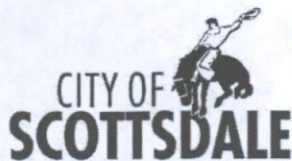
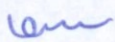
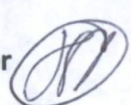


Correspondence Between  
Staff and Applicant  
Approval Letter



Community & Economic Development Division  
Planning and Development Services

7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

**To:** Honorable Mayor and City Council Members  
**From:** Doris McClay, Senior Planner   
**Through:** Steve Venker, Historic Preservation Officer   
**Date:** September 25, 2019  
**Re:** Sands North subdivision Historic Property Overlay 9-ZN-2018 (Agenda item #6)

---

Attached is correspondence received today regarding the Sands North Historic Property (9-ZN-2018) which will be heard at the October 1, 2019 City Council meeting.



## McClay, Doris

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**From:** Kuester, Kelli  
**Sent:** Wednesday, September 25, 2019 8:43 AM  
**To:** Elle Stephy  
**Cc:** City Council; McClay, Doris  
**Subject:** RE: Sands North-Please Read

Hello Elizabeth,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file prior to the Tuesday, October 1st City Council meeting on the topic.

Kelli Kuester  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 [kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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

From: Elle Stephy <[ellestephy@gmail.com](mailto:ellestephy@gmail.com)>  
Sent: Tuesday, September 24, 2019 8:54 PM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>  
Subject: Sands North-Please Read

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

Hello, City Council and Mayor Lane,

I wanted to reach out about Sands North in South Scottsdale. I have been in love with this neighborhood since a child, and I absolutely agree, and encourage you all, to make sure it becomes a Historic District. I have been visiting many different historic districts across the US this last year, and this one is so different, and it would be terrible to ever let anything happen to it!

After watching countless beautiful places torn down in the last year in Phoenix and Tempe, I really think we need to keep an eye on all the amazing places Scottsdale needs to protect. Please be different.

Thank you!

Elizabeth Stephens  
602-405-9641



## McClay, Doris

---

**From:** Christie@twinsandcompany.com  
**Sent:** Friday, September 27, 2019 11:47 AM  
**To:** Smetana, Rachel  
**Cc:** Alison King; Lane, Jim; City Council; rgraham@motleydesigngroup.com; sandrapricemha@gmail.com; McClay, Doris  
**Subject:** Re: Sands North is indeed historic! YES on 9-ZN-2018

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

Thank you all for your support! 😊



**Christine (Christie) Lee Kinchen, PC**  
Owner / Associate Broker | **Twins & Co. Realty**  
Realtor, ABR, CDPE, CRS, Eco-Broker, GRI, SFR  
P: [602-908-TWIN \(8946\)](tel:602-908-TWIN)  
E: [Christie@TwinsAndCompany.com](mailto:Christie@TwinsAndCompany.com)



Scottsdale Historic Preservation Commissioner  
Maricopa County Superior Court Real Estate Special Commissioner  
Top .05% of all ARMLS agents by volume 2019  
Innovating + elevating AZ real estate for 19 years

On Sep 27, 2019, at 11:13 AM, Smetana, Rachel <[RSmetana@scottsdaleaz.gov](mailto:RSmetana@scottsdaleaz.gov)> wrote:

Dear Ms. King,

Mayor Lane and City Council asked that I thank you for your email regarding the Sands North Historic Preservation application, and thank you for all you do to promote and preserve Scottsdale's midcentury modern design.

Best regards,

**Rachel Smetana**

Mayor's Chief of Staff

City of Scottsdale

480-312-7806

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

---

**From:** Alison King <[alison@modernphoenix.net](mailto:alison@modernphoenix.net)>

**Sent:** Friday, September 27, 2019 10:14 AM

**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>



Cc: Christie Kinchen <[christie@twinsandcompany.com](mailto:christie@twinsandcompany.com)>; [rgraham@motleydesigngroup.com](mailto:rgraham@motleydesigngroup.com);  
[sandrapricemha@gmail.com](mailto:sandrapricemha@gmail.com); McClay, Doris <[DMcClay@scottsdaleaz.gov](mailto:DMcClay@scottsdaleaz.gov)>  
Subject: Sands North is indeed historic! YES on 9-ZN-2018

