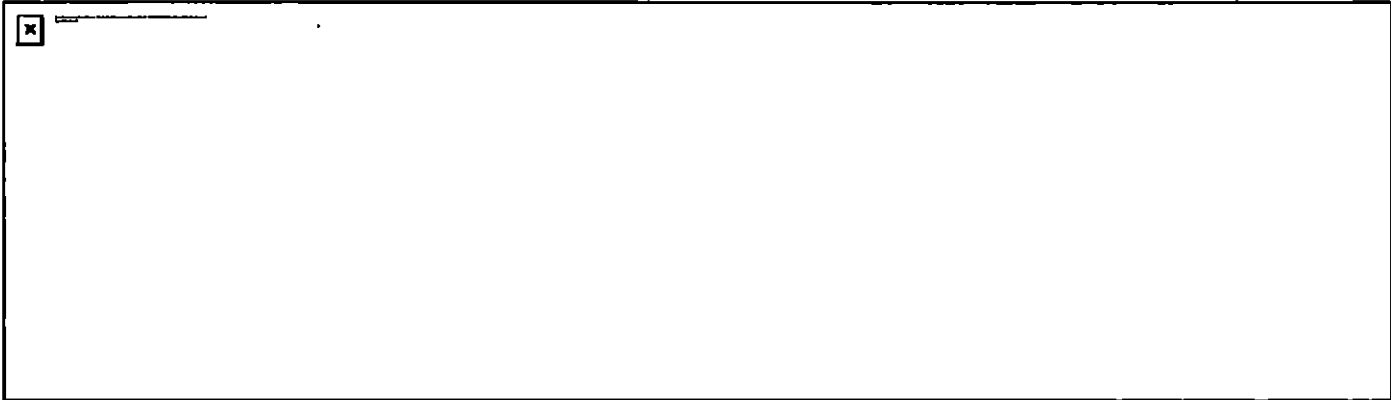
Thank you,

Sarah

**Perone, Steve**

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**From:** t3flow@gmail.com  
**Sent:** Wednesday, January 30, 2019 1:50 PM  
**To:** Perone, Steve  
**Subject:** 2-dr-2019



The sheer size would be overwhelming. There are almost as many units as there are houses in our neighborhood. It can be difficult to exit to Hayden from Monte Vista now, the influx of cars would be prohibitive. The apartment project should not have access to Monte Vista, Oak and Hayden should be enough for it. The proposed apartments would have a six-foot wall on The Monte Vista and on the alley sides, in addition to set back and landscaping. What will happen to the superfund wells? -- sent by Theresa beaulieu (case# 2-DR-2019)

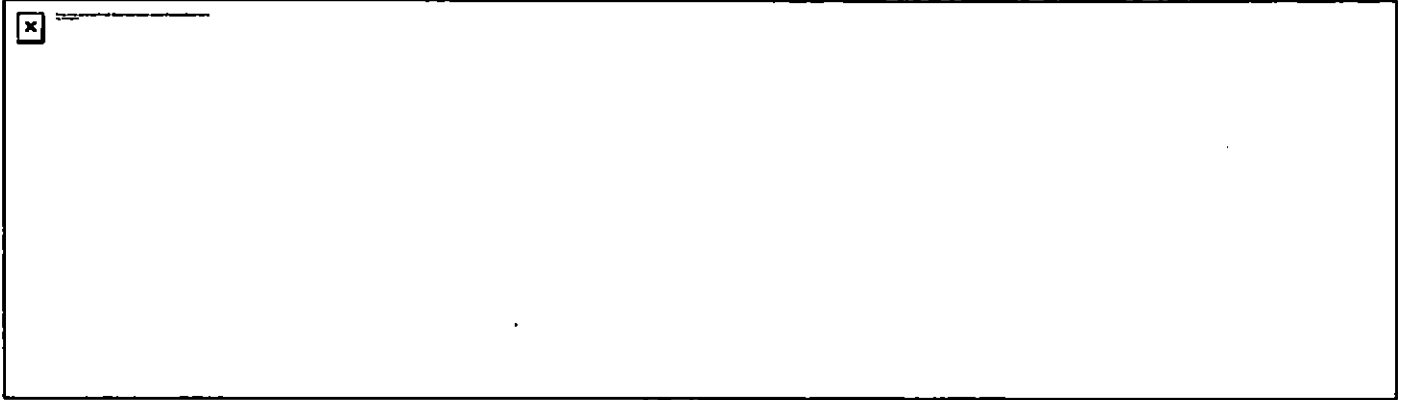


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**Perone, Steve**

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**From:** t3flow@gmail.com  
**Sent:** Wednesday, January 30, 2019 2:04 PM  
**To:** Perone, Steve  
**Subject:** 2-DR-2019



When is this scheduled for the planning board, the online form does not have enough room to list my concerns. Thank you -- sent by Theresa beaulieu (case# 2-DR-2019)

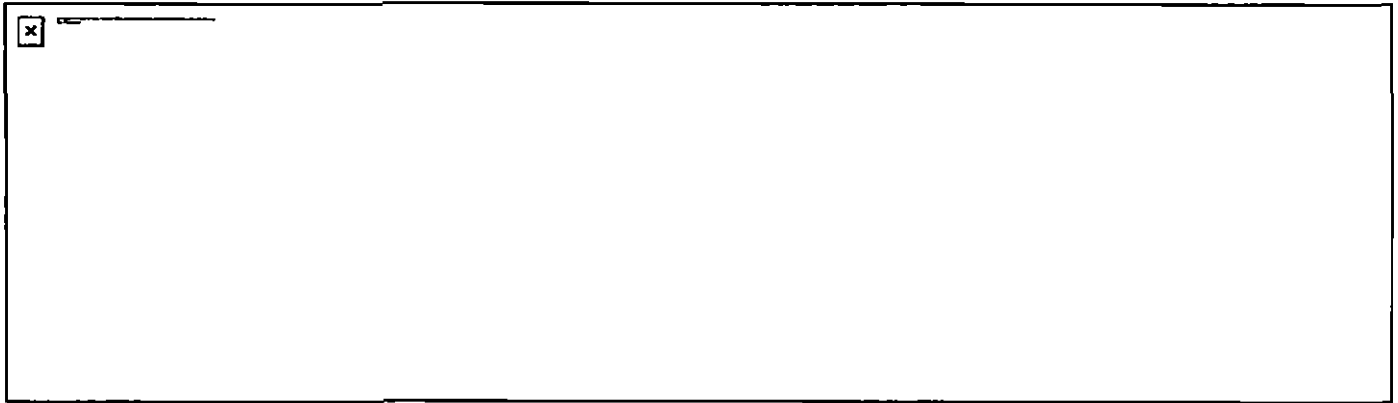


## Barnes, Jeff

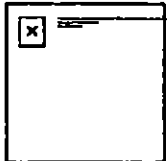
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**From:** krr21068@yahoo.com  
**Sent:** Thursday, January 31, 2019 12:18 PM  
**To:** Barnes, Jeff  
**Subject:** Condo going in at 2240 N. Hayden

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



This will put so much more traffic in our quiet neighborhood. If there are about 90 units going in here that is at least 200 MORE cars a day on our streets. It will be just like it is once in a while now when there is an accident on Hayden and everyone cuts thru our area, we can't even back out of our driveways safely. And you want to put that much extra traffic in here everyday??? If they must build on this land at least make them have their own entrance off of Hayden. -- sent by Kaeleen Robinson (case# 2-DR-2019)



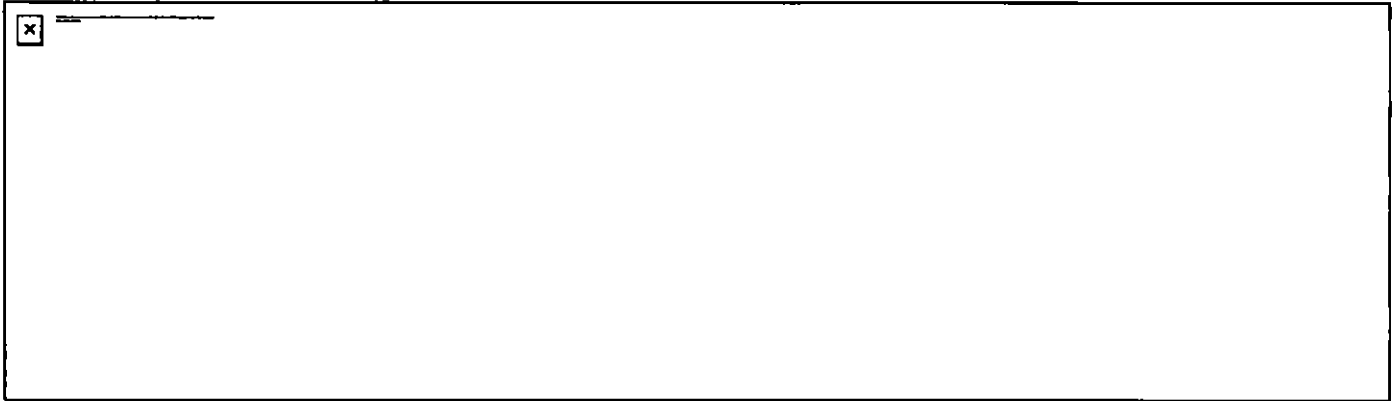
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## Barnes, Jeff

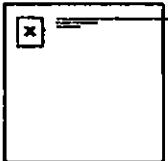
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**From:** krr21068@yahoo.com  
**Sent:** Thursday, January 31, 2019 12:25 PM  
**To:** Barnes, Jeff  
**Subject:** Condo going in at 2240 N. Hayden

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Box too small for all comments this is page 2. Where are all the construction workers going to park while they are building condos? Where will construction project companies store all their equipment and supplies when working on other projects on Hayden like they do now? -- sent by Kaeleen Robinson (case# 2-DR-2019)



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## **Barnes, Jeff**

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**From:** Castro, Lorraine  
**Sent:** Friday, February 1, 2019 7:56 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Cabana on Hayden - Case # 2-DR-2019

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Margie Haskins <mahaskins1@hotmail.com>  
**Sent:** Thursday, January 31, 2019 8:35 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** Cabana on Hayden - Case # 2-DR-2019

Since I live within half a block of this proposed project I have some concerns.

- 1 - How many stories tall will these buildings be?
- 2 - Will they be apartments or condos?
- 3 - What is the target demographic?
- 4 - When is the building expected to start and to be completed?
- 5 - How many parking spaces will be provided, on site, for each unit

Thank you for your time.

Margie

## **Barnes, Jeff**

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**From:** Steve Haskins <steve.haskins@cox.net>  
**Sent:** Sunday, February 3, 2019 4:08 PM  
**To:** Barnes, Jeff  
**Subject:** Hayden 2-DR-2019

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mr. Barnes,

I am contacting you in regards to the proposed development of apartments on Hayden between Oak and Monte Vista. I have a concern over more apartment buildings in the area. We purchased our property several years ago due to no apartment buildings in the area and now we are being encroached from the north and now with this new project.

Oak Street is already a busy side street with the park and Scottsdale buses. The inclusion of apartment traffic would require widening of the intersection and a change in traffic control which would not be acceptable. A speed bump at the curve west of the Hayden intersection is already desirable and would be even more necessary with the additional traffic.

What demographic is being targeted for these apartments?

How many parking spaces per apartment unit will be allotted? Parking along Oak Street is already quite substantial.

How long will the construction last?

Regards,

Steve Haskins

7908 E. Oak Street

## Barnes, Jeff

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**From:** Vicki Jean Byrd <vickijeanbyrd@gmail.com>  
**Sent:** Sunday, February 3, 2019 6:24 PM  
**To:** Barnes, Jeff; cbower2@cox.net  
**Subject:** Cox Heights Thomas to Hayden (Oak to Monte Vista)

I live on 78th Street off Oak for the last 30 years. I was told by a neighbor (Cindy Bower) that you are planning to approve an 89 unit multi-unit housing project. I say **NO THANKS** you would ruin our **PEACEFUL COMFORT** we have established between the Churches and El Dorado Park.

We have our share of "speedy drivers" but our community is seemingly low in **CRIME**. If you replace a Church with **Non-Permanent residents** .... you open the doors to **CRIME** and **over 150 vehicles** in our otherwise peaceful family safe community!

We are a stable community that would be completely disrupted by Apartment Construction.... All the money spent to improve our interior streets and sidewalks could be damaged by construction.

