

Neighborhood Notifications  
Open House Information  
Citizen Comments  
Affidavit of Posting  
Site Signs  
Legal Protest



COMMUNITY ASSOCIATION  
10585 N. 100<sup>th</sup> Street  
Scottsdale, AZ 85258

City of Scottsdale  
Mr. Jeff Barnes  
Planning Department  
7447 E. Indian School Rd., Ste. 105  
Scottsdale, AZ 85251

PHOENIX AZ

Hasler  
AZ 852  
25 JUL '18  
07/24/2018

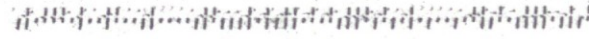
FIRST-CLASS MAIL

US POSTAGE \$000.47<sup>0</sup>



ZIP 85258  
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COMMUNITY ASSOCIATION

10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258  
p: 480.860.2022 | f: 480.860.8264 | www.scottsdaleranch.org

July 24, 2018

City of Scottsdale  
Mr. Jeff Barnes  
Planning Department  
7447 E. Indian School Rd., Ste. 105  
Scottsdale, AZ 85251

Re: 7-ZN-2018 and 3-GP-2018

Dear Mr. Barnes:

On behalf of Scottsdale Ranch Community Association (SRCA) Board of Directors, we are contacting you to share our concerns relating to the non-general plan amendment request and the change to the land use designation to construct a development of a mixed-use multi-family residential community on 90<sup>th</sup> St. and San Victor.

Our understanding is that this would be a change from the original development plan for McCormick Ranch PCD (40-Z-79). SRCA'S main opposition to the re-zoning are:

- 1) Height (The tallest residential building in the area is 3 stories.)
- 2) Entry and Traffic (Traffic issues resulting from only one entry/exit.)
- 3) Setbacks (Proposed setbacks do not maintain open space that currently exists on all other residential properties in the area.)

SRCA views zoning to be promises to residents for the protection of their neighborhoods. Allowing this or any applicant relief from those protections would be a violation of the trust that citizens place in their city government.

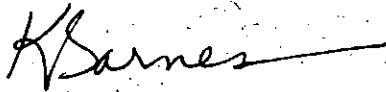
A Scottsdale citizen's quality of life is protected in many ways, but one of the most important ways is to be safeguarded through zoning. For this reason, SRCA opposes granting any changes or variances from current zoning requirements and stipulations on this land.

If the applicant wants to use the land for a purpose allowed under current zoning WITHOUT RELIEF FROM ANY ZONING REQUIREMENTS OR STIPULATIONS, then SRCA would withdraw our

Mr. Jeff Barnes  
July 24, 2018  
7-ZN-2018 and 3- GP-2018  
Page 2

opposition. But until then, please know we remain opposed and we request you keep us apprised of any activities – requests, applications, pre-application activities, etc. – related to this property.

Respectfully,

A handwritten signature in black ink, appearing to read "K Barnes", with a long horizontal line extending to the right.

Kathe M. Barnes, CAAM, PCAM  
Executive Director  
On behalf of the SRCA Board of Directors



COMMUNITY ASSOCIATION

July 24, 2018

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Page 2

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Respectfully,

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Kathe M. Barnes, CAAM, PCAM  
Executive Director  
On behalf of the SRCA Board of Directors



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 146 - PA - 2018

Project Name: 90<sup>m</sup> Street @ San Victor

Project Address: NEC of 90<sup>m</sup> Street @ San Victor Drive

### 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 owners agent: Michele Hammond

Print Name

Michele Hammond

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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

**7-ZN-2018**  
**06/07/18**

Rev. 9/2012



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**90<sup>th</sup> Street and San Victor**  
June 5, 2018

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from C-O PCD to R-5 PCD and/or PUD/PCD as well as a Minor General Plan Amendment from Office to Urban Neighborhoods and/or Mixed-Use land use designations of an approximately 3.23+/- acre property located at the northeast corner of 90<sup>th</sup> Street and San Victor Drive. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on April 19, 2018 at the Via Linda Senior Center for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

17 interested people attended the Open House. Attendees had questions about traffic, height, and density and questions were addressed at the Open House. Additional conversations with neighbors addressing these issues with additional information have continued since the Open House. The outreach team will continue to be available to respond to any neighbors who have questions or comments regarding the project or process.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting  
Sign-in sheets



April 6, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (146-PA-2018) by Wood Partners to build a new residential community on a 3.23+/- acre parcel located at the northeast corner of 90<sup>th</sup> Street and San Victor Drive. This request is for a Zoning District Map Amendment from C-O PCD to R-5 PCD and/or PUD/PCD. This request also includes a minor General Plan Amendment from the Office land use designation to Urban Neighborhoods and/or Mixed-Use land use designations.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, April 19, 2018 from 5 p.m. to 6 p.m. in Room 7 of the Via Linda Senior Center, located at 10440 E. Via Linda.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalsolutionnaz.com](mailto:info@technicalsolutionnaz.com). The City of Scottsdale Project Coordinator for the project is Jeff Barnes, who can be reached at 480-312-2376 or [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Thank you.

