

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



Citizen Review Checklist

(ZN)

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

This application is for a:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Council Approved Amended Development Standards |
| <input type="checkbox"/> Zoning Stipulation Amendments | <input type="checkbox"/> City Council Site Plan Approvals |

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

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

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

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

Provide information by: <ul style="list-style-type: none"><input checked="" type="checkbox"/> 1st Class Letter or Postcard<input type="checkbox"/> In Person<input type="checkbox"/> Phone call<input type="checkbox"/> Certified Mail<input type="checkbox"/> Door Hangers/Flyers	To: <ul style="list-style-type: none"><input checked="" type="checkbox"/> All property owners and HOAs within proposed area<input type="checkbox"/> Property owners and HOAs within 750'<input type="checkbox"/> School District(s)*<input type="checkbox"/> Interested Party list (provided by Project Coordinator)<input type="checkbox"/> Residents/Tenants
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- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

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

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

- Project Overview: description of request, proposed use, site acreage, site zoning
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
- City's web site address: www.scottsdaleAZ.gov/projects/ProjectsInProgress
- Sign posting date

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



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

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Preliminary site plan and/or project location map

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

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

one open house should suffice

- ☐ **Additional Open House Meeting(s) required ____.** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

Step 5: Complete a Citizen Review Report: All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:

- A. Details of the methods used to involve the public including:
1. A map showing the number of and where notified neighbors are located.
 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 3. The dates contacted, how they were contacted, and the number of times contacted.
 4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
 5. The completed affidavit of mailing. (See attached)
 6. List of dates and locations of all meetings
 7. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
 8. The completed affidavit of sign posting with a time/date stamped photo. (See attached)
- B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:
1. The substance of the comments, issues, concerns and problems.
 2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting
- ☐ Collaborative City and School Planning packet

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Citizen Review Plan 332 PA-2013

DESCRIPTION OF COMMUNITY INVOLVEMENT

The applicant will send notice by first class mail to the owners of real property within 750 feet of the site according to the Maricopa County Assessor website, and to neighborhood associations identified by the City of Scottsdale, inviting them to an open house meeting. In addition, a Project Under Consideration sign will be posted along adjacent to the property. The sign will be posted and the letters sent not less than ten days prior the meeting, which will be held December 19, 2013.

The proposed project will be explained and illustrated and there will an opportunity for questions and comments. The type of follow-up, if needed, will depend on the nature of the initial response. If there are matters of general interest that must be investigated and reported on later another Open House may be held. Questions of interest to only one individual will receive an individual response.

Telephone calls and correspondence concerning the proposal will be responded to as appropriate.

Results of the Open House and follow-up activities will be provided to the Project Coordinator, and a Citizen Participation Report will be updated if additional public contact occurs.

21-ZN-2013
12/16/2013

CITIZEN PARTICIPATION REPORT
332-PA-2013

Notice of the pending project was made by first class mail sent to property owners within 750 feet of the subject site as well as neighborhood association representatives identified by the City of Scottsdale.. The notices mailed on December 6, 2013 invited recipients to an Open House meeting to be held on December 19, 2013 in the Cottonwoods Conference Center, 6160 N. Scottsdale Road.

In addition, a Project Under Consideration sign was posted on and the affidavit of posting thereafter provided to the City of Scottsdale.

As of December 11, 2013 there have been email exchanges between residents of the Alamos Condominiums south of the subject property, representatives of the Borgata residential to the north, and a representative for Ms. Lee Storey, a property owner in Paradise Valley. There have not been any comments relative to a specific site plan or proposal, but expressions of interest in learning more about the proposal at the appropriate time. A "sign-in" sheet will be provided for the Open House meeting, notes will be taken of comments made or questions asked, and an updated Citizen Participation Report provided to the city.

Attached to this report are the letter mailed to adjacent property owners and association representatives, the mailing list, and the affidavit of posting confirming the posting of the Project Under Consideration sign.