Besides the Crime & Traffic and the **Construction noise & DUST** ... the fact that these are not committed Home owners ... they would upset the fine balance of our **BLENDED FAMILY FRIENDLY COMMUNITY!**  
**NO THANKS!**

**Barnes, Jeff**

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**From:** Kae Robinson <kr21068@yahoo.com>  
**Sent:** Monday, February 4, 2019 11:48 AM  
**To:** Barnes, Jeff  
**Subject:** Re: Condo going in at 2240 N. Hayden

Thank you for your reply. It is The Monte Vista driveway that mostly concerns me plus I recently heard that it is to be 89 apartments and not condos. Apt. are even a more transient population that is not good for our neighborhood. I think there should be a neighborhood meeting including yourself and the developer.

Kaeleen Robinson

On Monday, February 4, 2019, 10:28:14 AM MST, Barnes, Jeff <JBarnes@Scottsdaleaz.gov> wrote:

Kaeleen,

Thank you for your comments, they will be reflected in our case file. We are currently in the process of reviewing the details of the proposed application for compliance with our various codes and ordinances. The initial submittal of the site layout includes access points from Hayden Road, Oak Street and Monte Vista Road.

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)

(480) 312-2376

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**From:** kr21068@yahoo.com <kr21068@yahoo.com>  
**Sent:** Thursday, January 31, 2019 12:18 PM  
**To:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
**Subject:** Condo going in at 2240 N. Hayden

This will put so much more traffic in our quiet neighborhood. If there are about 90 units going in here that is at least 200 MORE cars a day on our streets. It will be just like it is once in a while now when there is an accident on Hayden and everyone cuts thru our area, we can't even back out of our driveways safely. And you want to put that much extra traffic in here everyday??? If they must build on this land at least make them have their own entrance off of Hayden. -- sent by Kaeleen Robinson (case# 2-DR-2019)

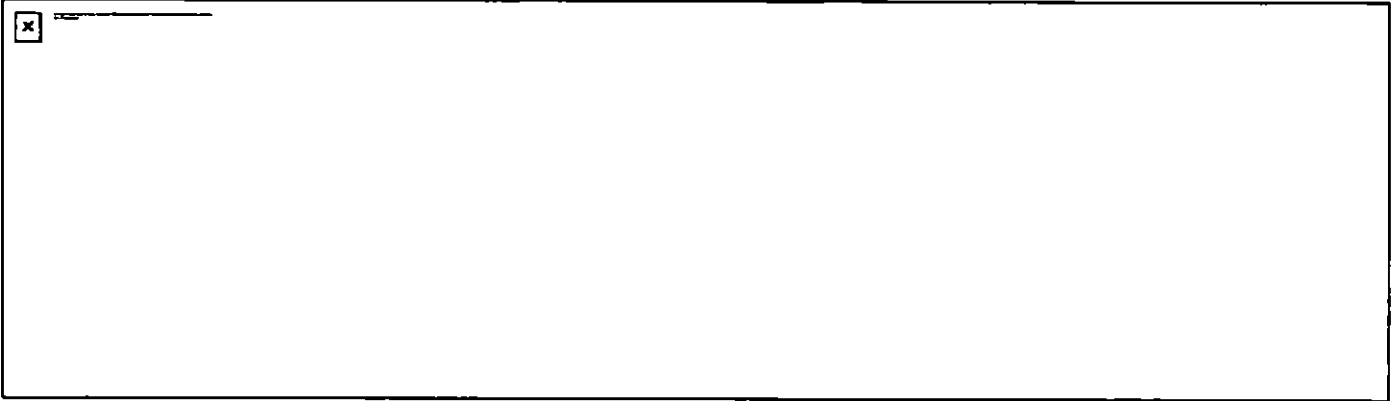


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## Barnes, Jeff

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**From:** agave@cox.net  
**Sent:** Monday, February 4, 2019 2:07 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden



Jeff and team, I would like to share my concerns on the new apartment project, Cabana on Hayden. This is not the type of development I want in my neighborhood. I am would be more likely to approve development that keeps with the style, period of the post modern neighborhood with less density and larger set backs with out entrance on Monte Vista. I have lived here for 29 years and I will be expressing my wishes at the upcoming public meetings. Please contact me at 480 213-5556 or 2036 N 78t. -- sent by Deborah Wallace (case# 2-DR-2019)



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## **Barnes, Jeff**

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**From:** Katherine Matterson <Katherine@orchardmed.com>  
**Sent:** Monday, February 4, 2019 2:56 PM  
**To:** Barnes, Jeff  
**Cc:** cbrower2@cox.net  
**Subject:** Cabana on Hayden 2-DR-2019

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Whom it may Concern,

As a resident of this neighborhood and one of the houses that will be closest to the new structure. I would like to state the following concerns for the Cabana on Hayden 2-DR-2019 project.

- These buildings are 3 stories high above the tree lines and will be like driving into a wall at the end of my street. Not exactly what I planned when living in South Scottsdale, it will greatly ruin the aesthetic and feel of the neighborhood.
- The entrance and exit onto Monte Vista will hugely impact traffic and make the left-hand turn onto Hayden even more impossible than it already is.
- The Oak entrance/exit faces to a business with no houses and will have a light so as to not impede traffic, whereas the entrance/exit on Monte Vista will empty into an already very crowded/narrow Monte Vista/79<sup>th</sup> Street.
- Where will the construction trucks and equipment be located and how will this impact traffic and accessibility.
- What time will the construction start in the AM and how long would it last? I work from home and do not want constant construction noise all day long.
- From the plans, these look like college dorms, what are the price points for these proposed apartments? I do not want to live in a neighborhood overrun by college students. If I did, I would live in Tempe.

These are just some of my concerns, and what it boils down to is this-

I do not want to be inconvenienced for an extended period of time, I pay to live in a nice quiet neighborhood and do not want that compromised. If an apartment complex that is smaller would add to the community I would not be opposed.

Thank you for your time, I know you are busy and hearing people's complaints and concerns all day is not easy.

Respectfully,

**Katherine Matterson** | Administrative Liaison | Orchard Medical Consulting  
(602) 942-4700: Main | (866) 942-0212: Fax | (480) 278-6530: Mobile

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## **Barnes, Jeff**

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**From:** Mary Darrah <darrah.mary@yahoo.com>  
**Sent:** Tuesday, February 5, 2019 11:09 AM  
**To:** Barnes, Jeff  
**Cc:** Mark Dfiedler; cbrower2@cox.net  
**Subject:** Cabana on Hayden 2-DR-2019

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Jeff,

My husband and I live at 7902 E Monte Vista-just 2 houses from the proposed development. Although we are not opposed to change we do have some very serious concerns regarding the plan.

1. We do not want any more apartments. We would prefer a stable population.
2. The design/architecture does not reflect the neighborhood.
3. We absolutely do NOT want an entrance off of Monte Vista! We already have cars cutting through El Dorado Park to access Hayden Road. We have children on Monte Vista as well as multiple residents with dogs. There absolutely cannot be an entrance on Monte Vista.
4. We want signage posted stating that parking on Monte Vista and on Oak is for residents only and vehicles will be towed and owners fined.
5. What are the plans for the entrance on Hayden? This will most definitely affect traffic and the light on Oak will need to be reprogrammed.
6. Please no construction vehicles or personal vehicles parking in the neighborhood during construction.
7. What will be done about the noise and dust during construction?
8. What will the city do to slow traffic on Oak that is already a problem?

I appreciate your consideration and sincerely hope that you will be a strong voice for the residents of Cox Heights. Please feel free to contact me via email or phone at 602-618-3966. We look forward to your response and updates and will most certainly attend any neighborhood meetings with the city of Scottsdale and the developer.

Regards,  
Mary and Mark Darrah-Fiedler

## **Barnes, Jeff**

---

**From:** Kathleen Silvia <klavoie@yahoo.com>  
**Sent:** Tuesday, February 5, 2019 4:31 PM  
**To:** Barnes, Jeff  
**Subject:** Cox Heights Cabana Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Barnes,

As a tax payer and community member of Cox Heights, I strongly oppose the new development Cabana on Hayden. We do not need more apartments. There is a soon to be water shortage here in Arizona so I'm quite confused about the continuous developments being built. We have young families with children moving into the neighborhood. Our zip code is slated to be one of the top neighborhoods for 2020 for all of Maricopa County. We do not want to settle for a development that may make our neighborhood unstable with an ever shifting population of residents. The drawings of the development do not reflect our post modern neighborhood. How will the city protect our neighborhood from all the extra traffic? We also do not want construction vehicles traveling through our neighborhood extremely inconvenient! The workers should not be allowed to even park in our neighborhood. You also by the way need to reprogram the light at Oak Street to accommodate the traffic. For the future what will the city do to slow traffic on Oak Street and control stop sign runners at the park? These existing problems have not been resolved yet and will be exacerbated with the increase in traffic from the proposed project. I stand together with my neighbors and neighborhood in that I do not want to lose my peaceful way of life and the wonderful security we have always had in our neighborhood. We are a young family here with 3 kids (our youngest being 5 months old). I am also requesting a neighborhood meeting with the city and the developer.

Sincerely,  
Kathleen & Michael Silvia  
Sent from my iPhone  
Sent from my iPhone

## **Barnes, Jeff**

---

**From:** Margie Haskins <mahaskins1@hotmail.com>  
**Sent:** Wednesday, February 6, 2019 9:56 PM  
**To:** Barnes, Jeff  
**Subject:** Re: Cabana on Hayden - Case # 2-DR-2019

Thank you for your response. I have some real concerns about the traffic this new addition would bring to the neighborhood. I live on Oak, three houses west of Hayden which puts me almost right across the street (Oak) from the west end of this proposed project. The traffic on Oak is already heavy on weekends with people going back and forth to Eldorado Park and on weekdays with people going back and forth to Coronado High School. Add the Scottsdale Trolley running up and down the street all day and the neighborhood cars already parked on the street on a regular basis due to the single car garages in this older neighborhood and there isn't any room for additional traffic. Or noise.

I looked at the plans on the website and I can't help but think that the proposed driveway on Oak, that close to the corner (Hayden & Oak) and right on the curve will cause additional problems. Cars speeding around that curve are already a problem. Several have run into parked cars and / or run up onto lawns over the years.

Thanks for "listening".

Margie Haskins

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**From:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
**Sent:** Monday, February 4, 2019 10:53 AM  
**To:** mahaskins1@hotmail.com  
**Subject:** RE: Cabana on Hayden - Case # 2-DR-2019

Margie,

We are still in the process of reviewing the details of the proposed application for compliance with our various codes and ordinances, but as best I can answer your questions based on those details:

1. The submitted proposal is for the buildings to be partial 2-story and partial 3-story.
2. The application submittal identifies the units as apartments.
3. I cant speak to the applicant's intent on marketing this product.
4. From a process standpoint, this application will still need to receive Development Review Board approval before proceeding to permit submittal/review and then on to construction. This is too early in the process to say when that construction could begin.
5. They are identifying providing parking in accordance with our Zoning Ordinance, which requires parking based on unit type at the rate of: studio units at 1.25 space, one-bedroom units at 1.3 space, and two-bedroom units at 1.7 space. The current layout results 124 required spaces and 131 provided spaces.

Additional details regarding the applicant's current submittal, future submittals or hearing dates (once scheduled) can be found on the case information page on our website.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49464>

**Jeff Barnes**  
Senior Planner  
City of Scottsdale  
Planning & Development Services  
[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)

---

**From:** Margie Haskins <[mahaskins1@hotmail.com](mailto:mahaskins1@hotmail.com)>  
**Sent:** Thursday, January 31, 2019 8:35 PM  
**To:** Projectinput <[Projectinput@Scottsdaleaz.gov](mailto:Projectinput@Scottsdaleaz.gov)>  
**Subject:** Cabana on Hayden - Case # 2-DR-2019

Since I live within half a block of this proposed project I have some concerns.

- 1 - How many stories tall will these buildings be?
- 2 - Will they be apartments or condos?
- 3 - What is the target demographic?
- 4 - When is the building expected to start and to be completed?
- 5 - How many parking spaces will be provided, on site, for each unit

Thank you for your time.