Sincerely,

Susan Bitter Smith  
Vice President

90th Street and San Victor

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	Parcel Number
11111 LLC	1724 W 4TH ST	TEMPE	AZ	85282	217-74-006
42KIDZ LLC	12164 E SAHUARO DR	SCOTTSDALE	AZ	85259	217-36-141
7243 INVESTORS LLC	24 ESTATE CRESENT	CANADA			217-74-003
9735 NORTH 90TH PLACE LLC	9735 NO 90TH PL	SCOTTSDALE	AZ	85258	217-36-986B
ADAMS JAY B/ROXANE E	20024 NINA ST	OMAHA	NE	68130	217-39-527
ALC INVESTORS LLC	15215 N KIERLAND BLVD SUITE 438	SCOTTSDALE	AZ	85254	217-39-507
ALEXANDER JOSEPH MICHAEL/NANCY LEE	9001 E SAN VICTOR DR UNIT 1022	SCOTTSDALE	AZ	85258-5385	217-39-498
BARAKAT FAMILY TRUST	9001 E SAN VICTOR DR UNIT 1017	SCOTTSDALE	AZ	85258	217-39-493
BENNY CASEY	9001 E SAN VICTOR DR UNIT 2005	SCOTTSDALE	AZ	85258	217-39-510
BERNARDY FAMILY NOMINEE TRUST	4256 CAMINITO CASSIS	SAN DIEGO	CA	92122	217-39-496
BLYTHE INVESTMENTS LLC	10934 E LAUREL LN	SCOTTSDALE	AZ	85259	217-74-004
BOLANOS AMIRA	8873 E YUCCA ST	SCOTTSDALE	AZ	85260	217-36-087
BRAVERMAN IVAN/HELEN L	9001 E SAN VICTOR DR UNIT 2007	SCOTTSDALE	AZ	85258-5387	217-39-512
BRETT'S CONDO LLC	9355 N 91ST ST	SCOTTSDALE	AZ	85258	217-36-106
CABRERA DAVID A/SUSAN L	9001 E SAN VICTOR DR UNIT 2011	SCOTTSDALE	AZ	85258-5387	217-39-516
CHEZ SONG LLC	9912 E MISSION LN	SCOTTSDALE	AZ	85258	217-36-343A
CHRISTOPHEL CAROLYN PATRICIA	9355 N 91ST ST UNIT 102	SCOTTSDALE	AZ	85258-5007	217-36-120
CHRISTOPHER J HUNTER SEPARATE PROPERTY TRUST	9001 E SAN VICTOR DR UNIT 2026	SCOTTSDALE	AZ	85258-5388	217-39-531
DAIZADEH FAMILY REVOCABLE TRUST	9001 E SAN VICTOR DR UNIT 1019	SCOTTSDALE	AZ	85258	217-39-495
DANDREA PAUL/BETTY	267 LAKE MIST DR	MOORESVILLE	NC	28117	217-36-122
DATAR ANOOP/VIDITA	9001 E SAN VICTOR DR UNIT 2001	SCOTTSDALE	AZ	85258	217-39-506
DE LA CRUZ MARICELA	9001 E SAN VICTOR DR UNIT 1027	SCOTTSDALE	AZ	85258	217-39-503
DEGIDIO STEVEN C/CONNIE	9100 CLINTON AVE S	BLOOMINGTON	MN	55420	217-36-083
DETERS SCOTT	9001 E SAN VICTOR DR UNIT 1014	SCOTTSDALE	AZ	85258-5385	217-39-490
DIGIULIO MICHAEL/MEGAN	9001 E SAN VICTOR DR UNIT 2024	SCOTTSDALE	AZ	85258	217-39-529
DIVITO VINCENT C/LINDA L	7349 N VIA PASEO DEL SUR UNIT 262	SCOTTSDALE	AZ	85258	217-39-502
DNT TIMBERLINE LAKES	9001 E SAN VICTOR DR UNIT 1011	SCOTTSDALE	AZ	85258	217-39-487
DUH TRUST	9001 E SAN VICTOR DR UNIT 1008	SCOTTSDALE	AZ	85258	217-39-484
EASTIN SHANNON	9001 E SAN VICTOR DR UNIT 1015	SCOTTSDALE	AZ	85258	217-39-491
EGGERT KIMBERLY	9001 E SAN VICTOR DR 1016	SCOTTSDALE	AZ	85258	217-39-492
EKIN THOMAS W/ARLENE C TR	9355 N 91ST ST 137	SCOTTSDALE	AZ	85258	217-36-082
FERENTINOS FAMILY TRUST	9001 E SAN VICTOR DR UNIT 1010	SCOTTSDALE	AZ	85258	217-39-486
FERNANDO PROPERTIES 2 LLC	2432 E DARREL RD	PHOENIX	AZ	85042	217-39-482