Community Input Certification

CASE NO: 332 PA 2013

PROJECT LOCATION: SWC Scottsdale Rd + Rose Lane

COMMUNITY INPUT CERTIFICATION

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

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
Jun 13	Janet Loscher			✓
Jun 14	Janet Loscher			✓
August 7	Doug Jordan			✓
Sep. 7	Janet Loscher			✓
Sep. 11	Janet Loscher			✓
Oct. 18	Doug Jordan			✓
12/6	Janet Loscher			✓
12/6	Janet Loscher			✓


Signature of owner/applicant

12/13/13
Date

Planning, Neighborhood & Transportation Division

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Neal Pascoe

From: Perone, Steve <SPerone@Scottsdaleaz.gov>
Sent: Thursday, October 24, 2013 10:10 AM
To: Neal Pascoe
Subject: RE:

Here you go. Just let me know if you need me to resend the IP list.

Nearborhoods and their Contacts

Alamos Condos	President	Mahoney	Pat					2/5/2013
Alamos Condos	Property Manager	Ziker	Katy	760 S Stapley Dr 3	Mesa	AZ 85204- 3400		2/5/2013
Briarwood II Homeowners Assoc	Vice- President	Citarelllo	Joe	7308 E Keim Dr	Scottsdale	AZ 85250		9/27/2011
Briarwood Place	President	Ohsman	Donald	7314 E Claremont St	Scottsdale	AZ 85250		3/5/2013
Briarwood Place	Property Manager	Lense	Goldie	8765 W Kelton Ln A-1 102	Peoria	AZ 85382		3/5/2013
Coalition of Pinnacle Peak (C.O.P.P.)		Vairo	Bob	10040 E Happy Valley Rd # 451	Scottsdale	AZ 85255- 2388		8/13/2012
Coalition of Pinnacle Peak (C.O.P.P.)		Whitehead	Linda	8912 E Pinnacle Peak Rd PMB 275	Scottsdale	AZ 85255		8/13/2012
Scottsdale Coalition	President	Cantor	Nancy	5850 N 83rd Street	Scottsdale	AZ 85250		7/29/2013

From: Neal Pascoe [mailto:npascoe@beusgilbert.com]
Sent: Thursday, October 24, 2013 10:06 AM
To: Perone, Steve
Subject: RE:

Steve,

We're still trying to figure out the interested parties list but in the meanwhile I have another HOA request.

Thanks,

Owner	MAIL_ADC	MAIL_ADC	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
FILLMANN	7302 E ROSE LN		SCOTTSD	AZ	85250	USA	17415125
MICHAUD	7308 E ROSE LN		SCOTTSD	AZ	85253	USA	17415126
BERGER	6314 N 73RD ST		SCOTTSD	AZ	85250	USA	17415156
CRAFT M	6308 N 73RD ST		SCOTTSD	AZ	85250	USA	17415157
ZOOK JO	6619 N SCOTTSDALE		SCOTTSD	AZ	85250	USA	17415158
WEISSBL	6264 N 73RD ST		SCOTTSD	AZ	85250	USA	17415159
ELFANT S	6258 N 73RD ST		SCOTTSD	AZ	85250	USA	17415160
ZAIS MAR	6252 N 73RD ST		SCOTTSD	AZ	85250	USA	17415161
TRAN HO	20701 BEACH BLVD		HUNTING	CA	92648	USA	17415162
MILLER S	7307 E CLAREMONT		SCOTTSD	AZ	85250	USA	17415163
BEAUVAI	7485 E SAN MIGUEL		SCOTTSD	AZ	85250	USA	17415164
LINSCOTT	6333 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17415001C
MARLETTI	3219 E CAMELBACK		PHOENIX	AZ	85018	USA	17415196
RUSSELL	8312 N 50TH ST		PARADISE	AZ	85253	USA	17415197
BLACKWE	1625 E NORTHERN		PHOENIX	AZ	8.5E+08	USA	17415203
BLACKWE	1625 E NORTHERN		PHOENIX	AZ	8.5E+08	USA	17415208
BLACKWE	42 S HAMILTON PL		GILBERT	AZ	85233	USA	17415213
WIENS C	248 E SAGEBRUSH		GILBERT	AZ	85296	USA	17415102
HUGUELE	7302 E VALLEY VIST		SCOTTSD	AZ	85250	USA	17415103
SCHRECK	13 SWALLOW LN		WICHITA	KS	67230	USA	17415104
POLICH P	10645 N TATUM BLV		SCOTTSD	AZ	85028	USA	17415110
BERNARD	7302 E KEIM DR		SCOTTSD	AZ	85253	USA	17415111
CITARELL	7308 E KEIM DR		SCOTTSD	AZ	85250	USA	17415112
ROBERTS	7307 E ROSE LN		SCOTTSD	AZ	85250	USA	17415124
WSRH SC	3340 PLAYSTE 200		MEMPHIS	TN	38125	USA	17464001B
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17464004
GRI LINCC	4350 EAST-WEST HI		BETHESD	MD	20814	USA	17464007
SCAP 1 L	17170 E MCDONALD		SCOTTSD	AZ	85253	USA	17465002A
SCAP 1 L	17170 E MCDONALD		SCOTTSD	AZ	85253	USA	17465003
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465004C
HPTRI CO	PO BOX 579		LOUISVIL	TN	3.78E+08	USA	17465005A
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465006A
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465006B
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465011Q
ARIZONA	PO BOX 870401		TEMPE	AZ	8.53E+08	USA	17465011R
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465011S
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465012B
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465012G
KEISTER I	7026 E MCDONALD		PARADISE	AZ	85253	USA	17465013
SCAP 1 L	17170 E MCDONALD		SCOTTSD	AZ	85253	USA	17465014A
SCAP II	LL 17170 E MCDONALD		SCOTTSD	AZ	8.53E+08	USA	17465015B
SCAP 1 L	17170 E MCDONALD		SCOTTSD	AZ	85253	USA	17465015C
ARIZONA	1125 N VINE AVE		TUCSON	AZ	85721	USA	17465016D
HPTRI CO	PO BOX 579		LOUISVIL	TN	3.78E+08	USA	17465016E
ARIZONA	1125 N VINE AVE		TUCSON	AZ	85721	USA	17465016F
HPTRI CO	PO BOX 579		LOUISVIL	TN	3.78E+08	USA	17465016G
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465017A
WSRH SC	6160 N SCOTTSDALE		SCOTTSD	AZ	8.53E+08	USA	17465017B
WSRH SC	3340 PLAYSTE 200		MEMPHIS	TN	38125	USA	17465017C
WSRH SC	3340 PLAYSTE 200		MEMPHIS	TN	38125	USA	17465018
MOORE L	9400 N FRYER RD		PEORIA	IL	61615	USA	17465019
WOOKEY	1617 12TH AVE NE		WATERTC	SD	57201	USA	17465020
ROGERS I	2745 HIGHLAND TRF		SHEBOYG	WI	53083	USA	17465021