**Margie**

## **Barnes, Jeff**

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**From:** Brian Sweis <briswei@hotmail.com>  
**Sent:** Wednesday, February 6, 2019 5:18 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden 2-DR-2019

Dear Mr. Barnes,

As a resident of the Cox Heights neighborhood, I am writing to advise of my concerns about the proposed apartment complex slated to be located on Hayden Road between Monte Vista and Oak. I STRONGLY oppose this project. Aside from the fact that I think I speak for all of my neighbors when I say that we do NOT need more condos/apartments in this markedly single-family dwelling neighborhood...my other concerns involve traffic, traffic signals, lack of amenities in the area to support additional residents, construction and construction noise, and- something that directly affects me- a permanent change to the view from my home. When I considered buying my home across Hayden nearly 20 years ago, one factor was the unsightly telephone/cable/electrical wires and poles that ran through the alley overhead and across to all of the homes. When I stood in the backyard and looked West, I could see a tangled up mess of countless wires...but beyond that was a lovely view of the Papago Buttes, and I decided to purchase my home. I was told at the time that the city was considering a plan to relocate some of the wires underground...and we all know that didn't happen, as we always get screwed in South Scottsdale. :) Anyway, to this day I still hate looking at those utility lines, but I'm able to look past them at the awesome Buttes...and often, the sunset....and suddenly, those lines don't bother me so much anymore. I can't IMAGINE stepping out to my backyard and having to see a two to three story BUILDING beyond that tangle of wires, blocking my view of the Buttes and sunset. I can already sense the irritation and disappointment I would feel every time I stepped foot into my backyard. I know times change, and things change, but there is nothing GOOD that would come out of this for anyone in the neighborhood. Anyway, thank you so much for hearing me out. Hoping we're not too late to influence the direction of this project.

Sincerely,  
Brian Sweis

## Barnes, Jeff

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**From:** Brian Lukian <nsh.lukian@gmail.com>  
**Sent:** Wednesday, February 6, 2019 2:32 PM  
**To:** Projectinput; Barnes, Jeff  
**Subject:** Cabana on Hayden

February 6, 2019

Jeff Barnes\JBarnes@scottsdaleaz.gov

**Re: Case No. 2-DR-2019**  
**Case Name: Cabana on Hayden**

We have many concerns on the development of the property at the corner of Hayden and Monte Vista.

- 1. Location:** These buildings are directly facing the front of my property located at 7925 E. Monte Vista which by the way is a residential street. I have not seen any apartments in Scottsdale that are located in this manner which directly affects and devalues a person's home, the amount of increase in noise, increase in traffic, the danger of automobile accidents since the entrance and exit are onto Monte Vista and the increase in traffic on the street and in front of my home.
- 2. The density:** With 89 units there will be almost more people on that property than in our entire subdivision.
- 3. The height:** is more than double that of the existing homes in the subdivision. There is a Two story building closest to Monte Vista. A second three story building will be located behind the first building close to Oak Street. With some apartments having a balcony the buildings will look more like a motel than apartment and does not fit into our post-modern neighborhood.
- 4. Stability:** We feel there already too many apartments now in our South Scottsdale area. Additionally, apartments are known for its unstable and transient population. With so many transient renters we feel that the safety and security of our homes will be in jeopardy. We are looking for a development that will stabilize and enhance our neighborhood not bring lower property values and increased crime and traffic.
- 5. The south entrance and exit** on Monte Vista for the apartments face my house and my neighbors to the East and West. Each vehicle leaving the property at night would shine into our windows at all hours of the night and would cause an unnecessary and intrusive element affecting myself and my property. The properties other two entrances/exits on Oak Street and Hayden Rd are more than efficient to handle the extra traffic without affecting the traffic flow currently on Monte Vista Rd.
- 6. Protection:** One question is how will the city protect our neighborhood from all the additional traffic? A partial solution would be to eliminate the planned entrance/exit on Monte Vista. In addition how is the city going to eliminate on- the- street parking?
- 7. Personal Infringement:** What is the property owner planning to do about the extra noise coming from such a large number of units? Since I am directly across from these units I am more directly infringed upon from the noise, my loss of privacy, the loss of any type of view, any type of peaceful living and the constant intrusion of a high number of automobiles and strangers. With the south entrance/exit onto Monte Vista it will greatly impact me entering and exiting my driveway.
- 8. Traffic Lights:** Will the city reprogram the light at Oak and Hayden? There are a number of traffic accidents at this intersection. Today for instance there was a two car accident and some people were sent to the hospital with serious injuries.
- 9. Child Safety:** How will the city solve any safety problems arising from the additional traffic affecting the school children who walk down Oak as well as the children living in the subdivision?

**development board before any action is taken and that these concerns are addressed with the homeowners in the Cox Height subdivision. This design conflicts with the vision and quality of life for the homeowners in this subdivision.**

**Virginia and Brian Lukian**

## Barnes, Jeff

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**From:** Savannah Engelking <sengelking@ymail.com>  
**Sent:** Thursday, February 7, 2019 10:13 AM  
**To:** Barnes, Jeff  
**Subject:** Re: 2-DR-2019

Hi Jeff,

Thanks for getting back to me!

I just wanted to reiterate the concerns of myself and my neighbors that the development of apartments will have negative affects on the privacy, safety, and traffic of our neighborhoods.

The height and architecture of the buildings would be very out of place and would definitely cause privacy issues with neighbors.

The entrances/exists on the smaller streets will definitely increase traffic, in addition the level of existing cars, pedestrians, cyclists, etc. this increase of traffic from 89 units would be not only inconvenient and add to the commute of existing residents, but likely unsafe.

The unstable residency and high turnover of apartment residents compared to multi or single family homes makes us worry that crime and loitering will increase in the neighborhood.

Hopefully some of these concerns can be addressed by the city on our behalf!

Thank you for taking the time to record our feedback!

Best,  
Savannah Engelking

On Feb 6, 2019, at 11:32 AM, Barnes, Jeff <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)> wrote:

Savannah,

I received your voicemail regarding the emails you sent. I recall seeing one initial email looking for information and speaking to you on the phone, but I don't think I've seen subsequent emails from you routed to me? If you would like to send me anything direct to include in our file, you can send it to this email address.

**Jeff Barnes**  
Senior Planner  
City of Scottsdale  
Planning & Development Services  
[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)  
(480) 312-2376

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- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:  
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>  
<https://eservices.scottsdaleaz.gov/bldgresources>



## Barnes, Jeff

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**From:** Casey T. Lawson <Casey.Lawson@mjinsurance.com>  
**Sent:** Thursday, February 7, 2019 9:18 AM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden Concerns

Hello Jeff,

It has recently come to my attention that a new apartment complex is in planning for the corner of Oak and Hayden where the church is. I am very concerned about this. I live at 8007 E Monte vista Rd and I believe I will be directly impacted by this project. First off, I bought my house in 2015 with the impression that nothing other than a church would be on that corner due to zoning laws. I'm all for revitalizing the area and I think South Scottsdale is making great strides, but I don't believe constructing high density apartments is the solution for my Neighborhood and South Scottsdale in general. My biggest concerns are listed below:

**Crime and Security** – There is a reason I bought a home in a residential neighborhood. Apartments do not belong in single family neighborhoods. I've seen the plan designs for the project and I don't think the overall design fits with the neighborhood, nor would the price point based on the design bring in valuable contributors to the area. This area is growing and becoming much more attractive to families. I recently started my family and I am very concerned about the increased traffic this will bring as well as increased crime. Why aren't we trying to bring in tenants that will benefit the community for the long haul by making condos instead of apartments? Why not build another track of homes there similar to the ones off of Thomas and Granite Reef? High density apartments are all about making money and that is the bottom line.

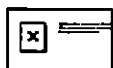
**Home Values** – My neighborhood is a very popular area right now in terms of real estate. It's demand is projected to continue grow into 2020. I bought my home 3 years ago and I don't want to see the home values impacted by putting in apartments. Apartments will deter buyers and ultimately lower home values. Home values and prices have a direct correlation to the overall success of a community.

**Traffic** – I do not want the additional traffic caused by this project. This would include the construction workers, construction vehicles and future tenants. I bought my home because the neighborhood was peaceful, calm and did not have a lot of traffic. This would create the exact opposite especially given my proximity to the potential project site.

In summary, I feel this project is not the right fit for our community. Apartments are great for certain areas, but Cox Heights is not one of those areas. I am vehemently against this project and would like to have it tabled. I'm all for new ideas that improve our community, but this is not one of them. Please take our concerns seriously as there are many residents in the community that are against this project.

Regards,

Casey Lawson  
714-726-7201

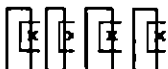


**CASEY T. LAWSON**

CLIENT EXECUTIVE

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**Barnes, Jeff**

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**From:** Susan Hamann <susanhamann@cox.net>  
**Sent:** Friday, February 8, 2019 10:34 AM  
**To:** Barnes, Jeff  
**Subject:** Apartment Building

Hello Jeff, My name is Susan Hamann and I live on the corner of Monte Vista and 78<sup>th</sup> St. I am very concerned for my neighborhood. We have a safe and quiet neighborhood. Building an 89 unit apartment complex at the entrance to the neighborhood will have a huge impact on our safety and will change the entire dynamics of this neighborhood. This part of Scottsdale has turned into apartment row. The stability of this part of Scottsdale is in jeopardy.

Sincerely,

Susan Hamann

**Barnes, Jeff**

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**From:** Castro, Lorraine  
**Sent:** Monday, February 11, 2019 10:09 AM  
**To:** Barnes, Jeff  
**Subject:** RE: 2-DR-2019

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**From:** Amy Stanerson <amyjean269@hotmail.com>  
**Sent:** Friday, February 08, 2019 9:13 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** 2-DR-2019

To city contact Jeff Barnes,

As a community member, I would like to express my disapproval of the project to build apartments in my area. Please feel free to reach out to me to discuss. Thank you!

Amy Reece  
602-565-6949

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**Barnes, Jeff**

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**From:** Amy Davison Tinder <aimswa27@gmail.com>  
**Sent:** Friday, February 8, 2019 3:51 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden 2-DR-2019

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

While I realize we are helpless to stop the continued high density development in South Scottsdale, it's still worth voicing some concerns. First, when will there be enough apartments and condos added to South Scottsdale? The traffic volume has drastically changed the environment of our neighborhood. We used to be able pop over to Papago for a quick hike, but now the drive time has doubled with the volume of cars on McDowell at all times of the day.

If we are going to continue to add developments that can overnight drastically increase the number of residents and cars in an area, the city has got to assure the current (many long-term residents) that they have considered the infrastructure needs. Is there a formula for amount of retail facilities per group of residents? We're told repeatedly by the developer community that retail follows rooftops - but the neighborhoods in South Scottsdale have at least tripled in number of residents over the last 4 years and we still have two grocery stores.

So specifically about this project, Cabana on Hayden. The developer purchased this property and is within their rights to develop apartments based on the zoning and so we cannot stop that, and honestly, it's not been the most attractive entrance to our community and so an improvement is welcomed. But I would like to address the quality of life to the long-time residents who will be affected by this new development. At 89 units, that's at least 100 new cars adding to the traffic in our neighborhood. We already have an issue of speeding on Oak and so I'd like to request a study on possibly adding speed bumps along there as we increase the amount of cars cutting through to get to Miller. Having the development parking lot open on Monte Vista is my biggest concern. Hayden has gotten to be so busy with all the development that current neighbors exiting via Monte Vista can be challenging. Adding additional traffic, especially exiting a parking lot so close to Hayden I think could be a real issue.

I appreciate you listening to my feedback - while I'm not protesting the use of this purchased property for development - I'm really seeking some assurance from the city that they are considering the needs and quality of life of their current citizens before rubber stamping development after development. I think back to my young nephew playing a video game SimCity where he was developing a city. Each time he'd add a neighborhood, there would have to be additional steps and costs: a new entrance on a freeway, increased electrical infrastructure, public safety, etc. We'd like some visibility to what the city is using to gauge when development has become too dense without making serious infrastructure adjustments.

Thank you!

Amy Tinder  
2030 N. 78th Street  
Scottsdale, AZ 85257  
602-538-7774

**Barnes, Jeff**

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**From:** Tim Billings <timbillings311@gmail.com>  
**Sent:** Monday, February 11, 2019 12:40 PM  
**To:** Barnes, Jeff  
**Subject:** Fwd: Cabana on Hayden

Jeff:

I'm just sharing with you my thoughts on this attached apartment project, (Cabana on Hayden), This looks to be a low budget and somewhat "cheesy" project offering a very low end product. The pictures look like a cheap multi-story Motel 6 or subsidized company housing. 828 sf. 2 bedroom apartments are only going to appeal to a very low income demographic which is not inline with the surrounding neighborhood. A less dense, (ie: fewer and larger units), more up scale project, (like the San Tropez apartment down the street), would be a better fit for the neighborhood. Thank you for your time and have a great day!