90th Street and San Victor

FIRST INTERSTATE BANK OF AZ N A	PO BOX 2609	CARLSBAD	CA	92018	217-36-077P
FOWLIS JOHN M	832 5TH AVE	CALGARY	AB	T2E 0L3	217-36-104
FROELICH MICHAEL R/JANICE L	9001 E SAN VICTOR DR UNIT 2025	SCOTTSDALE	AZ	85258	217-39-530
FUGERE BETTY M	1810 15TH ST SOUTH	MOORHEAD	MN	56560	217-36-086
FUNGER KENNETH/ANITRA	3410 ACADIA LN	MOUNT JULIET	TN	37122	217-39-477
GILMARTIN RICHARD/ACKERMAN AMIKAM	157 MONROE ST	DENVER	CO	80206	217-39-517
GOLDBERG PHILLIP/LYNDA	9001 E SAN VICTOR DR UNIT 2000	SCOTTSDALE	AZ	85258	217-39-505
GRAND CANYON REAL ESTATE HOLDINGS LLC	8144 E CACTUS RD STE 830	SCOTTSDALE	AZ	85260	217-36-343T
HEACOCK STANLEY K/CAROL J	1136 SANCTUARY PL	GAHANNA	OH	43230	217-36-089
HIMMELBERG JEFFREY ALLEN/ANGELA	9001 E SAN VICTOR DR UNIT 2027	SCOTTSDALE	AZ	85258-5388	217-39-532
HIRSCH FAMILY TRUST	9001 E SAN VICTOR DR UNIT 1018	SCOTTSDALE	AZ	85258	217-39-494
ITM LLC	3755 KARICIO LANE STE 2C	PRESCOTT	AZ	86303	217-36-119
IVEY FAMILY TRUST	9001 E SAN VICTOR DR UNIT 2016	SCOTTSDALE	AZ	85258	217-39-521
JEFFRIES JERI LYN	9355 N 91ST ST UNIT 236	SCOTTSDALE	AZ	85258	217-36-103
JOE AND KAREN TERRILL FAMILY TRUST	9001 E SAN VICTOR DR UNIT 1002	SCOTTSDALE	AZ	85258	217-39-478
JONES JOYCE E TR	12751 GATEWAY PARK RD NO 405	POWAY	CA	92064	217-36-088
KEEN FAMILY TRUST	9001 E SAN VICTOR DR UNIT 1024	SCOTTSDALE	AZ	85258-5385	217-39-500
KHARAZMI BAHRAM	1043 WALKER MILL RD	GREAT FALLS	VA	22066	217-36-139
KUEHN STEPHANIE STEBBINS	9355 N 91ST ST UNIT 103	SCOTTSDALE	AZ	85258	217-36-121
KUPERSTEIN RHODA TR	9355 N 91ST ST NO 139	SCOTTSDALE	AZ	85258	217-36-080
LINCOLN STREET ASSET MANAGEMENT LLC	9746 N 90TH PL STE 207	SCOTTSDALE	AZ	85258	217-74-008
LINDA L SMITH REVOCABLE TRUST	9355 N 91ST ST 240	SCOTTSDALE	AZ	85258	217-36-099
LYALL ALLAN/SHONA	9001 E SAN VICTOR DR UNIT 2019	SCOTTSDALE	AZ	85258	217-39-524
MAKWANA CHIRAG M/SHARMA-MAKWANA PRASHANSA	9001 E SAN VICTOR DR UNIT 2010	SCOTTSDALE	AZ	85258	217-39-515
MARGRET A DEMGEN TRUST	9001 E SAN VICTOR DR UNIT 1000	SCOTTSDALE	AZ	85258	217-39-476
MARIE M HOGAN REVOCABLE TRUST	9001 E SAN VICTOR DR UNIT 1009	SCOTTSDALE	AZ	85258-5385	217-39-485
MARZIANI PAUL/CHERYL	9001 E SAN VICTOR DR UNIT 2014 M	SCOTTSDALE	AZ	85258	217-39-519
MCCAW KEVIN/SARA	9001 E SAN VICTOR DR UNIT 2006	SCOTTSDALE	AZ	85258	217-39-511
MCCLURE WILLIAM	9355 N 91ST ST UNIT 204	SCOTTSDALE	AZ	85258	217-36-142
MCCORMICK RANCH PROPERTY OWNERS ASSN INC	9248 N 94TH ST	SCOTTSDALE	AZ	85258	217-36-343Q
MCLAIN DOUGLAS B TR	6672 SMITHTOWN RD	EXCELSIOR	MN	55331	217-36-084
MEHRANFAR AND KAFI FAMILY REVOCABLE TRUST	387 VASQUEZ AVE	SUNNYVALE	CA	94086	217-39-513
MELLOTT ANTHONY/MCDONALD CAITLIN	9355 N 91ST ST UNIT 238	SCOTTSDALE	AZ	85258-5006	217-36-101
MIKHAILIDY ARTEM/VASYLCHENKO OLGA	9355 N 91ST ST UNIT 232	SCOTTSDALE	AZ	85258	217-36-107