HELLER S 5200 N KNOXVILLE N PEORIA IL	61614 USA	17465022
AYRES MI BOX 59554 POTOMAC MD	20859 USA	17465023
HARRIS T 6150 N SCOTTSDALE PARADISE AZ	85253 USA	17465024
MENSCH I 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465025
BROWNFI 1126 DRYDEN LANE CHARLOT VA	22903 USA	17465026
MURPHY I 2543 E 21ST ST FREMONT NE	68025 USA	17465027
WEBER V 16140 KENNEDY RD LOS GATC CA	95032 USA	17465028
HONORA I 3709 RANCH VIEW C RENO NV	89509 USA	17465029
YATES BE 7101 W YALE AVE UIDENVER CO	80227 USA	17465030
MAHONEY 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465031
RANDALL 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465032
SHRIMPLI 6130 N SCOTTSDALE SCOTTSD AZ	85250 USA	17465033
STORRER 202 EDGEHILL CT E PEORIA IL	61611 USA	17465034
SNOWDEI 8514 E SAN BRUNO I SCOTTSD AZ	85258 USA	17465035
CORVENT 3044 BLOOR ST W S TORONTO	M8X 1CA ONTARIO	17465036
HURWOR' 713 GASMAN PORT ANK WA	98362 USA	17465037
CHOLAKI 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465038
ANN R DO 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465039
SCHNEIDE 32229 11TH AVE SW FEDERAL WA	98023 USA	17465040
BUTLER R 812 MCKENZIE CRE SPRINGFI OR	97477 USA	17465041
MARQUAF 3875 OLD INTL AIRP ANCHOR AK	99502 USA	17465042
DEWEY D 689 TERRACE DR LAKE OSV OR	97034 USA	17465043
DEWEY D 689 TERRACE ST LAKE OSV OR	97034 USA	17465044
J SCOTT F PO BOX 22107 SEATTLE WA	98122 USA	17465045
BRAGA S 125513 PASEO DE CU MONTERE CA	93940 USA	17465046
BRAGA R 125513 PASEO DE CU MONTERE CA	93940 USA	17465047
EILTS PA 16706 LUPINE CIR ARVADA CO	80007 USA	17465048
LEGROW 28 EDMERE RD LYNNFIEL MA	1940 USA	17465049
MARQUAF 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465050
PALMER J 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465051
JANET S F 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465052
MANERI C 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465053
DERRICO 6150 N SCOTTSDALE SCOTTSD AZ	85251 USA	17465054
RANDOLP 938 W CROSS ST WOODLAI CA	96695 USA	17465055
SHARPLE: POUNSLE BLACKBO EAST SUSSEX TN 22 5HP	ENGLAND	17465056
MARQUAF 3875 OLD INTL AIRP ANCHOR AK	99502 USA	17465057
HARRIS B 6146 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465058
GIESA MI 1023 FALLS PARC DI SHEBOYG WI	53085 USA	17465059
ORVIS PA 234 FIDDLERS POIN' ST AUGU FL	32080 USA	17465060
LUTZ JOE 29508 SOUTHFIELD I SOUTHFIE MI	48076 USA	17465061
HARMS ZI 19815 N SCOTTSDAI SCOTTSD AZ	85253 USA	17465062
CONWAY 6150 N SCOTTSDALE SCOTTSD AZ	85253 USA	17465063
HOLMES I 89 BRAID BEND STOUFFV ON	L4A 1R8 CANADA	17465064
HADL JOF 3700 QUAIL CREEK C LAWRENC KS	66047 USA	17465065
RILEY WIL 684 TAHOS RD ORINDA CA	94563 USA	17465066
WALKER / 6150 N SCOTTSDALE PARADISE AZ	85253 USA	17465067
BAYSE MI 6817 COLUMBINE W PLANO TX	75093 USA	17465068
ZOE THAI 7904 E CHAPARRAL SCOTTSD AZ	85250 USA	17465069
LAVIGNE I 2523 HAVERTON RD MENDOTA MN	55120 USA	17465070
HILLIS JEF 6136 N QUAIL RUN R PARADISE AZ	85253 USA	17466010
STEINBEF 6118 N QUAIL RUN R SCOTTSD AZ	85253 USA	17466011
RASMUS 6102 N QUAIL RUN R SCOTTSD AZ	85253 USA	17466022
LEWIS JUI 6044 N QUAIL RUN R PARADISE AZ	85253 USA	17466023
SUNCHAS 5665 N SCOTTSDALE SCOTTSD AZ	85250 USA	17463001