----- Forwarded message -----

**From:** Acevedo, Alex <AAcevedo@scottsdaleaz.gov>  
**Date:** Mon, Feb 11, 2019 at 12:09 PM  
**Subject:** Cabana on Hayden  
**To:** [timbillings311@gmail.com](mailto:timbillings311@gmail.com) <[timbillings311@gmail.com](mailto:timbillings311@gmail.com)>

Good afternoon,

Please follow the link provided for information on 2-DR-2019 (Cabana on Hayden)

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49464>

*Respectfully,*

*Alex Acevedo*

Planning Specialist

City of Scottsdale

Planning & Development Services

Phone: 480-312-2542

**Barnes, Jeff**

---

**From:** Barbara Matteson <babs7diamond@yahoo.com>  
**Sent:** Monday, February 11, 2019 3:44 PM  
**To:** Barnes, Jeff  
**Subject:** Apartment on Oak and Monte Vista

I can't believe you will approve to build an apartment on Oak and Monte Vista on Hayden Road in a residential neighborhood. This is not where you build an apartment. What we need there is more homes to be built in that area so the neighborhood looks finished. I beg of you, please do not approve it. This is a family and safe area where there are children. We don't need the extra and unsafe traffic that will come with an apartment building.

Thank you

Barbara Matteson  
Retired from the City of Scottsdale

Sent from my iPad

## **Barnes, Jeff**

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**From:** Geoff <geoffedgelow@gmail.com>  
**Sent:** Monday, February 11, 2019 1:31 PM  
**To:** Barnes, Jeff  
**Cc:** cbrower2@cox.net  
**Subject:** Concerned Resident over new Development in Neighborhood

Hi Jeff Barnes -

I have received a concerned letter on my door about the new development happening in my Neighborhood. It is the Cabana on Hayden 2-DR-2019, corner of Hayden and Oak. I must first say I am a believer in new development values it brings to a community, but what is being proposed will do the exact opposite to this wonderful Cox Heights neighborhood.

I purchased my home in Aug of 2006 and have worked very hard over the years to upgrade my home and pride myself in the community in which I live. I have seen many of my neighbors follow suit since I have upgrade my home, many have replaced their roofs, windows and even stucco'd their homes since. It would be a travesty if this proposed 89 unit apartment complex would be built on such a small piece of land. I share the concerns of my neighbors about the crime this will bring into our community that is otherwise free of crime.

I have attached screen shots of the City of Scottsdale Police Crime map of Apartment Complex Crime activity in the last 2 months close to our community. These crimes vary and include: Assault, Auto Theft, Auto Burglary, Criminal Damage, Graffiti, Domestic Violence, Residential Burglary, Theft. This accounts for 42 incidents of these natures, solely in Apartment Complexes.

I do not want to have these issues in my neighborhood or near any of the neighborhood children. Now if this was a proposed single family housing project, I would be all for it with the same footprint of lot as our neighborhood currently has. This is what this community would highly benefit from and increase the property values.

Please DO NOT allow this travesty of a project to pass through the City Planning.

Sincerely,

A Concerned Home Owner.

Geoffrey Edgelow

7807 E Hubbell Street, Scottsdale AZ 85257  
602-410-9790







**From:** Berry, Melissa  
**Sent:** Tuesday, February 12, 2019 10:11 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Development Review Board Public Comment (response #67)

2-DR-2019

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**From:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Sent:** Monday, February 11, 2019 4:37 PM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment (response #67)

## Development Review Board Public Comment (response #67)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/development-review-board/public-comment">https://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	2/11/2019 4:36:33 PM

### Survey Response

<b>COMMENT</b>	
Comment:	<p>1. Cox Heights is a deed-restricted development of 1-story homes. The character of the entire area is characterized by one-story single family homes. 2. Street scene is not addressed with this design as the project turns its back to the community. If the project is to be received by the community, and the occupants to feel at home and become a part of the community, a greater sense of connection to the existing community is needed. This would start with a sense of scale at the street scene that matches the community. Create a sense of place. Embrace the community, visually and physically. 3. North of Oak St. are the two-story multi-family products. South of Oak St., all housing, even multi-family, is one-level until properties address McDowell. Point is, multi-family greater than one-level is not appropriate in this area proposed along Oak St. 4. Additionally, although the proposed site plan shows compliance with parking calculations for the 89 unit development, it is my experience that the ratio needs to be greater to accommodate guests and the actual number of cars per unit. I'd suggest &gt;1.7 spaces per</p>

unit. In the current arrangement of 2-spaces of off-street parking for all the 3-bedroom homes along Oak St, there are always a number of cars parking on the street. Should the apartment project get built as proposed, more cars would eventually be parking on Oak St., Monte Vista, and 79th Pl. Oak St. is a relatively busy feeder street with a somewhat precarious bend in the road approaching the intersection with Hayden. 5. The size of the parking spaces will have a great impact on the viability of this project's ability to contain all parking on-site. Large vehicles may be forced to park on the street if the spaces shown (no legible dimensions provided; looks like 8-6" x 18' - "Compact" only) with no full-sized parking at 9' x 20'. 6. Invariably, the type of housing proposed would be attractive to people in the skilled trades and services in our community; I applaud this. However, often this type of work involves work vehicles to be brought home daily - large vans, pick-up trucks, etc. Rules prohibiting such parking will be a turn-off and create friction. Consideration needs to be provided for these vehicles to be parked on site. Else, these will find their way onto Oaks St. and Monte Vista and 79th Place. A larger vehicle parked on Oak St. would provide a new nuisance and obstacle to the safe navigation of this section of Oak St. Such additional parking (generally larger vehicles and work vans) on Oak St. or any of the neighboring residential streets would also be a detractor to the existing pleasant community feel and street scene. 6. Parking provided needs to include covered parking for all units. This will provide a welcomed amenity to the residents of the apartments, an incentive that will increase occupancy demand, and provide shade on the otherwise large expanse of pavement.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

**PLEASE PROVIDE YOUR NAME:**

First & Last Name:

Stephen Hall

**AND ONE OR MORE OF THE FOLLOWING ITEMS:**

Email:

[hall.stephenj@gmail.com](mailto:hall.stephenj@gmail.com)

Phone:

(480) 694-6689

Address:

7902 E. Oak St., Scottsdale, AZ 85257

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

**Barnes, Jeff**

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**From:** Theresa Weber <tmweber3737@gmail.com>  
**Sent:** Tuesday, February 12, 2019 12:54 PM  
**To:** Barnes, Jeff  
**Subject:** Proposed Apartments in Cox Heights Between oak and Monti Vista off Hayden.

Dear Sir:

I am a resident of Cox Heights and have been so for 20 years.

We have developed a beautiful quiet and safe neighborhood ; This is an integrated community of new home owners, young families, senior persons and hard working citizens who own their homes or are in the process of buying them. Because of this we are a coveted area. Property values have increased. Apartments will only serve to lower the value of our homes.

I for one do not want to see apartments spoil our way of life here. And I go on record as protesting the development of an apartment complex with a transient population and increased traffic and all the chaos that comes with construction.

Please consider these concerns and dis allow the building of apartment on Oak, Hayden, Monti Vista.

Sincerely,  
Theresa Weber  
7813 East Hubble Street  
Scottsdale, AZ 85257.

## Barnes, Jeff

---

**From:** Bernice Miller <atlwwa@q.com>  
**Sent:** Wednesday, February 13, 2019 4:20 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden

Dear Sir, I am placing with you my urgent request to not go forward with the planned Cabana on Hayden. The type of planned dwelling will promote instability in our neighborhood. With this situation the crime is sure to increase. The traffic will be horrendous. This plan just does not seem to fit the lifestyle that we in this neighborhood enjoy and want very much to maintain.

Single dwelling homes built on this piece of land would be so much more appropriate.

I know this would not be very revenue producing but, money should not be the only thing to consider.

The culture and 'flavor' of Scottsdale is important.

Thank you for hearing my thoughts. Sincerely

Bernice Miller  
7836 E Hubbell Street

Sent from Mail for Windows 10



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## **Barnes, Jeff**

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**From:** Marisue Garganta <marisue.garganta@gmail.com>  
**Sent:** Wednesday, February 13, 2019 7:27 PM  
**To:** Barnes, Jeff; Jac Garganta  
**Subject:** Green light Community Application 817-PA-2018

Dear Mr. Barnes,

I recently received a letter from Ms. Bitter Smith from Technical Solutions regarding a multi-family residential project to be built on the southwest corner of Hayden Road and Oak Street in Scottsdale.

Our family has lived in this home and community for over 40 years and we have seen this community flourish, then decline and finally we are beginning to flourish once again. Unfortunately, we had more declining years than the flourishing ones with little to no investment in improving the South, Old Town Scottsdale Area. Since Sky Song was built, we are now seeing the community revitalize itself. The recent sale of the Baptist Church has been distressing to say the least. We all worked hard to ensure that the community would remain whole since we are sandwiched in between industry and residential areas.

As someone who has dedicated her life's work to improving the health of the community that I live and work in, I am concerned about this project. It just does not fit well in the community and will increase traffic, change the atmosphere of the neighborhood, and decrease our property values that are finally starting to come up. For over forty years, I have served Scottsdale and Arizona by serving on the Concerned Citizens of Scottsdale's Board, MAG Continuum of Care Board, Catholic Charities, Keogh Health Connections, Foundation for Senior Living, Brighter Way Dental Foundation, and many other national and local boards - all of which assess and assist community development.

When I looked at the rendition, it looked like a cheap Motel 6 design. Catholic Charities and Foundation for Senior Living build better housing projects for the poor, homeless and refugee population than this! This will decrease our values and create opportunities for in-fill and increases density. We would be better suited with fewer units that can be owned rather than rented.

I strongly OPPOSE this project and look forward to speaking on behalf of our family and community. Let's find another plan please!

Thank you,

Sincerely,  
Marisue Garganta

7907 East Palm Lane  
Scottsdale, AZ. 85257

602.561.8272

(Currently Director of Community Health Integration  
Dignity Health St. Joseph's Hospital and Medical Center)

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Sent from Gmail Mobile Marisue Garganta

## **Barnes, Jeff**

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**From:** Larry Bardoulas <lxbard@yahoo.com>  
**Sent:** Thursday, February 14, 2019 3:42 PM  
**To:** Barnes, Jeff  
**Subject:** RE 817-PA-2018

Hello J Barnes,

We received the letter from Technical Solutions. Although I highly feel that something new needs to be built where the current facility is, I am not sure this project really blends in with the neighborhood or surrounding area. I think something that looks like the buildings located on the west side of Hayden Road on the North side of Wiltshire Street would be more neutral to the area and would be a better fit. Traveling south on Hayden Road you have the newly built Macallister Apartments, then the orange colored townhouses and then you would have this proposed project. I think it might make the area look like some sort of Zoo, because none of these projects really blend in with the area. I think the proposed density of this project may be a little high as well causing to much traffic congestion at times when trying to turn on Hayden Road.

So I appreciate you being receptive to my opinion.

Regards,

Larry Bardoulas  
7829 E. Monte Vista Road  
Scottsdale, Arizona 85257



## Barnes, Jeff

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**From:** Jeffrey Faulner <relaxguy2@gmail.com>  
**Sent:** Friday, February 15, 2019 2:48 PM  
**To:** Barnes, Jeff  
**Subject:** Issues with Cabana development

Hi Jeff,

I am a concerned resident in the neighborhood that is next to where the Cabana apartment development is going up. These are the key reasons why I and the neighborhood have concerns:

- There are no 3 story buildings anywhere near here. How does that respect or fit in with our neighborhood?
- every apartment complex in Scottsdale that I have ever seen is insulated from the rest of the neighborhood where this is fully integrated into ours. The exits/entrances should only be in and out of Hayden and not spill out on to the adjacent neighborhood streets where kids play and where there are already major traffic problems. Even there garbage will be integrated into our alley.
- the aesthetics of this building are awful. There has to be some sort of standard and there are hundreds of examples all over Scottsdale

There are many more things I don't like but I don't have to like everything. These key points though are what make the designs that they submitted completely unacceptable and we are organized and ready for a fight. If they just seal this off from the rest of the neighborhood there will not be a fight and we can all move on with our lives.