90th Street and San Victor

MOTT SPENCER J/SUNDBERG-MOTT SUSANNA KATARINA	9001 E SAN VICTOR DR UNIT 2018	SCOTTSDALE	AZ	85258	217-39-523
MOTTS FAMILY LIVING TRUST	9001 E SAN VICTOR DR UNIT 1012	SCOTTSDALE	AZ	85258	217-39-488
NAHON MARCUS/NATALEE B	9001 E SAN VICTOR DR UNIT 2020	SCOTTSDALE	AZ	85258-5387	217-39-525
NAKANO HIROFUMI/SUMAKO	90014 E SAN VICTOR DR STE 2021	SCOTTSDALE	AZ	85258	217-39-497
NAKANO HIROFUMI/SUMAKO	9001 E SAN VICTOR DR STE 2021	SCOTTSDALE	AZ	85258	217-39-526
NANCY SANDDVG TRUST	9001 E SAN VICTOR DR UNIT 2009	SCOTTSDALE	AZ	85258	217-39-514
NATHAN ANNE KIM AND JULIAN GELLER FOUNDATION	2282 CENTURY HILL	LOS ANGELES	CA	90067	217-36-344
NEGRI DARREL C/MARY Q	9001 E SAN VICTOR DR UNIT 2013	SCOTTSDALE	AZ	85258-5387	217-39-518
NELSON STEPHEN/SIDNEY	15181 W 62ND WY	ARVADA	CO	80403	217-36-108
NORMAN RANDALL/WHITNEY	10399 E ROSEMARY LN	SCOTTSDALE	AZ	85255	217-36-100
OKLU RAHMI/MONTUORI SUSAN	9001 E SAN VICTOR DR UNIT 1025	SCOTTSDALE	AZ	85258	217-39-501
ON THE GREENBELT LLC	9767 N 90TH PL	SCOTTSDALE	AZ	85258	217-36-343U
OPENDOOR PROPERTY W8 LLC	405 HOWARD ST STE 550	SAN FRANCISCO	CA	94105-2999	217-36-109
PARK LIVING TRUST	9001 E SAN VICTOR DR UNIT 2004	SCOTTSDALE	AZ	85258	217-39-509
PATALINO ANGELO/CHRISTINA	34 TIMBER TRCE	BALLSTON SPA	NY	12020	217-39-533
PATEL NILESH T/DORA C	9355 N 91ST ST UNIT 138	SCOTTSDALE	AZ	85258	217-36-081
PAYAN MEGAN	9001 E SAN VICTOR DR UNIT 2023	SCOTTSDALE	AZ	85258	217-39-528
PETRICK NICHOLAS GREGORY/IRENE	9001 E SAN VICTOR DR UNIT 1004	SCOTTSDALE	AZ	85258	217-39-480
PG & J PROPERTIES LLC	9745 N 90TH PL	SCOTTSDALE	AZ	85258	217-36-968
PHELPS KAREN A/CARL W	9001 E SAN VICTOR DR UNIT 2015	SCOTTSDALE	AZ	85258	217-39-520
POLLOCK GATEWAY II DE LLC	150 PORTOLA RD	PORTOLA VALLEY	CA	94028	217-36-985
PR EMPRISE LLC	14823 N 15TH AVE	PHOENIX	AZ	85023	217-74-001
PROACTIVE PHYSICAL AND ACQUATIE REHABILITATIO	9746 N 90TH PL #103	SCOTTSDALE	AZ	85258	217-74-002
RACHELLE WINIFRED HARRIS FAMILY TRUST	9355 N 91ST ST UNIT 129	SCOTTSDALE	AZ	85258	217-36-090
RANCH AUTO CENTER LLC	PO BOX 2033	SUN CITY	AZ	85372	217-36-343D
RANCH CENTER RETAIL LLC	9393 N 90TH ST STE 207	SCOTTSDALE	AZ	85258	217-36-343L
RANDALL DONALD J/STEPHANIE M	6153 N 86TH PL	SCOTTSDALE	AZ	85250	217-36-079
ROBERT F GUYETTE MEDICAL PROPERTIES LLC	9741 N 90TH PL	SCOTTSDALE	AZ	85258	217-36-343Z
ROLLINS R J/DAVIS S/BEVERLY J TR/CHILDERS R J	1311 S VIRGINIA ST	RENO	NV	89502	217-36-343N
ROUSE KEVIN W	1110 MAGNOLIA LN NORTH	PLYMOUTH	MN	55441	217-36-085
RUSSELL AMY R	9001 E SAN VICTOR DR UNIT 1003	SCOTTSDALE	AZ	85258	217-39-479
SADA LLC	24703 NAPA CT	VALENCIA	CA	91355	217-36-857A
SAINT LAWRENCE HOLDING CO	500 S 99TH AVE	TOLLESON	AZ	85353	217-36-857G
SAN VICTOR LLC	30600 N PIMA RD STE 75	SCOTTSDALE	AZ	85266	217-36-343E