STOREY F 7050 E MCDONALD I PARADISE AZ
BANKS SL 7038 E MCDONALD I PARADISE AZ
TIOA MAS 6333 W SCOTTSDAL SCOTTSD AZ
RED HILT ONE E WASHINGTON PHOENIX AZ
CP/IPERS 601 S SIGUEROA ST LOS ANGE CA
CIVILA OF 8601 N SCOTTSDALE SCOTTSD AZ
BORGATA 6621 NORTH SCOTT SCOTTSD AZ

85253 USA
85253 USA
85250 USA
85004 USA
90017 USA
85253 USA
85250 USA

17465008
17465010A
17415001K
17415001M
17415001L
17464005B
17464005C

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-5000
FAX (480) 429-3100

WRITER'S DIRECT LINE
(480) 429-3060

97071-001

December 6, 2013

VIA U.S. MAIL

Dear Property Owner or Interested Party:

I am writing to inform you that WSHR Cottonwoods, property owner, has filed application 332-PA-2013, a request for rezoning approval from R-4R (Resort Townhouse Residential) to PUD (Planned Unit Development) for a parcel of approximately 2.66 acres located at the southwest corner of Scottsdale Road and Rose Lane. A copy of the proposed site plan is attached to this correspondence. The proposed use is a four-story mixed use restaurant and office building with underground and limited surface parking.

Your thoughts concerning this application are welcome, and you are also welcome to attend an Open House meeting in the Cottonwoods Conference Center, 6160 N. Scottsdale Road, Paradise Valley AZ., 85253 at 6:00 p.m. on December 19, 2013. If you have any questions concerning this correspondence or the proposal, or would like to discuss the proposal in advance of the meeting, you can reach the applicant by calling Neal Pascoe at 480-429-3060 or by e-mail at npascoe@beusgilbert.com.