## Barnes, Jeff

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**From:** Martha Hershkowitz <phil-marthah@cox.net>  
**Sent:** Saturday, February 16, 2019 4:34 PM  
**To:** Barnes, Jeff  
**Cc:** phil-marthah@cox.net; gail.millerglessing@gmail.com  
**Subject:** 817-PA-2018

Hello. Neighbor concern for above project. I think most of us in the 85257 area new this valuable corner would be redeveloped. I was hoping for single family housing as was done on Thomas & Granite Reef with each of the 5 or 6 homes selling for \$500,000. Our market values continue to soar as many 1960 homes are being modernized and younger professionals & families moving to our "hood".

I am asking to allow neighbor input concerning the design ( Greenlight drawing looks like a Motel 6 or the 1960 co-ops on Hayden & Bellview) to help ease our concerns for this very much unwanted apartment monstrosity. Thank you.  
Martha Hershkowitz 8019 E. Hubbell St  
Sent from my iPhone

## Barnes, Jeff

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**From:** Nicholas Bauer <bauerstr@gmail.com>  
**Sent:** Monday, February 18, 2019 8:28 PM  
**To:** Barnes, Jeff  
**Cc:** cbrower2@cox.net  
**Subject:** Cox Heights Greenlight Communities application

Good evening Mr. Barnes,

We are in receipt of the letter from Technical Solutions regarding the Greenlight Communities application (817-PA-2018) to the City of Scottsdale to create a multi-family residential building on the corner of Hayden Rd and Oak Street. We are the owners of two properties in the area, one just east of this on Oak and the other directly south on Monte Vista Rd. We share the concerns of the Cox Heights community members. Recently, there has been an influx of families with young children moving into the area, it is a quiet, safe neighborhood and we would like it to stay that way. This project would bring increased traffic and an ever changing population of residents to our neighborhood making it potentially unsafe for kids to play and families to enjoy the quiet neighborhood together. Additionally, one of the reasons we chose this area is the post-modern feel, the planned building would be directly in view from our front window and is not what we are looking for. The value of our properties will likely drop with this development and if that doesn't happen the location we paid a premium for will no longer be desirable because of the views and increased traffic. This must be stopped.

Thank you for listening to the concerns of the neighborhood. Development is good, but this is not the right choice for the SW corner of Hayden and Oak.

Sincerely,  
Erin & Nick Bauer  
[bauerstr@gmail.com](mailto:bauerstr@gmail.com)  
612-860-5645 Nick Cell

## **Barnes, Jeff**

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**From:** Savannah Engelking <sengelking@ymail.com>  
**Sent:** Tuesday, February 19, 2019 6:27 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden

Hi Jeff,

I have another question regarding the plans we discussed previously, if the apartment development plan for Cabana on Hayden is approved, is the city planning to implement a parking permit program in our area to protect Scottsdale residents from losing all their existing street parking and having their driveways blocked?

With cars already lining Oak, the trolleys already having to pull to one side to let cars pass (this happens very frequently, just saw it happen about 20 minutes ago in front of my house), and the planned apartment parking that does not accommodate the potential 200+ residents they hope to have, a permit program would have to be implemented just so we can back out of our own driveways to leave for work.

Has the city considered this or have any plans for a permit program if the existing plans are approved?

Best Wishes,  
Savannah Engelking

## Barnes, Jeff

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**From:** Doug Macy <macydj@gmail.com>  
**Sent:** Wednesday, February 20, 2019 9:01 AM  
**To:** Barnes, Jeff  
**Cc:** cbrower2@cox.net  
**Subject:** Cox Height Resident Voicing Concern over the Cabana on Hayden

Jeff,

It has come to my attention that a developer has submitted plans for the lot at Monte Vista and Hayden. I'm a resident living around the corner on Hubbell and 79th Street. I've been in my home since 2002. My wife grew up across the street - where her mother *still* lives. Needless to say, we know this neighborhood well. My two daughters have had a unique, and wonderful opportunity to grow up with a grandparent across the street and El Dorado park just a short walk away!

I've carefully reviewed the plans submitted to the city and do not feel the Cabana on Hayden apartments are a good fit for our community. Putting aside the conversation of whether yet *another* apartment complex is what South Scottsdale needs, this complex looks cheap and low-budget compared to the nearby developments. (Choose just about anything in the McDowell corridor, or the complex on the NW corner of Osborn and Miller, as comparison).

Frankly, the layout and design look like an old motel that has been converted to apartments. The exterior elevations look more like a commercial building than an upscale residence. And the relatively small size of the units means low-budget renters.

I do not believe this complex brings any positives to the surrounding neighborhood. In the short-term I'm extremely concerned about dealing with construction noise, dust, road debris, delays, worker traffic and parking. Long-term I question what the increased traffic flow will mean for the Monte Vista / Hayden corner. I'm also concerned about general courtyard noise seeing as I live with 250 feet of the property. And I feel even worse for the adjacent residents who lose privacy in their yards.

Development of the vacant lot was certainly inevitable, but I'm extremely disappointed to see that this is what it may become. Please let me know how I can be kept notified of the planning process, and what opportunities residents have to voice their concerns.

Doug Macy  
602-430-4335  
7923 E. Hubbell St.

**From:** Ruenger, Jeffrey  
**Sent:** Tuesday, February 19, 2019 5:32 PM  
**To:** Barnes, Jeff  
**Subject:** FW: Planning Commission Public Comment (response #99)

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**From:** Planning Commission <Planningcommission@scottsdaleaz.gov>  
**Sent:** Monday, February 18, 2019 12:03 PM  
**To:** Planning Commission <Planningcommission@scottsdaleaz.gov>  
**Subject:** Planning Commission Public Comment (response #99)

## Planning Commission Public Comment (response #99)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/planning-commission/public-comment">https://www.scottsdaleaz.gov/boards/planning-commission/public-comment</a>
Submission Time/Date:	2/18/2019 12:02:53 PM

### Survey Response

<b>COMMENT</b>	
Comment:	<p>A plan for an apartment for Hayden and Oak was just submitted to city staff. This one is called Cabana on Hayden. Please pull this one for review. It is as cheap as they come. I know some of you don't want to hear that, but it is true. They are as base as it gets...just like apartments for ASU kids. The design does not blend into the little brick Hallcraft homes. This is not the kind of hit South Scottsdale needs. Please don't let this get to a consent agenda. It needs a lot of thought and must not just get passed through without major improvements. Thank you.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Dana Close
<b>AND ONE OR MORE OF THE FOLLOWING ITEMS:</b>	

Phone:	(602) 214-5295
Address:	1838 N. 78th St, Scottsdale 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

## Barnes, Jeff

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**From:** John King <jksellsaz@gmail.com>  
**Sent:** Tuesday, February 26, 2019 1:44 PM  
**To:** Barnes, Jeff  
**Subject:** Re: Project at Hayden and Oak

Hi Jeff,

Thanks for the quick response; I suspected the zoning had changed back when the Church was thinking about housing students, no real surprise there. I grew up in the neighborhood and moved back about ten years ago.

I'll watch for the DRB hearing; I'll be unable to attend Thursday's meeting.

I think most of the concern is about increased traffic, particularly on Monte Vista, 78th, 79th, and Oak Streets. I also think many are concerned with their home values.

It seems with the current city council there is a drive to install apartments and high-density housing when possible; that's unfortunate but I realize there's nothing you can do about it.

When these homes and other neighborhoods were built the contractors were expected to contribute to the community in the form of sidewalks, parks, and money for schools. Instead of asking current developers to contribute we currently seem to be providing exceptions to long-held setback and height restrictions with no compensation to the neighborhoods. Some of the places along McDowell were given allowances so that they did not have to deal with runoff that is now flooding people in north Tempe when big storms hit.

I would hope that this builder will create an attractive (as attractive as it can be) facility not just from the standpoint of residents of the apartments but from the standpoint of the surrounding community. It looks to me like we will be losing some setback space and intersection sight lines with the current plans.

Anyway, thanks for listening,  
John

On Tue, Feb 26, 2019 at 12:43 PM Barnes, Jeff <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)> wrote:

John,

I am the project coordinator in the City's Planning Department for this application (2-DR-2019). The application is currently in the staff review portion of the Development review process. We have provided the applicant comments based on their initial submittal and are awaiting their resubmittal for our subsequent review. The process expectation would be that once staff is able to identify that the project complies with our codes and ordinances, then it will be scheduled to a Development Review Board hearing. That hearing is a public meeting and notification of that meeting will be posted on the property and online on the case information page for this application (<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49464>). I have also been notified that the surrounding neighborhood has organized a meeting taking place this Thursday (2/28/19) at 6:00pm at the Grace Baptist Church (7934 East Oak Street). The existing Multiple-family Residential (R-5) zoning on the property has been in place since the 1960's



**Jeff Barnes**

**Senior Planner**

**City of Scottsdale**

**Planning & Development Services**

**[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)**

**(480) 312-2376**

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**Checkout Our NEW Online Services:**

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:

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

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

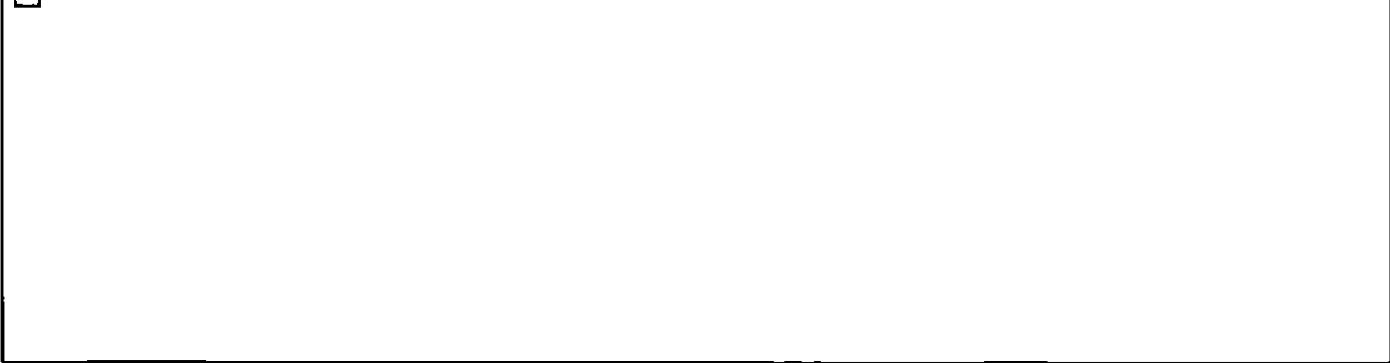
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**From:** [jksellsaz@gmail.com](mailto:jksellsaz@gmail.com) <[jksellsaz@gmail.com](mailto:jksellsaz@gmail.com)>

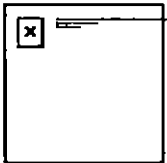
**Sent:** Monday, February 25, 2019 6:52 AM

**To:** Berry, Melissa <[MBerry@Scottsdaleaz.gov](mailto:MBerry@Scottsdaleaz.gov)>

**Subject:** Project at Hayden and Oak



Hello, I'm just looking for some information on the project at Hayden and Oak (2-DR-2019 CABANA ON HAYDEN). What stage is this project in? Will there be (or have there been) any public meetings concerning this project? Has the design review board signed off or are they that far along? When did the zoning of the corner switch to multi-family? Was it years ago or recently? Thank you, John -- sent by John King (case# 2-DR-2019)



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—  
John Jay King  
Agent  
S. J. Fowler Real Estate  
Mobile: (602) 317-5464  
Email: [jksellsaz@gmail.com](mailto:jksellsaz@gmail.com)



## **Barnes, Jeff**

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**From:** PATRICIA RHODES <ollevad@cox.net>  
**Sent:** Wednesday, February 27, 2019 2:17 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden 2-DR-2019

Dear Mr. Barnes,

I have left a couple of messages for you on your voice mail, but felt I should also send this email to let you know how strongly I, and my family, feel about the negative effects the Cabana on Hayden will have on our neighborhood and lifestyle. I recently received a rendering of what the complex will look like and provide and was shocked at how unfitting the design of the building is. The design resembles a 3-story Motel 6, just a running row of rooms. This is a neighborhood of single-family homes where we are raising our children in a family-like lifestyle.

The increase of traffic to this residential area will create unsafe conditions for our residents and children who walk to school everyday, walk and ride their bikes to school and to the wonderful park we are so fortunate to be near. I see whole families riding their bicycles down to the park everyday and neighborhood residents walking down to the park regularly, daily, for exercise. How can this small neighborhood area accommodate such an increase in population with so many more vehicles using Oak Street and Monte Vista. We are already on overload! Oak Street cannot endure anymore traffic. This apartment complex could easily have over 150 more cars using this same limited area with regular use of the exits and entrances flowing directly onto Oak and Monte Vista Streets. This design of the entrances and exits creates serious safety hazards for our community, especially for our children!

