



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

CITIZEN REVIEW REPORT
Fleetwood 6 – 69th Street & 1st Avenue
19-ZN-2018
April 2019

Overview

This Citizen Review Report has been prepared in association with a rezoning request for the 0.48+/- gross acre property located at the northeast corner of 69th Street & 1st Avenue (6901 E. 1st Avenue) for Blueprint Capital Services, LLC. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties has been ongoing throughout the process.

Community Involvement/Response

Surrounding property owners within 750' were notified via first class mail regarding the project on April 29, 2019. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting, to be held on May 13th, 2019 (tentative) from 5-6 pm at the Valley Ho (tentative). A white "Project Under Consideration" sign was also posted on the property and included the open house location, date and time.

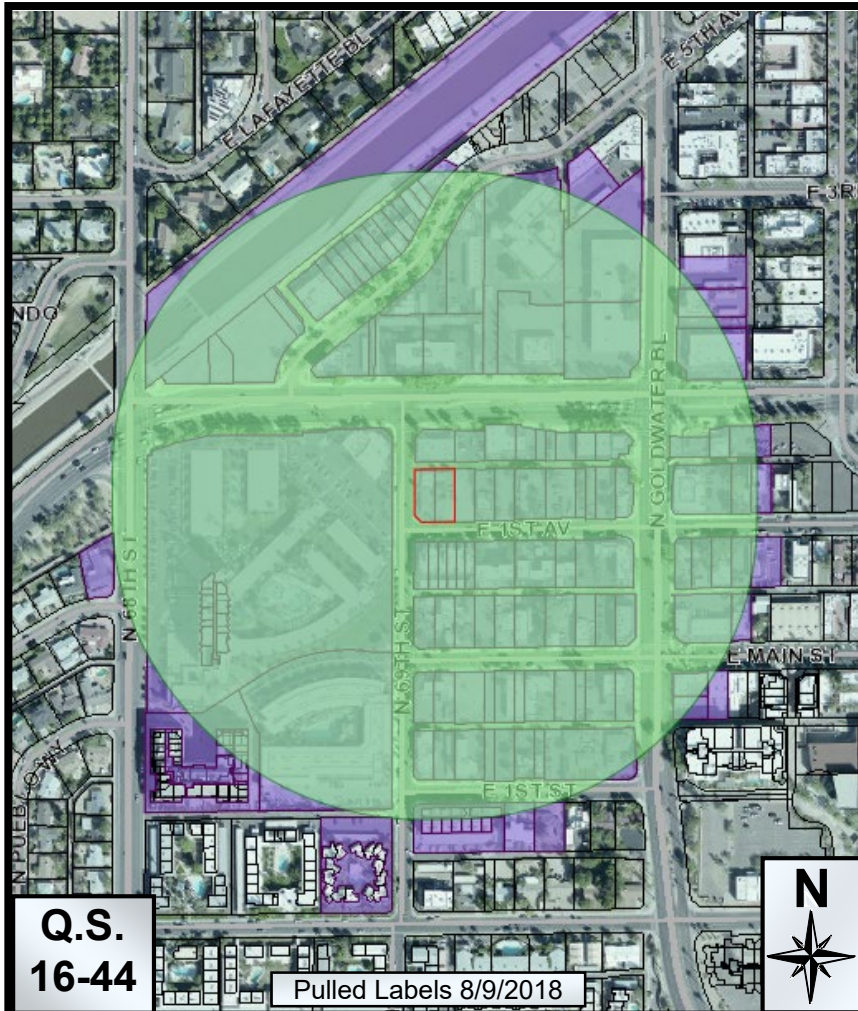
An update regarding the neighborhood open house meeting will be submitted prior to Planning Commission. No correspondence from the community has been received and the time of drafting this updated report.

Attachments

Notification Letter
750' Mailing List
Affidavit of Posting & Photo

35-DR-2018
06/05/2019

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- — — Properties within 750-feet
- 171 Postcards

Additional Notifications:

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

Fleetwood Six

35-DR-2018

PUBLIC HEARING NOTICE

REQUEST: approval of the site plan, building elevations, and landscape plan for a townhouse development with six dwelling units in approximately 12,310 square feet of building area, all on a .48-acre site.



CASE#: 35-DR-2018

DATE: October 3, 2019

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

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

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



POSTING DATE:

480-312-7000

9-17-19

1:00 P.M.