The staff contact is Kim Chafin who can be reached at 480-312-7734 or by e-mail at kchafin@scottsdaleaz.gov. You may also find out more at the City of Scottsdale website: www.scottsdaleaz.gov/projects/Process.

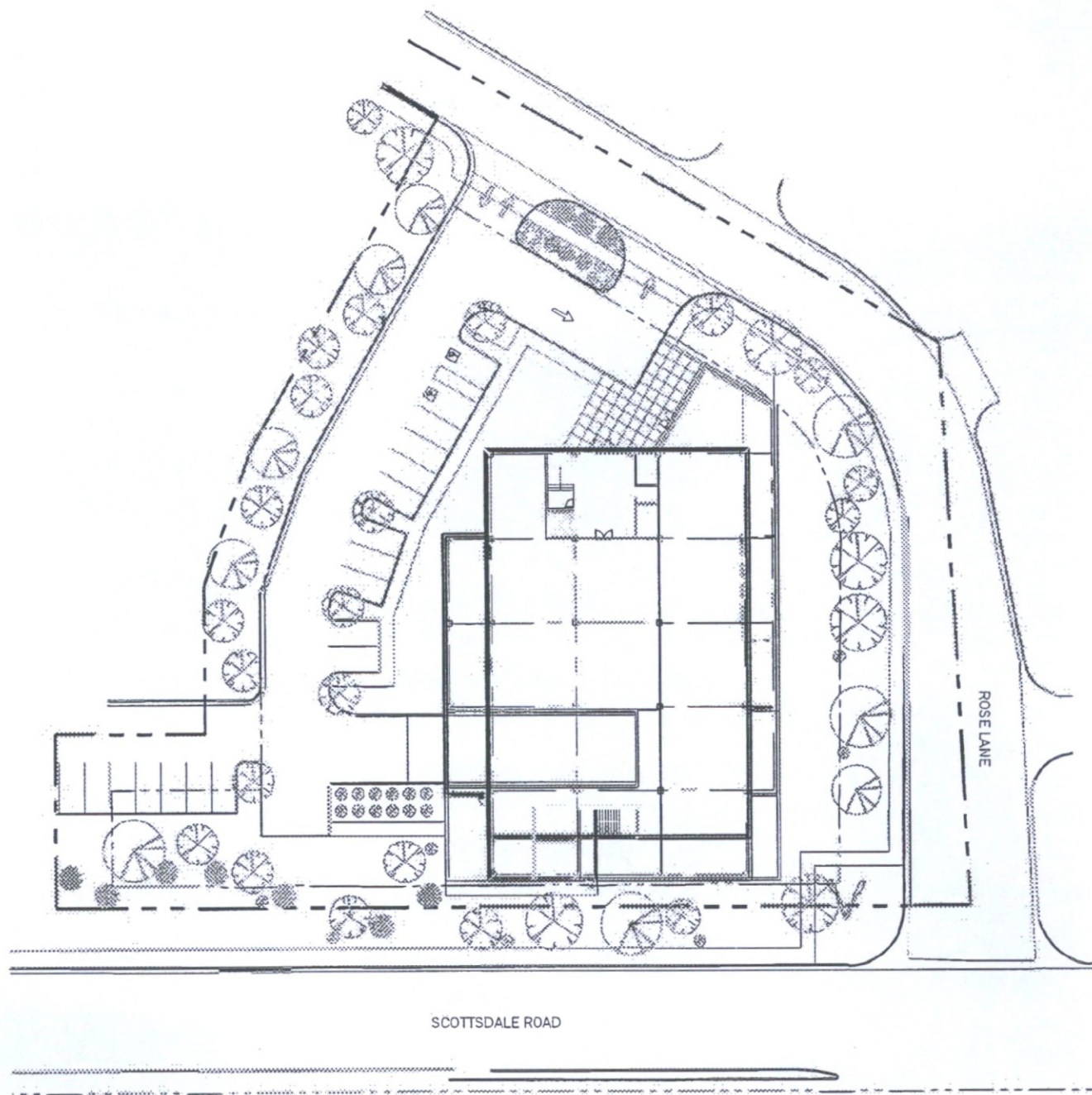
Very truly yours,

BEUS GILBERT PLLC

Neal T. Pascoe, AICP
Planning Consultant

NTP:ich
Attachments

cc: Kim Chafin (via e-mail)
planninginfo@scottsdaleaz.gov



NelsenPartners

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PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