We are asking that this development be re-designed to be single family homes or townhouses, like what is found at the end of Oak Street and 77th Street, which would be much more fitting for this neighborhood and preserve the current quality of lifestyle.

I understand plans are underway to build a similar structure on the north side of the SRP sub-station and everything written above goes for that development too.

Scottsdale is considered the "most livable City" and we as neighborhood residents fight hard to make and keep it that way. We take pride in preserving that reputation and do not feel this Cabana on Hayden does the same. Scottsdale has won awards for having the most active lifestyle and for being full of healthy and health-conscious residents. We do not believe the Cabana on Hayden will promote this reputation and, in fact, will do the opposite. The increase in pollution alone is of great concern (air, smell, sound and light). Several of our City Council Members who ran for office last year made one of their goals to prevent the "over-development" of Scottsdale. We think this Cabana on Hayden is a perfect example of the "over-development".

Thank you, Mr. Barnes for hearing me out and hopefully helping us resolve these issues.

Sincerely,

Patricia Rhodes and Family

## Barnes, Jeff

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**From:** Gordon Henderson <gordonh582@aol.com>  
**Sent:** Wednesday, February 27, 2019 10:23 AM  
**To:** Barnes, Jeff  
**Subject:** Development case number 2-DR-2019

Hi Jeff. I have been a resident on Monte Vista Road since 1975, and lived in this neighborhood since 1959. I have seen a lot of changes over the years, most to my liking. Primarily, this is a one-story, single-family-home neighborhood. I would like it to stay that way. No doubt, you have been contacted with multiple concerns from my neighbors about increased traffic on side streets, Camelback Mountain and sunrise/sunset views, etc., so I will try not to duplicate them here.

Let me start with suggestions:

- A developer recently built single-family luxury homes on the northwest corner of Thomas Road and Granite Reef Road. Those seemed to have turned out quite well and were well accepted. Why not do something similar for this project?
- If not a luxury home development, which would add to the neighborhood, why not a single-family-home community with access onto Oak Street and Hayden Road. This could be a gated community, which would also add to the neighborhood, instead of detract.
- The developer should consider some underground living space, like a basement, if they want to build multi-story structures. That way, a two-story home or building would appear as a one-story to the neighborhood.

My concerns:

- I worry about increased crime. The planned development sounds good on paper, but what if it doesn't turn out that way. In 5 to 10 years, the development and its transient residents may look much different.
- Some downtown apartments did not retain their prestige over time, and many had to be torn down and rebuilt because of blight. We don't want that in our neighborhood.
- I don't want Hayden Road to become like McDowell Road on the west side of Scottsdale. I used to shop and visit restaurants in that area. Now, I just drive through it on my way somewhere else. There is nothing interesting left. Don't make our neighborhood uninteresting, too.
- How will the city handle our concerns?

Scottsdale likes to be known as a most-livable city. I want it to stay that way for this neighborhood, too. Thanks for your time and attention on this.

Gordon Henderson

## **Barnes, Jeff**

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**From:** Kathleen Silvia <klavoie@yahoo.com>  
**Sent:** Monday, March 4, 2019 7:16 PM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden

Dear Mr. Barnes,

To say I found the meeting about the Cabana on Hayden last Thursday night disheartening would be an understatement. As a mother to three very small children, I echo the sentiments on the influx of traffic, and parking on the side streets of Monte Vista and Oak extremely unfair to this residential neighborhood.

I am, and other neighbors of the Cox Heights Community will be pushing for a traffic study. On Friday evening, I witnessed car hit a man on a scooter at the stop sign at El Dorado Park. I can't tell you how many cars I have witnessed speed through the stop sign and cruise through the park like it's the Indianapolis 500. This area is already being used as a dangerous cut through.

Also, 89 apartments to 130 parking spaces for the complex is also grossly underestimated. It's not fair to the residents who also may have their own guests.

While I understand the complex is "coming whether we like it or not" the city of Scottsdale has absolutely dropped the ball. We elect our officials to protect and serve it's residents. It is a duty of city officials to review zoning especially when it comes to residential neighborhoods. The zoning apparently has not been reviewed in several years. We pay taxes to live in a quiet family neighborhood and our voice should matter.

Because the city of Scottsdale has failed it's residents I am suggesting they cut into the island barrier on Hayden and create entrances and exits for this apartment complex and not to inconvenience the residential neighborhood.

Please advise on how I press on for a traffic study or a traffic meeting.

Thank you for your time.

Sincerely,  
Kathleen Silvia

Sent from my iPhone

## **Barnes, Jeff**

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**From:** Cassie Franano <cfrananokc@yahoo.com>  
**Sent:** Tuesday, March 5, 2019 1:32 PM  
**To:** Barnes, Jeff  
**Subject:** Hayden /Oak/ Monte Vista apt. Complex

Dear Mr. Barnes,

I have lived at 78th St & Monte Vista since 1984 & have seen a lot of positive changes over the years. I don't look at this proposal as being one of them. Because Palm lane and Hubbell St. do not have access to Hayden Rd. most residents use Monte Vista to exit the neighborhood versus waiting on the long light on Oak. Speed is already a problem because of that issue. I'm constantly yelling at cars to slow down. It's not unusual to see car traveling almost 40mph down my street. I feel like bringing temporary living into the neighborhood will compound this problem tremendously.

Also, many of us have lived in the same place for many years & take pride in keeping our neighborhood clean, safe & friendly. I feel like adding more apartments, especially in that location, will contribute to less community & more crime. I see nothing but new apartments and condos going up everywhere around this area, & I really feel like everyone of them are hurting the community in one way or another. Rather it means excessive traffic, increase in break-ins & lack of community commitment. I strongly oppose new apartments of any kind going up on that property. There has to be another plan.

Thank you for your time,

Cassie Franano,  
34 year resident

Sent from Yahoo Email in this neighborhood have lived here on Android

## **Barnes, Jeff**

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**From:** Geoff <geoffedgelow@gmail.com>  
**Sent:** Wednesday, March 6, 2019 10:44 PM  
**To:** Barnes, Jeff  
**Cc:** Cindy Brower  
**Subject:** Re: Concerned Resident over new Development in Neighborhood

Hi Jeff -

I just saw the submittal they sent in on this project on Hayden. This looks like a Penitentiary, You can't seriously be considering this as a project to be approved in our community.

The city is going down the toilet if this is what is allowed to be built in today's environment with all the technologies available to architects and builders to create beautiful architecture.

THIS IS A SQUARE BOX WITH WINDOWS, may as well have bars on them, which doesn't sound that far off from the description of the balconies.

[https://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\\_submittals/ProjInfo\\_2\\_DR\\_2019.pdf](https://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_2_DR_2019.pdf)

Cindy - send this on to the whole email list so all the neighbors know.

Sincerely,

A Concerned Neighbor

-Geoff Edgelow

602-410-9790

On Mon, Feb 11, 2019 at 1:30 PM Geoff <[geoffedgelow@gmail.com](mailto:geoffedgelow@gmail.com)> wrote:

Hi Jeff Barnes -

I have received a concerned letter on my door about the new development happening in my Neighborhood. It is the Cabana on Hayden 2-DR-2019, corner of Hayden and Oak. I must first say I am a believer in new development values it brings to a community, but what is being proposed will do the exact opposite to this wonderful Cox Heights neighborhood.

I purchased my home in Aug of 2006 and have worked very hard over the years to upgrade my home and pride myself in the community in which I live. I have seen many of my neighbors follow suit since I have upgrade my home, many have replaced their roofs, windows and even stucco'd their homes since. It would be a travesty if this proposed 89 unit apartment complex would be built on such a small piece of land. I share the concerns of my neighbors about the crime this will bring into our community that is otherwise free of crime.

I have attached screen shots of the City of Scottsdale Police Crime map of Apartment Complex Crime activity in the last 2 months close to our community. These crimes vary and include: Assault, Auto Theft, Auto Burglary, Criminal







**From:** [Development Review Board](#)  
**To:** [Development Review Board](#)  
**Subject:** Development Review Board Public Comment (response #70)  
**Date:** Thursday, March 7, 2019 12:28:27 PM

## Development Review Board Public Comment (response #70)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/development-review-board/public-comment">https://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	3/7/2019 12:27:26 PM

### Survey Response

<b>COMMENT</b>	
Comment:	<p>Dear Development Review Board, A new project has just come your way: Cabana on Hayden 2-DR-2019. The community has some pretty serious concerns about this project. I respectfully ask that you take the time to really look this over. It is not so affectionately being dubbed a Motel 6. We are just getting this part of town turned around and it is critical that we get these new apartments right, or we end up really doing harm that will adversely affect our future. We just must stop slapping up all kinds of sub par projects. I am happy to show you photos of those projects to prove my point. If South Scottsdale stands the chance of being a "district" such as Willo or Coronado or Encanto...we must make sure all the new projects are going to have that something special that will stand the test of time. Thank you for your consideration. Respectfully, Dana Close</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Dana Close
<b>AND ONE OR MORE OF THE FOLLOWING ITEMS:</b>	
Email:	<a href="mailto:danaclosec3@gmail.com">danaclosec3@gmail.com</a>

<b>Phone:</b>	<b>(602) 214-5295</b>
<b>Address:</b>	<b>1838 N. 78th St, Scottsdale 85257</b>
<b>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</b>	

**Barnes, Jeff**

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**From:** Cindy Brower <cbrower2@cox.net>  
**Sent:** Thursday, March 14, 2019 11:20 AM  
**To:** Barnes, Jeff  
**Subject:** Cox Heights meeting summary on Cabana Project  
**Attachments:** Cox Heights meeting summary.docx

Hi Jeff,

Attached are the points made at our meeting. Essentially what I sent to you. Please let me know if you need anything else. Thank you for your help.

Cindy

Hi Neighbors,

Our next big push is upon us. It seems our attention is focused on many things, the design, density, lack of onsite parking, neighborhood parking, traffic, landscape and buffer. We don't have a date for the Design Review Board meeting. What may be good for downtown Scottsdale is not relevant for our historic neighborhood. I am also attaching pictures of our dot signs from the meetings.

Please write to Jeff Barnes (JBarnes@scottsdaleaz.gov) ASAP so he can gather comments and hopefully make more recommendations to the developer. Remember our strength is in our numbers!

Here are the top vote getters from our neighborhood meeting:

**Design** – We want a design that relates to our old neighborhood and stands the test of time. Our neighborhood has been here 60 years. We **MUST** have a design that respects our history. We must not be tricked by the idea of brightly colored furniture, umbrellas, and cabana or artistic stucco to carry the project. We need human scale and preferably some concrete block components to help the project fit into our neighborhood. This is an unusual project for Hayden Road because the development will *actually connect* to our neighborhood. The city and developer must take care to protect our neighborhood.

**Design Quality for Condo Conversion** – We want owner-occupied development and to that end we want the quality of the development's design to facilitate a future conversion to condominiums. With our unusual situation, having the development as the entrance to our neighborhood, we cannot stress enough how important owner-occupied units are to our community on many levels.

**Density** – The development has too much density for 130 parking spaces. If all the developer can produce is 130 spots than he **MUST** decrease the amount of units he plans to build. It is totally unfair to expect our neighborhood to absorb their spillover parking from the residents and their visitors. It is just too much. It is fair for a developer to make a profit, but he **MUST NOT** take more than he gives. We deserve the respect of both the city and of the developer; they both should believe themselves obligated to do the right thing, and not turn our narrow streets into parking lots for people who have no stake in our neighborhood.

**Traffic** **MUST** be addressed with a future neighborhood meeting; we have many unresolved questions and comments. One of our residents is working on setting a meeting with city staff to discuss our concerns. We need the traffic light re-timed, *perhaps* speed bumps or the traffic calming plan that is on the west side of Scottsdale Rd on Oak, and attention paid to the ongoing problems with the three stop signs at the park ... people now continue to whiz right through them. We have had people hit in that crosswalk! Think how much worse it will all be when we have the apartments. We also have concerns about the entrance/exit on Oak.

**Landscape/Bus/Art** – *The landscape boarder appears skimpy at 15'. A wider boarder would help the neighborhood, giving us visual relief from the project, which in turn may add to our property values if done correctly.* We indicated at our meeting that we want colorful, blossoming landscape. We also

want a new, updated, shaded bus stop for our residents, and we indicated that the city should consider incorporating public art with the bus stop design and/or at the property.