90th Street and San Victor

SANTA FE SCOTTSDALE LLC	4722 N 24TH ST	PHOENIX	AZ	85016	217-36-343F
SCHUTT JEFFREY C	9001 E SAN VICTOR DR UNIT 2003	SCOTTSDALE	AZ	85258	217-39-508
SCOTTSDALE TUSCANY MSL LLC	4 PARK PLAZA STE 400	IRVINE	CA	92614	217-53-796
SEVILLE AT 90TH ST ASSOC INC	9746 N 90TH PL NO 207	SCOTTSDALE	AZ	85258	217-74-009
SEVILLE PROPERTIES L L C	5045 N 12TH ST SUITE 110	PHOENIX	AZ	85014	217-74-005
SMIL MOUNTAIN VIEW OWNER LLC	9700 N 91ST	SCOTTSDALE	AZ	85018	217-36-343G
SMITH EMMA	9355 N 91ST ST NO 237	SCOTTSDALE	AZ	85258	217-36-102
SMITH SUSANNA R	9001 E SAN VICTOR DR UNIT 2017	SCOTTSDALE	AZ	85258	217-39-522
ST PAUL FIRE AND MARINE INSURANCE COMPANY	2122 E HIGHLAND AVE STE 450	PHOENIX	AZ	85016	217-36-958
STANDARD PACIFIC OF ARIZONA INC	890 W ELLIOT RD STE 101	GILBERT	AZ	85233-5127	217-39-489
STORE MASTER FUNDING XI LLC	8377 E HARTFORD SUITE 100	SCOTTSDALE	AZ	85255	217-36-857D
SUZANNE C WILLIAMS SEPARATE PROPERTY TRUST	9001 E SAN VICTOR DR UNIT 1023	SCOTTSDALE	AZ	85258	217-39-499
TB PROPERTY MANAGEMENT LLC	9180 E DESERT COVE AVE SUITE 102	SCOTTSDALE	AZ	85260	217-74-007
TERRILL KEITH	9001 E SAN VICTOR DR UNIT 1007	SCOTTSDALE	AZ	85258	217-39-483
TUSCANY LIFESTYLE LLC	2944 N 44TH ST NO 250	PHOENIX	AZ	85018	217-53-869
VIKING POINT PROPERTIES LLC	501 94TH AVENUE SE	BELLEVUE	WA	98004	217-36-857E
VILLAGES RECREATIONAL ASSOCIATION	13951 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254	217-36-514
WALJI PERVIZ	8749 THE ESPLANADE UNIT 6	ORLANDO	FL	32836	217-36-140
WEINER SCOTT	9001 E SAN VICTOR DR UNIT 1005	SCOTTSDALE	AZ	85258	217-39-481
WILSON RICHARD S/JUDITH E	9001 E SAN VICTOR DR UNIT 1028	SCOTTSDALE	AZ	85258	217-39-504
ZEMELKA ROGER F/KAREN R	9355 N 91ST ST UNIT 229	SCOTTSDALE	AZ	85258	217-36-110



# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 146-PA-2018

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

Location: NEC of 90th street & San Victor Drive

Site Posting Date: 04/09/2018

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Signature

4.12.18  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 12<sup>TH</sup> day of April 2018



[Signature]  
Notary Public  
My commission expires: 2-10-2020

## City of Scottsdale -- Current Planning Division

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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Thursday, April 19, 2018

Time: 5:00pm – 6:00pm

Location: Via Linda Senior Center (10440 E Via Linda Road)– Room 7

Site Address: NEC of 90th Street & San Victor Drive

### Project Overview:

- Request: A Zoning District Map Amendment from C-O PCD to R-5 PCD and/or PUD/PCD to create a residential development in a mixed-use setting. The request also includes a minor General Plan Amendment from the Office land use designation to Urban Neighborhoods and/or Mixed-Use land use designations
- Acreage: 3.23 +/- Acres
- Current Zoning: C-O PCD

Applicants Contact: John Berry

Phone number: 480-385-2727

Email: MH@BerryRiddell.com

City Contacts: Jeff Barnes

Phone number: 480-312-2376

Email: JBarnes@ScottsdaleAZ.gov

Pre-Application #: 146-PA-2018

Available at The City of Scottsdale: 480-312-2376 **04/09/2018**

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 4-9-2018

–Penalty for removing or defacing sign prior to date of last hearing  
–Applicant Responsible for Sign Removal



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 146 -PA- 2018

Project name: 90th Street and San Victor

Project Location NEC of 90th Street & San Victor Drive

Applicant Name: John Berry Phone: (480) 385-2727

Applicant E-mail: JB@berryriddell.com Fax: (480) 385-2757

School District: Scottsdale Unified

I, \_\_\_\_\_ hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;  
I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning, Neighborhood and Transportation Division

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







## Barnes, Jeff

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**From:** Kevin McCaw <kevin@mccawmedia.com>  
**Sent:** Monday, April 16, 2018 3:52 PM  
**To:** Barnes, Jeff  
**Subject:** Concerns: Wood Partners Request (146-PA-2018); Residential Project - Corner of E. San Victor Drive & 90 Street

Good afternoon Mr. Barnes;

As resident/owners of a condo in the "**91 San Victor**" **Community**, my wife and I plan to attend the "open house" to discuss our concerns relative to this project noted in the subject line of my message.

In brief, as much as we support progress and a means for the City to increase tax revenues that such projects bring; we feel that the project is too large for the space and will create some challenges for the area, including an increase in the existing parking challenges on E. San Victor Drive.

We hope that there is a compromise that can be found to address such issues.