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

Mayor Lane and Scottsdale City Council Members,

I'm writing in support of adopting Ordinance 4426 and Resolution 11589 at next Tuesday's council meeting, both of which would assist the rezoning of Sands North as a new historic district in Scottsdale. As a Scottsdale native and the founder of [ModernPhoenix.net](http://ModernPhoenix.net), I have studied this architectural style and its cultural impact on the Valley for over 16 years. In fact one of the events that got me interested in this area was Debbie Abele and Grady Gammage Jr's interest in shaping Scottsdale's first modern historic district, Ralph Haver's Town and Country subdivision, all the way back in 2003. Since then I have relentlessly pursued research in this area, published numerous articles, and hosted a number of home tours, lectures and cultural events in Scottsdale related to my hometown's midcentury modern design heritage.

Upon reviewing the Planning Commission Report and Motley Design Groups' analysis, I can heartily agree that this community is a fine representative sample of the contemporary modern townhome style in Scottsdale, and therefore worthy of historic preservation. It is my hope that other subdivisions follow suit and help preserve the charming character of my hometown.

Kindly approve this Ordinance and Resolution so that Scottsdale has another point of pride and I may elevate the community's reputation as a model of foresight in cultural conservation.

Thank you!

Alison King  
Modern Phoenix  
602.363.6158  
[alison@modernphoenix.net](mailto:alison@modernphoenix.net)  
[modernphoenix.net](http://modernphoenix.net)



## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Monday, September 30, 2019 8:51 AM  
**To:** Paula Rudnick  
**Cc:** City Council; McClay, Doris  
**Subject:** RE:

Ms. Rudnick,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file prior to the Tuesday, October 1st City Council meeting on the topic.

**Kelli Kuester**  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Paula Rudnick <[rudnickpaula@gmail.com](mailto:rudnickpaula@gmail.com)>  
**Sent:** Saturday, September 28, 2019 6:35 AM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>  
**Subject:**

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

I Totally support the designation of SANDS NORTH as a residential Historical district in Scottsdale.

Paula Rudnick  
voting citizen in Scottsdale



## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Monday, September 30, 2019 8:53 AM  
**To:** RICHARD VERNON  
**Cc:** City Council; McClay, Doris  
**Subject:** RE: Sands North Historical District Vote

Mr. Vernon,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file prior to the Tuesday, October 1st City Council meeting on the topic.

### Kelli Kuester

Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** RICHARD VERNON <verona58@cox.net>  
**Sent:** Friday, September 27, 2019 5:38 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Cc:** sandrapricemha@gmail.com  
**Subject:** Sands North Historical District Vote

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

Mayor Lane and Council Members,

I am writing to urge you to support adoption of Ordinance 4426 and Resolution 11589 regarding Sands North.

I have been a resident of Sands North since 1979 and have been a board member for more than seven years.

I have grown to regard Sands North as an architectural masterpiece. Each freestanding unit shares a white stucco exterior, a mid-century postmodern style, and several other common features. However, each unit is unique in its ironwork, its arches, its outside lighting, etc. I once tried to count the types of arches—at least six adapted from almost every continent. In short, Sands North is an explosion of creativity.

Time is short. I urge you to vote to preserve this historical landmark.

Richard W. Vernon



## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Monday, September 30, 2019 8:59 AM  
**To:** cherylbp@cox.net  
**Cc:** City Council; McClay, Doris  
**Subject:** RE: Sands North

Ms. Boone,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file prior to the Tuesday, October 1st City Council meeting on the topic.

Kelli Kuester  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 [kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

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

From: cherylbp@cox.net <[cherylbp@cox.net](mailto:cherylbp@cox.net)>  
Sent: Friday, September 27, 2019 7:46 PM  
To: Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>  
Subject: Sands North

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

I support the designation of sands north as a historic residential district in Scottsdale. Please convey this to the City Council.

Thanks, Cheryl Boone

Sent from my iPhone



## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Monday, September 30, 2019 12:33 PM  
**To:** Sherry Brown  
**Cc:** Lane, Jim; Smetana, Rachel; McClay, Doris  
**Subject:** RE: Support Sands North Historic Designation

Ms. Brown,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file prior to the Tuesday, October 1st City Council meeting on the topic.