**Other Concerns** were also raised -- A wall or screen around the property -- we need to make sure that the residents that live near the property are properly protected. We also want to take whatever steps we can to ensure that our neighborhood is protected from car lights, foot traffic, and crime. Will the property have surveillance cameras in the parking lot?

**Work with SRP** to update the substation so that it blends with the new development and doesn't look so shabby.

## **Barnes, Jeff**

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**From:** Cindy Brower <cbrower2@cox.net>  
**Sent:** Monday, March 18, 2019 11:58 AM  
**To:** Barnes, Jeff  
**Subject:** Cabana on Hayden

Hi Jeff,

I was just looking at the future development 2-DR-2019. One issue that stuck out to me is the landscape areas. Right now I believe they are 15". I believe if the developer made the landscaping the same width as the front yards at least on Oak and Monte Vista it would help significantly in the buffering and visual aspects of the development for the neighborhood. Keep in mind there are houses very close to the project. We still have many issues we would like to address but I wanted to get this idea put forward.

Thank you

Cindy Brower

**Barnes, Jeff**

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**From:** Robby Robinson <rcv280@yahoo.com>  
**Sent:** Wednesday, March 20, 2019 4:15 PM  
**To:** Barnes, Jeff  
**Subject:** Cox Heights Apartments

Jeff,  
Here are my views on the Cox Heights Complex, finally. I hope they are not too late.

Frederick Robinson  
2052 N. 78th Street

# Cox Heights Apartments

## Traffic Flow:

I noted on the sticker chart that "no apartment traffic flow on Monte Vista" has been resolved. If that means traffic to the apartments is on Oat Street only, that would be a mess. I would like to recommend a one way parking lot, with an entrance on Monte Vista and the exit on Oak.

If there is an entrance on Hayden, it should be two way.

## Neighborhood Parking:

There was a suggestion, at the meeting, that street parking should be by permit, only. If that were to be implemented, visitors to neighborhood residents would be effectively denied access. Case in point, would be family visitors from out of state.

How many permits would be allowed per resident? There have been many parties and celebrations at which I have observed five to ten vehicles parked on the streets.

Frederick Robinson  
2052 N. 78th Street



**Barnes, Jeff**

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**From:** Robby Robinson <rcv280@yahoo.com>  
**Sent:** Thursday, March 21, 2019 1:44 PM  
**To:** Barnes, Jeff  
**Subject:** Re: Cox Heights Apartments

Jeff,  
Thank you for your quick response. You have clarified my points of interest. I look forward to the results of the project.

Frederick

On Thursday, March 21, 2019, 10:48:38 AM MST, Barnes, Jeff <JBarnes@Scottsdaleaz.gov> wrote:

Frederick,

Thank you for your comments, I will have them included in our case file for 2-DR-2019. In response/clarification to your comments:

The original proposal from the applicant included 3 access points to the site, one on each street frontage. Based on City staff review comments and feedback from the neighborhood, the applicant has revised their proposal to remove the Monte Vista access point and only utilize Oak and Hayden for access.

Permit parking was an idea raised from the neighborhood meeting, but is not typical for the City to implement on public streets. It has not been included as part of this proposal at this time and I don't have any information on quantity or enforcement since that's not a regularly used program.

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)

(480) 312-2376

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- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:

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

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

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**From:** Robby Robinson <rcv280@yahoo.com>  
**Sent:** Wednesday, March 20, 2019 4:15 PM  
**To:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
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How many permits would be allowed per resident? There have been many parties and celebrations at which I have observed five to ten vehicles parked on the streets.

Frederick Robinson

2052 N. 78th Street

**Barnes, Jeff**

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**From:** Theresa Weber <tmweber3737@gmail.com>  
**Sent:** Tuesday, April 9, 2019 5:25 PM  
**To:** Barnes, Jeff  
**Subject:** Apartment complex on Oak St.

Dear Jeff:

I want to voice my serious concern that the developer of this project has not allowed enough parking for his renters on the property of the apartments and plans to use the neighborhood as his parking lot.!

I am requesting that you take this as a serious issue in approval of this building project. and take into consideration that you have a lovely neighborhood in your jurisdiction that you have a responsibility to.

Thank you for taking this under serious advisement..

Warm Regards,  
Theresa Weber  
7813 East Hubbell St  
Scottsdale, Az 85257

## **Barnes, Jeff**

---

**From:** PATRICIA RHODES <ollevad@cox.net>  
**Sent:** Monday, April 15, 2019 11:55 AM  
**To:** Kercher, Phillip  
**Cc:** Barnes, Jeff; sengelking@ymail.com; relaxguy2@gmail.com; cbrower2@cox.net; DanaCloseC3@gmail.com  
**Subject:** Cabana on Hayden Case # 2-DR-2019

Good Morning, Mr. Kercher. I am writing to you to express my very strong concerns about having an exit/entrance onto Oak Street from the new apartment complex, Cabana on Hayden (case # 2-DR-2019), being built in our neighborhood. I am asking you to please keep your mind and heart open while reading these concerns and how the increased volume of cars will directly affect our current, and even our future residents' safety. I will list them below to help simplify:

1. Inevitable increased street parking on Oak from apartment residents and their visitors. It will be much more convenient to just park on Oak and run in to your apartment from the street, especially since the apartment parking seems to be so limited.
2. With 89 apartments, and the potential of two (2) cars per unit, there could be as many as 178 vehicles added to our neighborhood and residential streets, many of them being on Oak Street. Studio apartments often have two people sharing, even though the intention is for one individual.
3. We already have considerable street parking from our current neighborhood residents as most of the homes on Oak are single car driveways but the households have two vehicles and they, too, get visitors.
4. Trolleys have been observed having to wait until cars pass to be able to drive down the street from our already overburdened street.
5. The increased traffic on Oak presents a serious safety concern for our children who ride their bicycles down to El Dorado Park and to school. Being a traffic specialist, I'm sure you must see that with more cars, more street parking, less visibility, the greater the risk for accidents and harm to our residents, especially to our children.
6. The City has provided numerous bicycles and scooters for our community to use. Having more vehicles on the very street they use the City provided bicycles and scooters also increases the risk for our children and jeopardizes their safety.
7. Every weekend we see entire families riding their bicycles down to the park, in the streets, and often hear speeding cars going by right next to them. This is so hazardous for our families and will only get worse with the increased number of vehicles if they are permitted access directly onto Oak Street.
8. We feel emergency vehicles will be delayed in getting to those in need with the increased congestion with an exit/entrance on Oak Street.
9. As you know, Oak Street is not a very long street and traffic backups are inevitable with additional vehicles. Oak Street is not a main thoroughfare, but a residential street used continuously by families. We have already observed more traffic on this street just from the other new apartments that don't access Oak directly, but have individuals that use it as a shortcut to their destination. They are often speeding with limited visibility and endanger our residents.
10. The City must have realized the dangers on this street a few years ago when it had notified our neighborhood of an upcoming calming zone on Oak. This never came to fruition due to financial constraints. The decision though, to install a

years. We need help, not adding more risk to our community.

11. Our community has observed other very large apartment complexes that have their entrances/exits directly onto Hayden and have a very smooth flow of traffic.

Thank you for reading this and hopefully taking it to heart and helping our community with an alternative to the entrance/exit on Oak Street. Surely there must be another way to accomplish whatever goals you, the City of Scottsdale and the developer may have and still care for the safety and needs of its current residents.

Respectfully,

Patricia Rhodes

602-571-0734

## Barnes, Jeff

---

**From:** Cindy Brower <cbrower2@cox.net>  
**Sent:** Monday, April 15, 2019 1:15 PM  
**To:** PATRICIA RHODES; Kercher, Phillip  
**Cc:** Barnes, Jeff; sengelking@ymail.com; relaxguy2@gmail.com; DanaCloseC3@gmail.com  
**Subject:** Re: Cabana on Hayden Case # 2-DR-2019

Very good points Patricia. I would like to add we need traffic calming on Monte Vista and 78th. We already have significant cut through traffic. I have almost been hit by impatient cars trying to pass me on my left as I turn into my driveway. I am sure there will be significant cut through on Monte Vista as well.

Cindy Brower

**From:** PATRICIA RHODES  
**Sent:** Monday, April 15, 2019 11:54 AM  
**To:** PKercher@Scottsdaleaz.gov  
**Cc:** JBarnes@Scottsdaleaz.gov ; sengelking@ymail.com ; relaxguy2@gmail.com ; cbrower2@cox.net ; DanaCloseC3@gmail.com  
**Subject:** Cabana on Hayden Case # 2-DR-2019

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Thank you for reading this and hopefully taking it to heart and helping our community with an alternative to the entrance/exit on Oak Street. Surely there must be another way to accomplish whatever goals you, the City of Scottsdale and the developer may have and still care for the safety and needs of its current residents.

Respectfully,

Patricia Rhodes

602-571-0734



## **Barnes, Jeff**

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**From:** Savannah Engelking <sengelking@ymail.com>  
**Sent:** Tuesday, April 16, 2019 9:34 AM  
**To:** Kercher, Phillip  
**Cc:** Barnes, Jeff, relaxguy2@gmail.com; cbrower2@cox.net; DanaCloseC3@gmail.com; Patricia Rhodes  
**Subject:** Re: Cabana on Hayden Case # 2-DR-2019

Hello Phil,

I have also lived on Oak for years and have witnessed these same issues concerning traffic and safety increasing in frequency, and only see them increasing with the addition of these apartments. I strongly urge the city to remove any entrance/exit onto Oak from the development plans to avoid creating a hazard for vehicles and pedestrians.

Best,  
Savannah Engelking

On Apr 15, 2019, at 11:54 AM, PATRICIA RHODES <[ollevad@cox.net](mailto:ollevad@cox.net)> wrote:

Good Morning, Mr. Kercher. I am writing to you to express my very strong concerns about having an exit/entrance onto Oak Street from the new apartment complex, Cabana on Hayden (case # 2-DR-2019), being built in our neighborhood. I am asking you to please keep your mind and heart open while reading these concerns and how the increased volume of cars will directly affect our current, and even our future residents' safety. I will list them below to help simplify:

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Respectfully,

Patricia Rhodes

602-571-0734

**From:** Laura Eggink  
**To:** Development Review Board  
**Subject:** Cabana on Hayden  
**Date:** Thursday, May 9, 2019 11:34:24 AM

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Greetings,

I read with great interest the article published in the Scottsdale Progress on the planned development for the Cabana on Hayden. I live about a mile from this proposed redevelopment and welcome a multifamily housing project. From the artists depiction of the apartments, I must say, that a three story "dormitory" style building does not suit this neighborhood. Arizona State University built this exact type of housing on campus in the late 1990's and it's great for dorms but not in anyway great for an up and coming neighborhood. The re-development zone south of Osborn is full of affordable housing that attracts the proposed demographic stated in this article. Young people are already doing very well in this neighborhood. They are renting entire houses for \$1,200 - \$1,900 a month. The opportunity this project presents could have lasting impact on the re-development zone and surrounding area.

I would hope that the Development Review Board could persuade the developer to target a higher income demographic. Apartments with garages are highly sought after in Scottsdale. This lot sits on the one amenity in South Scottsdale currently available to residents in the re-development zone - the phenomenal green belt, which the city has slated for refurbishment. A few steps from these apartments will lead you to a lovely lake, take a right and you are at a golf course, a left and you are at Singh Farms organic market and café in Tempe. This project could have the potential to bring up property values in the area and bring the desired amenities that residents want. This area deserves all the design attention that Scottsdale Road apartments receive. This is an opportunity to have a more vibrant mix of incomes that would be welcomed in this zone that has lagged behind the rest of Scottsdale. More low income units will not achieve that goal.

Thank you for all you do.

Laura Eggink

Sent from [Mail](#) for Windows 10

## **Barnes, Jeff**

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**From:** androidpaladin3e@gmail.com  
**Sent:** Monday, May 20, 2019 1:47 PM  
**To:** Barnes, Jeff  
**Subject:** Traffic dangers of "Cabanas" project.

Hi, Jeff,

Thank you for your attendance at our first neighborhood meeting on the apartments at Hayden & Oak. I hope tonight's meeting will be a success, despite the "inability" of developers to have even one announced attendee. I wonder if someone will attend silently for them anyway, just to "listen", and hopefully not to interfere.

Anyway, I am still concerned about access on Oak. I see a typical resident of the complex, in a hurry on a workday morning, making a right onto Oak, and looking only left as he rolls into the street. He never looks right, and does not see the doomed Coronado student flying west on the sidewalk on his skateboard, probably texting.