COTTONWOODS MIXED USE

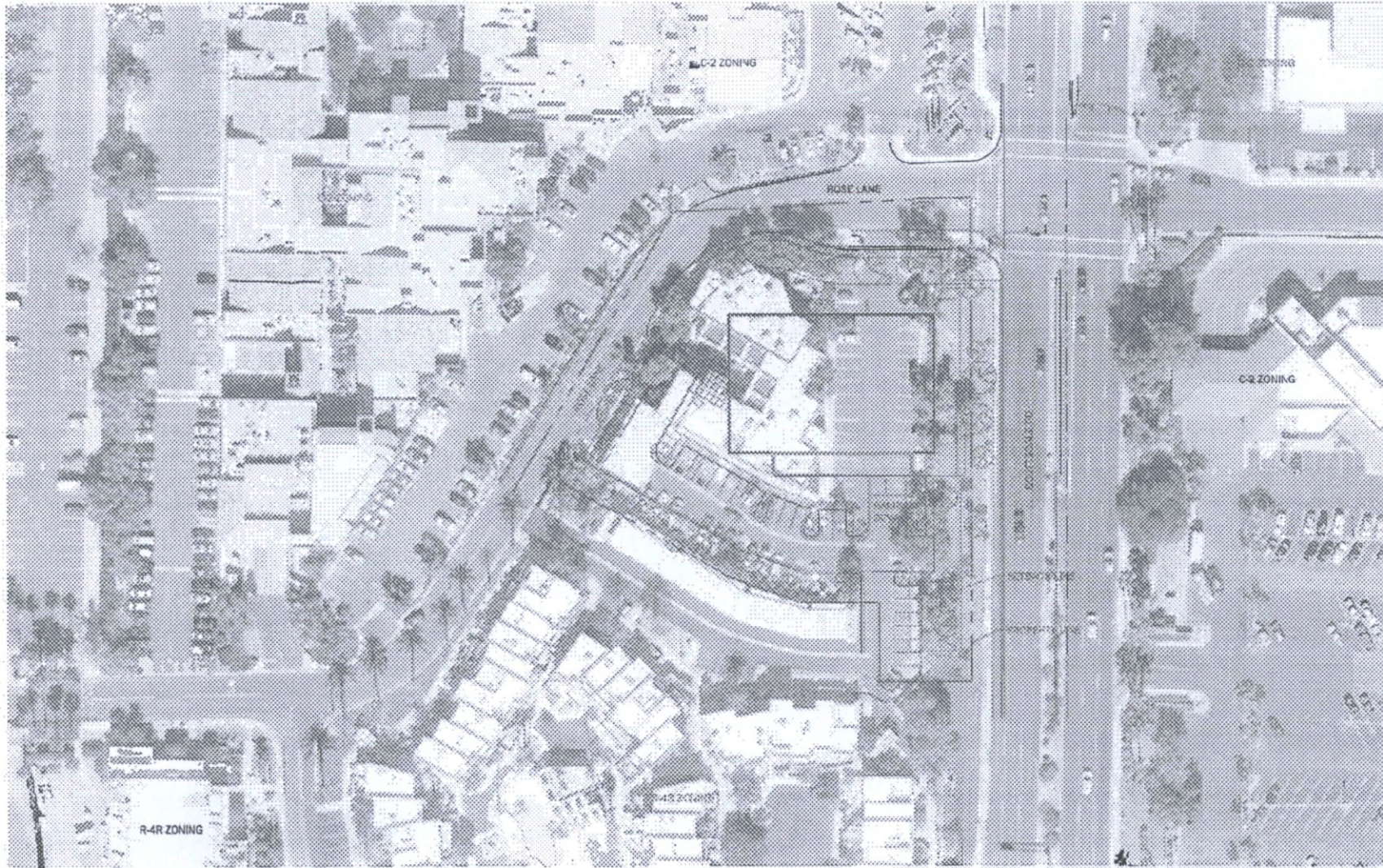
SCOTTSDALE, ARIZONA

Date
October 16, 2013

This document is prepared for the client and is not to be used for any other purpose without the written consent of NelsenPartners, Inc.

Project No.
31375

A101.2
AERIAL SITE PLAN



01 CONTEXT AERIAL AND SITE PLAN
SCALE: 1"=50'

REP: NORTH