Aside from this though, the core purpose of this message is to share with you my distaste over how things are already starting out between the developer and residents of the area.

More specifically, I wanted to share with you that I take exception over one of tactics the group behind this project have already used. Months ago, a person was on the grounds of our community canvassing each condo unit to gather our initial reaction to the project.

I was working from home that day, and briefly spoke to this person.....who now seems to me to have been "purposely vague" about the details of the project; especially the size and scope of same.

From this (very) limited information I was provided verbally; I had expressed interest in the project but did state that I wanted to know more about it. Now that I know a little more from their flyer, I feel that I was "hoodwinked" to show interest without any of the pertinent details.

I would expect better from a potential "neighbor".....(the term that Ms. Bitter-Smith used to introduce herself in the flyer").

I am looking forward to learning more about their project, tomorrow evening.

Sincerely,

Kevin McCaw

9001 E. San Victor Drive - Unit 2006

7-ZN-2018  
06/07/18

**Barnes, Jeff**

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**From:** Nancy Sandvig <nancysandvig@gmail.com>  
**Sent:** Wednesday, April 18, 2018 10:54 AM  
**To:** Barnes, Jeff  
**Subject:** New residential community

Dear Mr Barnes,

I am NOT in favor of this proposal to build a new residential community on the NE corner of 90th Street and San Victor. There is not adequate parking at this time for the communities and stores around and to build a major project as this will add major congestion.

Also, there is too much traffic on 90th Street and adding this huge building will only add more traffic and at present it is almost impossible to make a left hand turn from San Victor to 90th Street.

Nancy Sandvig  
91 San Victor resident

**7-ZN-2018**  
**06/07/18**

**Barnes, Jeff**

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**From:** David Cabrera <davidacabrera@hotmail.com>  
**Sent:** Friday, April 13, 2018 8:18 AM  
**To:** info@technicalolutionsaz.com; Barnes, Jeff  
**Subject:** Proposed Apartments - NEC 90th Street and San Victor

Gentlemen,

Thank you for sharing the perspective for the subject project. I won't be in town to attend your initial April 19 meeting; however, I would like to know the plans being considered that address access to the greenbelt. I am one of over 100 families living at 91 San Victor. We walk through the current public parking lot to access the greenbelt. Will a public access walk be part of the proposed project? Can you specifically address where that will be. Also, how will access be preserved during construction?

Respectfully,

Susan Cabrera  
9001 E San Victor Drive  
Unit 2011  
Scottsdale, AZ 85258  
4805861142

**7-ZN-2018**  
**06/07/18**

**Barnes, Jeff**

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**From:** Roxi Adams <adams.roxi@yahoo.com>  
**Sent:** Thursday, April 19, 2018 8:48 AM  
**To:** info@technicalolutionsaz.com  
**Cc:** Jay Adams; Barnes, Jeff  
**Subject:** From Roxi Adams, 9001 San Victor Drive home owner

Hello,

I've attempted to reach out to Susan Bitter Smith, who sent our SV91 home owners a letter inviting us to an open house to discuss a proposal from Wood Partners. This open house is in explanation to the new residential community planned for the northeast corner of 90th Street and San Victor Drive.

We are unable to attend the open house. We are also in opposition to an apartment building being build in such close proximity to our SV91 lofts.

What measures can we as homeowners take to oppose the acquisition of 3.23 parcels and the plans to build on this site?

Increased traffic, noise, and crime will be incurred with this proposal for apartments. Our SV91 community is just being completed and we see this as diminished investment of our own property.

Sincerely,

Roxi Adams

**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** Barnes, Jeff  
**Sent:** Friday, April 20, 2018 2:24 PM  
**To:** 'Joseph Connolly'  
**Cc:** 'info@technicalsolutionaz.com'  
**Subject:** RE: Jeff Barnes

Mr. Connolly,

Unfortunately I may not have much information about the specifics of the proposal to provide you at this point in the process. So far, the applicant has only submitted a preliminary application to discuss their proposed concept with city staff. From that discussion we provided them application requirements for making an official zoning application to modify the zoning on the property relative to their proposal. The notification and open house meeting that have occurred so far were part of the application requirements prior to making a zoning application.

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

-----Original Message-----

**From:** Joseph Connolly [mailto:jconnollyom@yahoo.com]  
**Sent:** Friday, April 20, 2018 10:36 AM  
**To:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
**Cc:** infor@technicalsolutionaz.com  
**Subject:** Jeff Barnes

Dear Mr Barnes,  
Technical Solutions,

We live in the 9001 San Victor Dr -condo community. We were not at the public meeting. We received some information on the said meeting, given your number as a contact as per question on this project. We have concerns, as others also may hold. Is this project a set deal, is the county ready to approve. Considering the street and traffic do the developers feel this move is respectful to the present community home owners, and safety and stability of area as the traffic and people. Is this a residence for seniors, young adults or a mixture. Is it considered low, medium, high end housing. Is it possible for the condo residents already living on San Victor to have a say. Does the general consensus in the area approve of such a project. We also hold concerns about possible noise problems. As your email was given as a proper contact, we send in respect to the project then being considered.