DEVELOPMENT REVIEW BOARD

<https://services.scottsdaleaz.gov/tld/resources/Cases>



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

I, Melissa Berry, being first duly sworn, depose and say:

That on September 17, 2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: September 23, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
35-DR-2018	Fleetwood 6,6900 E 1st Av	1	9/17/19
8-DR-2019	Spectrum – Camelback, 8102 E Camelback Rd	1	9/17/19

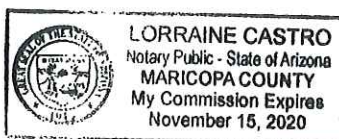
Date of Development Review Board Public Meeting: October 3, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this 17th day of September 2019.

(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

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

Berry, Melissa

From: Dillon, Levi
Sent: Friday, April 6, 2018 3:07 PM
To: LBAKER@SDIAZ.US
Cc: Tessier, Meredith; Hayes, Eliana
Subject: RE: 228-PA-2018 1st Ave Work-Live

My contact information is below should any water/sewer questions come up on this potential project.

Refer to Ch. 6 & 7 of DS&PM <http://www.scottsdaleaz.gov/design/dspm>

Please note the following:

- Water and sewer basis of design (BOD) reports required.
 - Basic BOD elements:
 - Water BODs: refer to DS&PM Ch6→ basic project description, technical discussion, , water demand determination, fire flow determination, hydrant flow test, hydraulic calcs/adequacy analysis per DS&PM, prelim. utility plan
 - Sewer BOD: refer to DS&PM Ch7→basic project description, technical discussion, sewer load calcs, hydraulic calcs/adequacy analysis, prelim. utility plan
- The 4inch water line to north will need to be upsized to the City's current minimum 6-inch (even if not tapping this line)
- For the 14 separate water meters (tapping 8 inch line on 69th St, 130ft of frontage or north 100ft of 4/6-inch) note the following:
 - Commercial units should have own water meters, otherwise sewer billing will be based on higher of the water uses rates of the building.
 - Each service line/meter requires a separate tap to public main
 - All meters and service lines need to be in an area of dedicated easement, ROW, or PUE (for each meter 3-foot easement or spacing to next meter on each side and beyond the meter shall be provided)
 - Commercial units need backflow preventers after and adjacent meter in accessible location by City (but located on private property)
- For the 14 separate sewer laterals (north side, 100ft of frontage) note the following:
 - It may be easier to replace this portion of public 8" sewer with SDR35 PVC then installing a tap every 6 feet (could be done in concert with water line upsizing)
 - Manholes can only receive a max of 4 laterals each on lines 12-inch and less.
 - Ideally the sewer service laterals should pass below water service lines with at least 1ft of clearance
 - Commercial laterals much be 6" diameter (residential 4")
 - Requirement of grease/grit/sand interceptors for the commercial spaces should be analyzed.

Thanks,

Levi C. Dillon, P.E. | *Sr. Water Resources Engineer*



*"Water Sustainability through
Stewardship, Innovation and People"*

Contact Info

Direct: (480) 312-5319

Main office: (480) 312-5685
Fax: (480) 312-5615
[Mailing/Office Address](#)
Water Resources Administration
9379 E. San Salvador Dr.
Scottsdale, AZ. 85258

Sending me an attachment over 5MB? Please use the link below:

<https://securemail.scottsdaleaz.gov/dropbox/ldillon@scottsdaleaz.gov>

-----Original Appointment-----

From: Current Planning Mtgs

Sent: Wednesday, March 28, 2018 11:32 AM

To: Tessier, Meredith; Kercher, Phillip; Anderson, Richard; Dillon, Levi; Venker, Steve; King, Ricky; Hayes, Eliana; LBAKER@SDIAZ.US

Subject: 228-PA-2018 1st Ave Work-Live

When: Wednesday, April 4, 2018 2:00 PM-3:00 PM (UTC-07:00) Arizona.

Where: Plan Review 1

Good Afternoon Lance,

re: 228-PA-2018 1st Ave Work-Live

Your pre-application meeting has been scheduled with our coordinator, Meredith Tessier.

You may check-in with the receptionists in the atrium and refer to your assigned pre-app case number and coordinator contact information.

Our office building is located at:
7447 E. Indian School Road #105
Scottsdale, AZ 85251

Please accept this invite, or reply back via email to confirm or re-schedule your meeting.

Thank you,

Melissa Berry

Planning Assistant
Planning and Development Services
City of Scottsdale
480.312.4213
mberry@scottsdaleaz.gov