If we cannot eliminate that driveway, we should make morning exits on it left-turn only, so drivers will look to the right. Traffic for Hayden can use the Hayden exit. Hopefully afternoon student traffic will be over before the typical apartment resident returns.

The developers of course complain about u-turns for Hayden-only access, despite that being the best way to limit parking on the streets. Why not put the driveway on Hayden far enough south to allow left turns? And the city is full of nearby forced u-turns: Taco Bell on Thomas, poor Discount Tire and Dairy Queen on Scottsdale, the Chase Bank on Indian School (with drivers greeted by a no-u-turn at the first opening!), etc. But the worst victims are the homeowners near the project. All those folks east of Hayden on Granada, Coronado, and Alhambra, whose access south on Hayden was destroyed *\*after\** they had *\*bought\** their homes. They have to travel north now to the horrendous light at Palm Lane. I bet the city concluded they weren't damaged and didn't compensate them. The developers are certainly less damaged.

Lastly, consider the poor folks on the Cypress cul-de-sac just opposite the new eyesore. They have this nightmare path to the south on Hayden, also imposed on those properties after folks had assumed 30-year mortgages, etcetera, to peacefully live out their lives there. The short-term renters across the street would have no right to complain.

Thanks again for your efforts on our behalf!

Eric Lane  
(neighborhood resident)

## **Barnes, Jeff**

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**From:** johnmanter01@aol.com  
**Sent:** Monday, May 20, 2019 3:06 PM  
**To:** Grant, Randy; Barnes, Jeff  
**Subject:** Complaint about 'Cabana on Hayden Development'

I'm writing you to register serious complaint about proposed 'Cabana on Hayden' apartment complex project proposed for SW corner of Hayden and Oak Street.

First objection is a contention with an 'R7' multi-family zoning issued in the distant past to a church for a couple of residents to stay at the church. That is a 'far cry' from a large apartment complex and certainly was not the original intent or evaluation for compatibility with surrounding single-family homes.

Second objection is the sheer incompatibility with squeezing in a large apartment complex into the available space surrounded by single-family neighborhood, church and High Voltage Step-Down Transformer Substation.

Third objection is placement of a multi-family complex adjacent to a posted chemical waste site.

Fourth objection is the lack of provisions for adequate parking, traffic flow, utilities and refuse.

If the Development Review Board moves forward on this project I firmly believe you will both look back and see what a bad project it turned out to be.

Sincerely,

John A Manter, Single-Family Home Owner  
7826 E Monte Vista Rd  
Scottsdale, AZ 85257

Cell 662-319-7352

## Barnes, Jeff

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**From:** Larry Bardoulas <lxbard@yahoo.com>  
**Sent:** Tuesday, May 21, 2019 7:30 PM  
**To:** Cindy Brower  
**Cc:** Grant, Randy; Barnes, Jeff  
**Subject:** Re: Cox Heighst meeting tonight

Hello Cindy,

I have some input about the proposed project that I would like to share after attending the neighborhood meeting last night. Something that may be a big concern for the neighborhood concerning this project that I would hope you would forward on to all the neighbors. Since the proposed project is close to Eldorado Park, that might be a good selling point for those that seek to live there. The problem with that is it is going to cause a lot of walk through transient traffic through our (single family residential) neighborhood for people wanting to go to the park. This may include residents friends they invite over as well as the people living at the proposed project. Since the apartment leases are generally one year or less. this is going to create a lot of uncertainty about who lives in the neighborhood. Because of that, I think there is a strong likely hood for increased crime and or vandalism because of not really knowing who belongs in the neighborhood.

This project is not separated from the neighborhood like the projects that were just completed recently on Mc Dowell Road such as the Mark Taylor Apartments. Instead, it is being built right in the interior of the neighborhood, and because of that it impedes our (single family residential) neighborhood with all the issues it brings like the traffic control issues that were being discussed that night as well as the transient and other issues.

For this reason and the many others that were brought out at the meetings and the many others that have yet to be discovered, it really begins to raise the question if this proposed project is compatible with are (single family residential) neighborhood. Some of us have lived in this neighborhood for many years without the need of speed bumps. I am not sure why we need to have them installed now because some investor wants to build a apartment complex. The San Tropez apartments just down the road on Hayden which has many more units than this proposed project, has its entrance on Hayden Road and has not seemed to have any issues. The proposed project should be the same with its exits and entries all on Hayden Road so the project traffic is not encouraged to travel through are (single family residential) neighborhood and again impede on it. Seems like this could be a questionable design issue.

Another questionable design issue that was spoken about last night was for some people having to look out of there living room window at the interior of a three story apartment complex every day as well as loosing there privacy of those people looking out at their residence everyday as they leave and enter the project. The example that was brought out about having a semi parked in the project lot intermediately for a long period of time historically, would seem to be a poor comparison to having this project built across the street from your residence where your privacy will be impacted most likely daily.. So maybe some of these affected properties could be condemned later if the nuisance became to great, but then what kind of state would that action leave the rest of the neighborhood in? Could you imagine if you had to sell your home for some unforeseen reason and there were condemnation proceedings going on in the neighborhood.

I am really surprised that city council would let this project even be proposed with all the issues it might create. Looks like there concern might be very narrow, construct buildings in Scottsdale where-ever there is vacant property.

Larry Bardoulas  
On Monday, May 20, 2019, 11:35:29 AM MST, Cindy Brower <cbrower2@cox.net> wrote:

Hi Neighbors,  
Attached are a few thoughts for tonight's meeing  
Cindy

## Barnes, Jeff

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**From:** Cindy Brower <cindybrower@cox.net>  
**Sent:** Thursday, May 23, 2019 3:10 PM  
**To:** Dan Richards  
**Cc:** Grant, Randy; Barnes, Jeff; Whitehead, Solange; korte@kortescottsdale.com; Littlefield, Kathy; danaclosec3@gmail.com  
**Subject:** Cabanas on Hayden

Hi Dan,

I wanted to check in with you after the meeting on Monday night. There are a few things I would like to address. The general consensus was that the new plans look much better than the first plans we saw. One issue I see for our neighborhood is on Monte Vista. The gated entrance is very nice but we are all worried that people - residents and apartment seekers - will be tempted to park on Monte Vista and walk into the property. We do not want the added cars parking on the street. It seems a more defined and attractive entrance on Hayden with visitor parking would be more appropriate.

The neighbors discussed at length the desire for a 6' wall on the west side if not completely around the property. Where there are many cars parked there will be crime. We would like to shield our neighborhood from any possible spill over of issues into our neighborhood.

Has there been any discussion about burying the power lines? This seems a good step to help the area.

There is still considerable angst about the amount of onsite parking and the possibility of over flow into the neighborhood and how that will be dealt with. We are also still worried about the cut through traffic and how we are going to protect our neighborhood. This is an unusual situation as most new developments are contained on Hayden and don't have access to the surrounding neighborhood. You along with the city need to investigate this issue further and make an effort to communicate with the neighborhood on definite solutions.

We would like to meet with you again to see the updated plans. The week of June 3rd would be good for us.

Thank you,

Cindy and Myron Brower

Sent from my iPhone

**From:** Diana <dmdmkamin@gmail.com>  
**Sent:** Monday, July 8, 2019 10:24 PM  
**To:** Barnes, Jeff  
**Subject:** Input on case 2-DR-2019 Cabana on Hayden

**⚠️ EXTERNAL Email with links or attachments. Please use caution!**

Hi Jeff,

I am unable to attend the DRB meeting on Thursday the 18<sup>th</sup>, but wanted to provide public input regarding this case.

1. If the zoning allows multi-family, it would also allow townhomes and condominiums. If we were able to get an owner-occupied product rather than apartments it might be a higher quality product. If we could get a design that met the building standards of condominium, to allow future conversion to owner occupied, this would be another approach to increase quality of the built product.
2. I'm concerned about the target market of young professionals; luckily they are not doing a bunch of 4 bedroom units that would definitely be student housing. However, it would be nice to have the units and property designed to be *sustainable over a range of ages, from young adult, to young family, to empty nesters*; this means amenities that attract a mix of tenants, not all young adults who are relatively transient. If they like the location and get married, and want to upgrade from 1 bedroom to 2, or have a child and want a 3 bedroom, it would be nice to retain quality tenants or offer ownership opportunity. My guess is a percentage will be ASU students.
3. What would prevent this being used as a hotel, as short term rentals as VBRO or Air BNB housing?
4. They are providing on site open space and amenities to residents, that is good, less burden on public park infrastructure.
6. It does not appear they have to underground the overhead powerlines, this is a huge expense but aesthetically improves the street front.
7. The street trees proposed are small, because of the powerlines, we are getting patio trees along the sidewalk; minimal shade potential to the public pedestrians. Can we get taller trees just west of the powerlines to shade the public sidewalk? Taller non-deciduous trees to screen the view of the buildings would be nice.
8. The trees along Oak Street are Ash trees, some existing in turf. What happens if these trees fail to thrive during construction? Will they have to replace the same species and quantity? I would not want the Ash to die and have them replaced with Palo Brea, they should be shade trees such as Chinese Pistache, Evergreen Elm or Velvet Ash.
9. It appears they are removing turf along the street front and putting in trees and gravel with a few sage and muhlenbergia. Can we have a higher mature plant density along the street front, use plants that fill in the area with color and texture not just gravel.
10. What are the setbacks along Oak and Hayden? The building seems very close to the property line and extremely limiting for landscape area. It would be nice to have more landscape buffer between the sidewalks and the units.
11. It appears to be more grey box construction, not sure how to prevent this because it is the trend but we would like something more than three shades of grey stucco and cement board siding. Can we get masonry on the units, at least the elevations facing the public streets, if not on all four sides? Metal accents, at least shade canopies?
12. They are putting the parking to the west, as a buffer to residents in the neighborhood. The buildings are 3 stories tall, under 40'. Single family is usually allowed to 30' tall, so the height is probably considered appropriate to the area. San Tropez apartments are 3 story I think. However, the trees along the west side are Palo Brea, a transparent species that does not grow very tall. The residents to the west of the site should be provided a landscape buffer with species that will grow 30-40' tall, non-deciduous, and dense in canopy to provide privacy and screening. Consider pine (that are currently common in the neighborhood) or Ghost Gum (similar to the eucalyptus in the park), Sissoo, Evergreen Elm, or possibly Oak if heavily watered to encourage growth (they tend to be slower growing).
13. Parking should be in garages, even if it is a perimeter carriage house building rather than just surface parked. Secure garaged parking is a highly desirable amenity in this area due to crime from vehicles. There are a lot of transients and surface parking is not preferred.



14. The design looks fairly institutional, flat and boxy, we should ask for higher end materials and finishes, deep shade over windows, and other elements that make a more livable and sustainable product.

15. Where are the balconies, patios or anything that makes this less dorm-like? Windows look like minimum exiting size and cheap.

17. What can be done on the corner of Hayden and Oak to make this an interesting corner design? I realize that the sub station across the street is not a great view, but more reason to modify the corner to provide something more interesting than what is being presented.







Thank you for your consideration of the design of this project, that we will all have to look at driving and biking and walking around our neighborhood.

## Barnes, Jeff

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**From:** Barnes, Jeff  
**Sent:** Wednesday, September 4, 2019 12:36 PM  
**To:** Brian Lukian  
**Cc:** Littlefield, Kathy; Whitehead, Solange; Grant, Randy; Lane, Jim; City Council  
**Subject:** RE: Public Hearing signs cut down for Cabana on Hayden

Brian,

Thank you for bringing this to our attention, once again. A member of our staff will be out to the site this afternoon to locate and reattach those signs.

Jeff

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**From:** Brian Lukian <cudadodge2@gmail.com>  
**Sent:** Wednesday, September 4, 2019 12:05 PM  
**To:** Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Barnes, Jeff <JBarnes@Scottsdaleaz.gov>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Public Hearing signs cut down for Cabana on Hayden

**⚠ External Email: Please use caution if opening links or attachments!**

Jeff and Randy

I Just passed by the Cabana property and saw that the signs for the public hearing were cut off the property. The sign on the fence around the church was cut off and so was the sign posted facing the street. I found the cut of clips by the post. I have taken pictures of the missing sign and the sign cut off its post. This is the second time this has happened for a public hearing concerning this property. The vandalism is looking less and less than coincidental. I do not know who did it. But it is looking like somebody doesn't want my neighborhood and the surrounding area knowing about the public hearing tomorrow. What is going on here. Jeff please replace these signs immediately before the meeting tomorrow.

Brian Lukian