### **Kelli Kuester**

Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Sherry Brown <slouise@cox.net>  
**Sent:** Monday, September 30, 2019 11:17 AM  
**To:** Lane, Jim <JLane@ScottsdaleAZ.Gov>  
**Subject:** Support Sands North Historic Designation

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

I have lived in the Sands North townhouses community for 20 years. I moved from the east and first rented an apartment until I could find a neighborhood with true architectural appeal and a modernist history in Scottsdale. As a student of architecture and design, and coming from a family of builders and architects, I knew exactly what I was looking for – a small enclave of architect-designed, visually connected modern homes, built in the 70s and well maintained. After looking for that “needle in a haystack”, I found exactly what I wanted in Sands North. To this day I feel both pride and appreciation living in this community. While it meets my sensibilities, it should meet the sensibilities of the City of Scottsdale as a piece of its earlier modern times that has remained surprisingly intact. Over the years we have consulted with a number of renowned architects, landscape designers and academics over this community. They have all been stunned by the quality of the architecture of Sands North and its continued integrity over nearly 50 years. They also saw great value in the cohesive look of the community. They advised us to keep what we have and keep it well maintained. Please help us in this effort by approving Ordinance 4426 and Resolution 11589.

Sherril Brown (homeowner)  
7245 E Joshua Tree Lane  
Scottsdale, AZ 85250



## McClay, Doris

---

**From:** Smetana, Rachel  
**Sent:** Friday, September 27, 2019 11:10 AM  
**To:** sr2az@cox.net; Lane, Jim; City Council  
**Cc:** McClay, Doris  
**Subject:** RE: SANDS NORTH

Mayor Lane and City Council asked that I thank you for your email regarding the Sands North Historic Preservation application.

Best regards,  
**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
rsmetana@scottsdaleaz.gov

---

**From:** sr2az@cox.net <sr2az@cox.net>  
**Sent:** Friday, September 27, 2019 11:02 AM  
**To:** Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** SANDS NORTH

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

I support the designation of SANDS NORTH as a Residential Historic District in Scottsdale



## McClay, Doris

---

**From:** Smetana, Rachel  
**Sent:** Friday, September 27, 2019 11:10 AM  
**To:** McClay, Doris  
**Subject:** FW: SANDS NORTH

Forgot to CC you on this one

---

**From:** Kip Hamilton <kiphamilton@cox.net>  
**Sent:** Friday, September 27, 2019 10:50 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** SANDS NORTH

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

I support the designation of SANDS NORTH as a Residential Historic District in Scottsdale

Thank you

Kip Hamilton





September 30, 2019

**VIA EMAIL ([JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov))**

City of Scottsdale  
Attn: Mayor Jim Lane and City Council Members  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

**Re: Sands North Historic Preservation Request**

Dear Mayor Jim Lane and City Council Members:

I am writing to express our support for Sands North's Historic Preservation request which comes before you this week. As you may know, Five Star is the owner of 120 acres at the southwest corner of Scottsdale Road and Indian Bend (across Scottsdale Road from Sands North) and is in the process of developing the Ritz-Carlton, Paradise Valley and The Palmeraie in Scottsdale, a luxury mixed-use retail, restaurant, office and residential project. We share the same pride-of-ownership in our project as the residents of Sands North clearly have in their community. Sands North is truly a Scottsdale gem and we support any effort to maintain this unique development's character and place in Scottsdale history.

Thank you for your time.

Sincerely,

**FIVE STAR DEVELOPMENT**

Amberlee Snider  
Vice President

cc: Suzanne Klapp ([SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov))  
Virginia Korte ([VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov))  
Guy Phillips ([GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov))  
Kathy Littlefield ([KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov))  
Solange Whitehead ([SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov))  
Linda Milhaven ([LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov))  
Randy Grant ([Rgrant@ScottsdaleAZ.gov](mailto:Rgrant@ScottsdaleAZ.gov))



## McClay, Doris

---

**From:** Klapp, Suzanne  
**Sent:** Monday, September 30, 2019 7:24 PM  
**To:** Kuester, Kelli  
**Subject:** Re: Sands North Historical District Vote

Thanks for your email Mr. Vernon. I support the Historic Preservation designation for Sands North.