Thank you,  
Suzanne Williams  
Joseph Connolly

Sent from my iPad

**7-ZN-2018**  
**06/07/18**

**Barnes, Jeff**

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**From:** paul marziani <paulmarz1@hotmail.com>  
**Sent:** Saturday, April 21, 2018 10:27 AM  
**To:** Barnes, Jeff  
**Subject:** Request 146-PA-2018 Wood Partners Apartment Building

Hello Jeff,

My wife and I are property owners at the 91 San Victor Condominiums in Scottsdale. With regards to the recent open house this past Thursday, April 19...

We are writing to express our strong disapproval for the proposed residential apartment community on the corner of 90th Street and San Victor Drive in Scottsdale, AZ.

Our concerns are the negative impacts with regards to property values, obstructed views, traffic congestion, street parking, neighborhood blithe, construction and a project which is out-of-scale with the surrounding area.

I believe we speak for a number of homeowners here. Perhaps we need to organize as a group to push back on this project. Your thoughts...

Sincerely,  
Paul & Cheryl

**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** angelo patalino <apatalin@gmail.com>  
**Sent:** Saturday, April 21, 2018 11:02 AM  
**To:** Barnes, Jeff  
**Subject:** Building Project Proposal at Pima/90thSt. and San Victor Dr.

Dear Mr. Barnes,

I attended the informational meeting concerning the apartment building proposal on the property at Pima/90th St. and San Victor Dr. Although, I am not opposed to replacing the building that stands now, I do have some concerns about the 184 unit, multi-level apartment buildings, 6 floor parking garage with the entrance on San Victor Drive. I find this proposal is extreme for this area.

First and foremost, there will be massive increase in traffic, traffic noise and pollution attached to this large housing project. San Victor Dr. accommodates the residents along San Victor, provides a route to 90th St. for the residents from the Villages, as well as school buses and emergency vehicles. The entrance to this housing project would be much better suited coming from 90th St. with NO entrance from San Victor Dr.

Second, the additional congestion and vehicle pollution from a 6 floor/ 300+ space parking garage, directly across from the San Victor condos and adjacent to Tuscany would not be appealing environmentally or visually.

A 25-30% reduction in the number of units that are proposed and the entrance and parking garage to the project coming from Pima/90th St. would make this proposal much more acceptable.

Thank you for your time.

Angelo Patalino  
Christina Patalino  
9001 San Victor Dr. #2028  
Scottsdale, AZ 85258

**7-ZN-2018**  
**06/07/18**

**Barnes, Jeff**

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**From:** Suzanne C. Williams <sznncwilliams@gmail.com>  
**Sent:** Monday, April 23, 2018 4:47 AM  
**To:** Barnes, Jeff  
**Subject:** oppose development

Dear Mr. Barnes,

We live in 91 San Victor condo project and my husband Joseph and myself are very much opposed to the possibility of the new apartment building going up across from us. It will create so much unwanted chaos noise and action...not to mention the construction going on for years. We are not in favor this new development at all. Too many unknowns!

Please keep us posted on any news in this area,

Thank you,  
respectfully, Suzanne Williams and Joseph Connolly

**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** Chris Hunter <chunter@crsth.com>  
**Sent:** Monday, April 23, 2018 4:33 PM  
**To:** Barnes, Jeff  
**Subject:** Development Project at the Corner of 90th Street and San Victor

Good Afternoon Mr. Barnes,

I am writing you this afternoon to share with you my many concerns with respect to the proposed rezoning and construction of the 180 plus apartment complex located at the corner of 90<sup>th</sup> Street and San Victor Drive in Scottsdale. I was informed that the developer proposes to rezone the property to allow for 184 apartments resulting in a very high density property on a very small section of land located on a very short and narrow street. I have the following concerns:

- The proposed development is planned to have over 180 units which will cause **significant congestion** on the small San Victor roadway
- There are a number of older pedestrians in the area and I am concerned that the increased traffic will pose a **safety concern**
- There are no other structures in the area greater than three stories and I am concerned about the impact to the **neighborhood aesthetics**
- The proposed **density seems excessive** for the area
- I am concerned on the **impact of the value of my property** as when I moved in I expected similar like kind and quality properties in the area

I trust that you will take into consideration these concerns prior to any approvals.

Regards,

Chris  
9001 E San Victor Drive Property Owner

**Christopher Hunter**  
President and CEO  
chunter@crsth.com  
CRS Temporary Housing  
10851 N. Black Canyon Hwy. Suite 700  
Phoenix, AZ 85029  
Ph: 602.443.9370 | Fax: 800.659.2727 | [www.crsth.com](http://www.crsth.com)



7-ZN-2018  
06/07/18

**Barnes, Jeff**

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**From:** Keith Terrill <keith.terrill@hotmail.com>  
**Sent:** Monday, April 23, 2018 5:10 PM  
**To:** info@technicalolutionsaz.com; Barnes, Jeff  
**Subject:** San Victor Aprt Proposal

Hi,

Concerned neighbor here about this proposal for the 184 unit apt complex across the street from me. The San Victor road already has a lot of traffic from residents, delivery trucks, emergency vehicles, etc. Parking on the streets has become normal and restricts the view of oncoming traffic. The San Victor condos here go for \$500k and is a great community. There are several concerns from adding less expensive rental units in this neighborhood and one of the key issues is possible devaluation of our properties that we own. I'm not sold on this idea.

