



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #86)
Date: Tuesday, February 4, 2020 10:00:59 AM

Development Review Board Public Comment (response #86)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/4/2020 10:00:48 AM

Survey Response

COMMENT	
Comment:	Hello DRB members, we are tentatively scheduled for the March 5th DRB meeting for a proposed hotel, master site plan and plat for the One Scottsdale project located at the northeast corner of Legacy Blvd. and Scottsdale Rd. We would like to sit down with you to go over our request and provide a preview of the proposal. Please let me know when you have time to meet. We are available in the morning for coffee before work hours, during work hours or early evenings to discuss, just let me know what works best for you. Thanks in advance. Kurt Jones, 480-225-8937
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kurt Jones
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	kajones@tblaw.com
Phone:	(480) 225-8937
Address:	One Scottsdale
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

City Notifications – Mailing List Selection Map

One Scottsdale Planning Unit III



Additional Notifications:

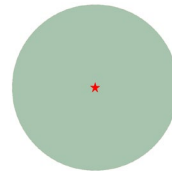
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Twitter
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
August 12, 2019

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 93

7-PP-2007#3

Preliminary Plat Notification Affidavit



I, _____, acting on behalf of _____, hereby affirm that a copy of the preliminary plat of _____ subdivision has been delivered to the following agencies for their review.

AGENCY

DATE NOTIFIED

_____	SALT RIVER PROJECT...(2).....	_____
_____	ARIZONA PUBLIC SERVICE	_____
_____	SOUTHWEST GAS CORPORATION.....	_____
_____	ARIZONA DEPARTMENT OF TRANSPORTATION.....	_____
_____	MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	_____
_____	MARICOPA COUNTY PLANNING DEPARTMENT.....	_____
_____	MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	_____
_____	SCOTTSDALE POSTMASTER.....	_____
_____	SCOTTSDALE SCHOOL DISTRICT.....	_____
_____	CAVE CREEK SCHOOL DISTRICT.....	_____
_____	PARADISE VALLEY SCHOOL DISTRICT.....	_____
_____	CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	_____
_____	CENTURY LINK.....	_____
_____	OTHER.....	_____

Signature

Date

Address

Phone

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ scottsdaleaz.gov



One Scottsdale – Planning Unit III

Development Review Board

Neighborhood Notification Report

July 30, 2019

Background

The following is the proposed Neighborhood Notification Report (“Report”) for the proposed One Scottsdale Development Review Board (“DRB”) request filed with the City of Scottsdale (“City”). One Scottsdale is located at the northeast corner of the Loop 101 and Scottsdale Road (“Property”). The Report will be implemented in conjunction with an application to develop an office, hotel, commercial master site plan and the development of the hotel within the initial phase of the project. The master site plan is on approximately 22 acres and zoned with Planned Community District with comparable Planned Regional Center (“PCD-PRC”) zoning approvals from the 2002 zoning case, 20-ZN-2002 (“2002 Entitlements”). The Property has modestly developed utilizing the 2002 Entitlements with the Dial/Henkel office and research building at the south end of One Scottsdale and the Jefferson on Legacy luxury apartment community in the north end. One Scottsdale has approved zoning for 1.8 million square feet office/commercial/retail, 1,100 residential units and 400 hotel rooms. The building heights allowed range from 36’/45’/60’/90’ based on location within the Property. The Request occurs within Planning Unit (“PU”) III which encompasses all of the property north of Legacy Boulevard, east of Scottsdale Road and south of Thompson Peak Parkway. The proposed office/commercial project encompasses the western portion of PU III (“Property”).

The Report is structured to provide the City with communications with area property owners, interested parties, and other stakeholders with our DRB request. DMB realizes the importance of early and on-going communication with property owners, residents, business owners, homeowner associations and other impacted and interested parties in the area and welcomes the opportunity to communicate with such stakeholders on an on-going basis.

Neighborhood Notification Checklist

The Neighborhood Notification Checklist requires the following outreach:



Provide a first class letter to property owners and homeowners associations within 750' of the Property. The following information was included in the letter:

- Project request and description
- Location
- Size (acreage of the proposed project)
- Zoning
- Site Plan (superimposed on the aerial to show the location within the One Scottsdale project)
- Applicant and City contact names, email and phone numbers

Other Plan Outreach

We continue to communicate with our surrounding adjacent property owners including the apartment community developer, the Arizona State Land Department, Discount Tire's corporate headquarters, Scottsdale Healthcare (Honor Health), and the Vi at Grayhawk, an assisted living facility. We will reach out to the Grayhawk Community Association to schedule to present to their HOA board.

Attached to this initial Report is list of entities and surrounding property owners within 750 feet of the Property, the letter and graphics sent to property owners within 750 feet of the request.

It is our intention to continue to update this report as communication is received throughout the DRB process.



**TIFFANY
& BOSCO**
P.A.

July 29, 2019

**RE: One Scottsdale Development Review Board Submittal – Hotel & Master Site Plan –
13-PA-2019**

Property Owner or Homeowners Association Member:

We represent One Scottsdale Holdings, LLC, an Arizona limited liability company and its manager DMB Associates, Inc., an Arizona corporation, and their request to the City of Scottsdale ("City") for Development Review Board ("DRB") approval of a master site plan for a hotel and office project with support retail and restaurant uses ("Request"). The Request includes only the hotel building elevations at this time. Future DRB submittals will be required for the office buildings, parking structures and support commercial uses. The Request is located at the northeast corner of Legacy Boulevard and Scottsdale Road within One Scottsdale and will be built immediately west of the recently completed Jefferson on Legacy apartment community. The Request updates the 2015 DRB case approval that approved four (4) three-story office buildings, two parking structures and support retail and restaurant pads within the site. This request adds a hotel to the site plan, provides for two (2) office buildings vs. four (4) and places the parking structures internal to the site. Refer to the aerial attached to this letter for the location and site plan proposed within One Scottsdale. The Request is in conformance with the original 2002 Stacked 40's zoning case stipulations and height requirements.