Suzanne Klapp

Mayor Lane and Council Members,

I am writing to urge you to support adoption of Ordinance 4426 and Resolution 11589 regarding Sands North.

I have been a resident of Sands North since 1979 and have been a board member for more than seven years.

I have grown to regard Sands North as an architectural masterpiece. Each freestanding unit shares a white stucco exterior , a mid-century postmodern style, and several other common features. However, each unit is unique in its ironwork, its arches, its outside lighting, etc. I once tried to count the types of arches—at least six adapted from almost every continent. In short, Sands North is an explosion of creativity.

Time is short. I urge you to vote to preserve this historical landmark.

Richard W. Vernon

## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Tuesday, October 01, 2019 1:05 PM  
**To:** noella kuntz  
**Cc:** McClay, Doris  
**Subject:** RE: Sands North vote

Ms. Kuntz,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file for tonight's City Council meeting.

**Kelli Kuester**  
Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** noella kuntz <nkuntz10@gmail.com>  
**Sent:** Tuesday, October 1, 2019 12:31 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Sands North vote

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

I support the designation of SANDS NORTH as a Residential Historic District in Scottsdale.

Noella kuntz



## McClay, Doris

---

**From:** Smetana, Rachel  
**Sent:** Friday, September 27, 2019 11:10 AM  
**To:** sr2az@cox.net; Lane, Jim; City Council  
**Cc:** McClay, Doris  
**Subject:** RE: SANDS NORTH

Mayor Lane and City Council asked that I thank you for your email regarding the Sands North Historic Preservation application.

Best regards,

**Rachel Smetana**

Mayor's Chief of Staff


City of Scottsdale

480-312-7806

rsmetana@scottsdaleaz.gov

---

**From:** sr2az@cox.net <sr2az@cox.net>  
**Sent:** Friday, September 27, 2019 11:02 AM  
**To:** Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** SANDS NORTH

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

I support the designation of SANDS NORTH as a Residential Historic District in Scottsdale

## McClay, Doris

---

**From:** Smetana, Rachel  
**Sent:** Friday, September 27, 2019 9:53 AM  
**To:** germek\_aj@yahoo.com; City Council  
**Cc:** McClay, Doris  
**Subject:** RE: Sands North

Dear AJ,

Thank you for your input prior to the October 1<sup>st</sup> Council discussion on this application.

Best regards,

**Rachel Smetana**

Mayor's Chief of Staff

City of Scottsdale

480-312-7806

rsmetana@scottsdaleaz.gov

---

**From:** aj.germek@yahoo.com <aj.germek@yahoo.com>  
**Sent:** Friday, September 27, 2019 9:45 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Sands North

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

I support the designation of SANDS NORTH as a Residential Historic District in Scottsdale

*AJ Germek*



## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Thursday, September 26, 2019 8:06 AM  
**To:** Christie@twinsandcompany.com  
**Cc:** City Council; McClay, Doris  
**Subject:** RE: Sands North historic district approval on 10/1 agenda 🍷

Hello Christie,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner, Doris McClay, is copied on this email should you have any questions and can make sure your comments are added to the case file prior to the Tuesday, October 1st City Council meeting on the topic.

### Kelli Kuester

Management Assistant to the Mayor  
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251  
[kkuester@scottsdaleaz.gov](mailto:kkuester@scottsdaleaz.gov)  
(480) 312-7977

---

**From:** Christie@twinsandcompany.com <christie@twinsandcompany.com>  
**Sent:** Wednesday, September 25, 2019 10:56 AM  
**To:** Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Sands North historic district approval on 10/1 agenda 🍷

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

Dear Mayor Lane and members of Council,

I hope you all received the preservation books written by Stephanie Meeks I dropped off with notes to you all just over a month ago. I only heard back from Guy Phillips that he had received it. I realize it's unusual for a civilian to bring you all books. But, you all entrusted me to become a historic preservation commissioner almost 2 years ago and I want you all to understand why I'm so very passionate about it; this is for the future health of our beloved city. The book so succinctly explains why I have the passion I do for historic preservation.