This is our community and we have high expectations as owners.

Thank you,  
Keith Terrill  
91 San Victor Community

**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** negrimd5 <negrimd5@cox.net>  
**Sent:** Monday, April 23, 2018 6:51 PM  
**To:** Barnes, Jeff  
**Subject:** Proposed 90th Street apt. complex

Dear Mr Barnes,

As an owner at 91 San Victor, I have several concerns about the proposed development of 182 apartments and garage.

1. It is multi story height exceeding that of San Victor and the nearby Tuscany assisted living facility.
2. The increased traffic on the small San Victor Drive and current intersection at 90th St. & San Victor are already a dangerous intersection and made worse by the heavy traffic off 101 at 90th St and Via Linda.
3. The addition of 182 apartments with multiple residents and cars coming in and out one entrance/exit on San Victor is unacceptable and a safety hazard for the seniors in care at Tuscany and for 91 San Victor residents.
4. I oppose the high density of the apartment/parking proposal.

Thank you,  
Mary Negri  
Owner

Sent from my Verizon, Samsung Galaxy smartphone

**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** negrimd5 <negrimd5@cox.net>  
**Sent:** Monday, April 23, 2018 6:54 PM  
**To:** Barnes, Jeff  
**Subject:** Proposed 90th St/ San Victor Apartment complex

Mr. Barnes- I am an owner in the 91 San Victor community. I would like to voice my objections to the proposed apartment complex at 90th St and San Victor Drive.

-Four and five stories tall is excessive and unlike any other buildings in the area

-184 units is excessive, especially considering only 300 parking spots for the entire complex, which will probably have 350 to 400 vehicles to park. San Victor Drive already is jammed with parking from the employees, guests, etc at Tuscan assisted living complex

-A 6 level parking garage is out of character and unsightly in this area.

-The intersection at Via Linda and 90th St is currently one of the busiest in Scottsdale. This complex will turn the San Victor / 90th St intersection into a nightmare as well with the congestion problems associated with the vehicles using this complex.

-I really do not understand why this complex has its ONLY entrance on San Victor Drive. This will greatly increase congestion in the area, creating a safety hazard to residents. A second area of ingress/egress from 90th St would alleviate safety and congestion concerns to a point.

Thank you. Darrel Negri

Sent from my Verizon, Samsung Galaxy smartphone

**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** Karen A. Phelps <koukla1115@cox.net>  
**Sent:** Wednesday, May 02, 2018 7:41 AM  
**To:** Barnes, Jeff  
**Cc:** koukla1115@cox.net  
**Subject:** Email from Carl and Karen Phelps-owners at 91 San Victor

Dear Mr. Barnes,

We are writing this email to you out of concern for the proposed apartment development that is being considered for rezoning right across from our beautiful condo community.

We are opposed to this due to the added traffic and the limited access into this new apartment development. We don't think this is an appropriate location for these apartments and it would not be a good "fit" for this neighborhood.

We would have attended the meeting that was held last month at the Senior Center however we were in Europe for ten days and could not attend.

We would have voiced our opinion at that meeting.

Any questions please contact us by email or phone-

[Koukla1115@cox.net](mailto:koukla1115@cox.net)

Home# 480 767 3921

Thank you for your time and attention to our concern.

Carl and Karen Phelps  
Owners of unit 2015 at 91 San Victor in Scottsdale



**7-ZN-2018**  
**06/07/18**

## Barnes, Jeff

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**From:** Sara McCaw <saramccaw57@gmail.com>  
**Sent:** Thursday, May 10, 2018 3:30 PM  
**To:** Barnes, Jeff  
**Cc:** Sara McCaw  
**Subject:** Proposed apartment complex on E. San Victor Drive

Jeff,

My husband and I live at 9001 E. San Victor Drive. We love the quiet nature of this enclave right off the busy business district of 90th Street.

We are very concerned that Tech Solutions is representing a developer for a 6 story, 184 unit apartment complex where a small office building exists. While we welcome new development, we strongly oppose this project for the following reasons:

- Six stories is not in alignment with the rest of the neighborhood - it will stick out like a sore thumb! Three story maximum should be required.
- 184 units is too large for the neighborhood - which will drastically increase traffic and cause parking problems (where we already have limited parking availability)
- This proposal is adjacent to a senior center. The increased traffic will pose a safety threat to these wonderful neighbors
- There is only one access point to this property, this makes no sense for such a large complex.

Again, we welcome improvement in our neighborhood that enhances it aesthetically and adds to the tax base. However, this project does not perform the former and we request that the developer reconsider their plan to a scaled down option. Thank you for your consideration of our request.

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Regards,  
Sara McCaw  
9001 E. San Victor Drive, #2006  
Scottsdale, AZ 85258

**7-ZN-2018**  
**06/07/18**