As part of the City's citizen participation process, we are required to notify all property owners and homeowners associations within 750 feet of the DRB application with information on the proposal and the public hearing process.

If you have any questions regarding the Request, please do not hesitate to contact me at 602-452-2729 or at kajones@tblaw.com. You may also contact the City Planner processing this case, Meredith Tessier at 480-312-4211 or mtessier@scottsdaleazgov. Please refer to the case number 13-PA-2019. Thank you for your time regarding this matter.

Sincerely,

Kurt Jones, AICP

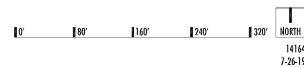


Illustrative Master Plan



ONE SCOTTSDALE- Scottsdale, Arizona

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7-PP-2007#3

08/01/19

Owner	TITLE	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SCOTTSDALE HEALTHCARE HOSPITALS		3621 WELLS FARGO	SCOTTSDALE	AZ	85251
HALLE PROPERTIES LLC		20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
KNIGHT-DAME LLC		20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
HCP MOB SCOTTSDALE LLC (LEASE)		1920 MAIN ST STE 1200	IRVINE	CA	92614
CC/PDR-SCOTTSDALE LLC		P O BOX 2196	CHICAGO	IL	60690-2196
OLEARCZYK DELGADO IRENA		19700 N 76TH ST 1098	SCOTTSDALE	AZ	85255
DE LEON LUIS A SALGADO/BASSENDOWSKI S L/ETAL		1936 ANGLELY CT	REGINA	SK	54V2V2
VILLAGE AT GREYHAWK OWNERS ASSOCIATION		9362 E RAINTREE DR	SCOTTSDALE	AZ	85260
HOPKINS FAMILY TRUST SURVIVORS TRUST		19700 N 76TH ST NO 2112	SCOTTSDALE	AZ	85255
SUNSHINE TRUST		19700 N 76TH ST APT 1113	SCOTTSDALE	AZ	85255-4787
TALASKI MARK RICHARD/GWENDELYN MARIE		3308 CARRINGTON LN	BLOOMINGTON	IL	61705-6597
BRANDY INVESTMENTS LLC		3985 E SANDPIPER DR	PHOENIX	AZ	85050
ARIZONA STATE LAND DEPARTMENT		100 WILSHIRE BLVD NO 700	SANTA MONICA	CA	90401
ARIZONA STATE LAND DEPARTMENT		644 W PIMA ST	GILA BEND	AZ	85337
SCOTTSDALE CITY OF		7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
ONE SCOTTSDALE INVESTORS LLC		PO BOX 4085	SANTA MONICA	CA	90411
ONE NORTH SCOTTSDALE CORP		7 CORPORATE PLAZA	NEWPORT BEACH	CA	92660
USCMF AVION ON LEGACY LLC		ONE FINANCIAL PLAZA 19TH FLOOR	HARTFORD	CT	6103
RKCCLL INVESTMENTS LLC/ETAL		7600 E DOUBLETREE RANCH RD STE 300	SCOTTSDALE	AZ	85258
ONE SCOTTSDALE OWNERS ASSOCIATION INC		7600 E DOUBLETREE RANCH RD SUITE 300	SCOTTSDALE	AZ	85258
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Caroline Bissell		7231 E Cactus Wren Road	Scottsdale	AZ	85250
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10305 E. Via Linda 103 Ste 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012

Betty Janik	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Maggie Keasler		18490 N. 97th Way	Scottsdale	AZ	85255
Renee J. Higgs		7127 E. 6th Ave.	Scottsdale	AZ	85251
Susan Kauffman	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
		11334 E. Desert Vista Rd.	Scottsdale	AZ	85255

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 13 -PA- 2019

Project Name: Hotel Master Plan

Project Address: 20001 N Scottsdale Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: _____

MICHAEL F. BURKE

Print Name

Michael F. Burke

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

I, Sita Barge, being first duly sworn, depose and say:

That on February 20, 21, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: **February 26, 2020**

Case No.	Description and Location of Project	No. of Signs	Date Posted
27-DR-2019	Scottsdale Entrada - Master Site Plan, 6460 E McDowell Rd	1	2/21/20
47-DR-2019	Scottsdale Entrada, 6520 E McDowell Rd	1	2/21/20
48-DR-2019	Wood Partners - Raintree, 8684 E Raintree Dr	1	2/20/20
61-DR-2015#2	One Scottsdale Planning Unit III Master Site Plan and Phase I, 20001 N Scottsdale Rd	1	2/21/20
7-PP-2007#3	One Scottsdale Planning Unit III Master Site Plan and Phase I, 20001 N Scottsdale Rd	1	2/21/20

Date of Development Review Board Public Meeting: March 5, 2020, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge

(Signature)

Acknowledged this 24 day of February 2020.



My commission expires

11-11-2023



(Notary Public)

Planning and Development Services

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