Some of our most iconic desert modern architecture is in danger in Sands North and we need your help to protect it. The historic designation for Sands North has passed through historic preservation commission upon my motion and the planning commission as well. The fate of over 4.5 years of the residents' work lies in your hands in just 6 days! I have watched these homes changed significantly over the past 19 years in my real estate career. We need you to act, please.

I hope in 6 days at the next meeting we have your support. This meeting will hopefully 🍷 create our newest historic district in Scottsdale: Sands North, designed by renowned architect, E.T. Wright. Sands North is located in South Scottsdale at Scottsdale & Indian Bend Roads, across from the new Ritz Carlton.

Why is the time to act now?

It's been over 8 years since we have created a residential historic district in Scottsdale. It's been over 4.5 years that the Sands North residents have working on the designation. I should add that \*\*\*\*100 % of the owners on the historic

application are for it\*\*\*\*\*; it's not being forced on any owners who do not wish to have the historic designation. That, my friends, is a win-win. 🍷

Sands North becoming historic will lend the momentum needed for the HPC to continue to do work you appointed us to do to protect even more homes and buildings, which is crucial to the very fabric of Scottsdale. The designation also helps owners of conforming homes in the district to receive a property tax discount and also be eligible for HERS funding through the historic preservation commission to continue to care for their historic homes.

We have so few communities in this area that has as much historic integrity as Sands North.

If you have any questions, I'm here. I will also be speaking next Tuesday if you want to ask me anything in person.

If you're flooded with emails, I'm sorry but not sorry. 🙏 I care too much to not put out a massive call-to-action so you know just how much our community is behind Sands North becoming our next historic district.





Thanks for your service,

Christie Lee Kinchen

**Christine (Christie) Lee Kinchen, PC**

Owner / Associate Broker | **Twins & Co. Realty**

Realtor, ABR, CDPE, CRS, Eco-Broker, GRI, SFR

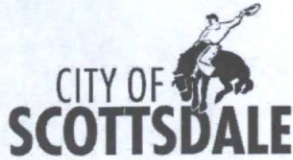
P: [602-908-TWIN \(8946\)](tel:602-908-TWIN)

E: [Christie@TwinsAndCompany.com](mailto:Christie@TwinsAndCompany.com)



Scottsdale Historic Preservation Commissioner  
Maricopa County Superior Court Real Estate Special Commissioner  
Top .05% of all ARMLS agents by volume 2019  
Innovating + elevating AZ real estate for 19 years





Planning and Development Services  
Historic Preservation Office  
7447 East Indian School Road  
Scottsdale, Arizona 85251

---

March 20, 2019

Sandra Price, President  
Sands North Townhouses Homeowners Association  
7250 East Joshua Tree Lane  
Scottsdale, AZ 85250

RE: Conversion of a Carport to a Garage

Dear Sandra,

I understand that a few owners in Sands North Homeowners Association have commented to you that the option of converting a carport into a garage is important to them. Within the draft Historic Preservation Plan and Design Guidelines for Sands North Townhouses Chapter 4: Design Guidelines includes a few paragraphs regarding the significance of the carport and indicates that "... alterations to completely or partially enclose the carport are not permitted."

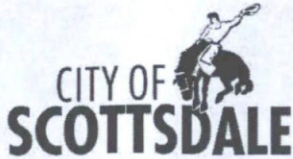
The concept of converting a carport to a garage is an alteration that may be accomplished appropriately so that the architectural characteristics and features of the townhouse will remain intact. In the historic preservation plan and guidelines for the other Scottsdale historic neighborhood districts there are guidelines written specifically for the conversion of a carport to a garage. These proposals are reviewed by either the respective homeowners association board and/or the Scottsdale Historic Preservation Office to determine if the conversion may be approved administratively with a Certificate of No Effect or may be approved through the Historic Preservation Commission with a Certificate of Appropriateness. Chapter 4 of the Sands North Guidelines emphasizes the importance of the historic character of the townhouses and enclosure of some or all of the carports will "...greatly alter the community character..." and thus should be considered carefully before a conversion to a garage is approved. Sands North Townhouses have a variety of designs for the carport and any proposed conversion will be reviewed on a case by case basis.

At this time, you should work with the architectural consultant that prepared the Historic Preservation Plan and Design Guidelines for Sands North Townhouses and have Chapter 4 revised to include guidelines regarding converting a carport into a garage.

Best Regards,

Steve Venker  
Historic Preservation Officer





July 16, 2018

Sandra Price  
Sands North Hoa  
7250 E Joshua Tree Ln  
Scottsdale, AZ 85250

RE: 9-ZN-2018  
Sands North Historic District Request

Dear Ms. Price:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/13/18. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Zoning Ordinance Section 1.304 requires zoning applications to be signed by property owners or a petition sign by property owners representing at least 75% of the land area of the zoning application. Please provide this signed petition and the land area of each property owner as well as the land area owned by the Sands North Townhomes.
2. Please be advised prior to the City Council meeting, staff must receive the Proposition 207 forms or petition signed by property owners.
3. Please revise the Historic Preservation Plan to include the following:
  - a. A Table of Contents;
  - b. Chapter 1 Introduction, including The Purpose of the Preservation Plan and Guidelines, Why Preserve Historic Resources, The Policy Basis for the Historic Preservation Plan and Guidelines, The Historic Preservation Review Process, Basic Principles for Historic Preservation, and Green Building. Refer to the following Historic Preservation Plans for examples of a table of contents and Chapter 1



Introduction; Kerr Cultural Center, Taliesin West, Village Grove 1-6, and Town and Country Scottsdale. Please refer to Zoning Ordinance Section 1.305.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

In an effort to get this Zoning District Map Amendments request to a Historic Preservation Commission/ Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at [dmcclay@ScottsdaleAZ.gov](mailto:dmcclay@ScottsdaleAZ.gov).

Sincerely,

  
Doris McClay  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **9-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Petition
- ☒ Two copies: Revised Historic Preservation Plan



*Steve*

March 19, 2019

To all concerned,

I bought my home in Sands North in 1974. I have loved living in our little community.

I have been the H.O.A. president 2 X and a board member 1 X.

We homeowners have persevered to maintain the original mid century 1970's look of our complex.

According to the historic overlay requirement, we were diligent in returning the signed homeowner petitions and submitted the requisite number to accomplish that goal.

After we submitted them, the city changed the rules "mid game" due to prop 207.

In 2011 Villa Monterrey, which is a much larger development, did not have to abide by the notorization of signatures requirement. This can only be seen as unfair and discriminatory enforcement.

I would appreciate an answer as to why we were not initially informed of this requirement.

The homeowners who did not sign this time believe they will be able to get away with making major changes if the city is not involved. The overlay provided by the city would give us more protection than we currently have. Absentee landlords (V.R.B.O.'s) are interested in the income they can generate not the preservation of our architecture.

Your need to protect the city (from what exactly ?) has left our lovely, well preserved little community hanging in the wind. Again, very unfair.

Without the overlay protection of the city, the H.O.A. Board (volunteers) is burdened with the never ending, time consuming chore of tracking down and fining unauthorized changes made by new owners who have no real investment in keeping our architecture pure.

Since you changed the rules after we initially fully complied, what are you willing to do to help us move forward successfully?

Sincerely,

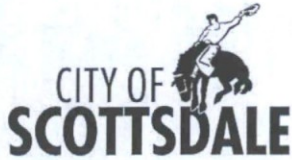
*Caroline V. Bissell*

Caroline V. Bissell

Sands North Townhouses

[battybissie@gmail.com](mailto:battybissie@gmail.com)

480-948-9098



Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

6/13/18

Contact Name:

SANDRA PRICE

Firm Name:

SANDS NORTH HOMESOWNERS

Address:

City, State, Zip:

RE: Application Accepted for Review.

110 - PA - 2018

Dear

SANDRA PRICE

:

It has been determined that your Development Application for

SANDS NORTH

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

*Doris McCarty*

Name:

DORIS MCCARTY

Title:

SENIOR PLANNER

Phone Number:

(480) 312 - 4214

Email Address:

*DMcCarty* @ScottsdaleAZ.gov

9-ZN-2018  
06/13/18





## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

RE: Minimal Submittal Comments

\_\_\_\_\_ - PA - \_\_\_\_\_

Dear \_\_\_\_\_:

It has been determined that your Development Application for \_\_\_\_\_  
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone Number: (480) 312 - \_\_\_\_\_  
Email Address: \_\_\_\_\_@ScottsdaleAZ.gov