



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

# Early Notification of Project Under Consideration

## Neighborhood Open House Meetings:

#1 Date: Tuesday, January 7, 2020	#2 Date: Thursday, January 9, 2020
Time: 5:30 - 6:30 P.M.	Time: 3:00 - 4:00 P.M.
Location: First Western Trust 7025 N. Scottsdale Road, Scottsdale, AZ 85253	

**Site Address:** 7313,7315,7345, E. Jenan Dr., Scottsdale, AZ 85260

### Project Overview:

- Request: Zoning District Map Amendment (Rezoning)
- Description of Project and Proposed Use: 10 lots - Single family residential
- Site Acreage: 5.74 Acres
- Site Zoning: Existing R1-35; Proposed: R1-18 PRD

### Applicant Contact:

Camelot Homes  
480-367-4300  
Tomk@camelothomes.com

### City Contact:

Jesus Murillo  
480-312-7849  
JMurillo@scottsdaleaz.gov

Pre-Application #: 954-PA-2019 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:  
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

Posting Date: 1/07/2020

-Penalty for removing or defacing sign prior to date of last hearing -Applicant responsible for sign removal

1/7/2020 09:53:16



# 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:

954-PA-2019

Project Name:

Location:

7313, 7315, 7345, E, Jenan Dr, Scottsdale, AZ 85260

Site Posting Date:

January 7th, 2020

Applicant Name:

Camelot Homes

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

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

Applicant Signature

1/7/2020

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 7th day of January 2020

Notary Public

My commission expires: 10-28-20

**City of Scottsdale -- Current Planning Division**

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

2-ZN-2020  
1/28/2020

# **Jenan Drive Property S of SEC of Scottsdale Rd. & Jenan Drive Citizen and Neighborhood Involvement Plan and Report 20-ZN-2018 / 954-PA-2019**

## **Plan**

We will hold at least two neighborhood meetings; the first for the immediately adjacent neighbors to get initial feedback from those most directly affected and the second for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. The second meeting will be held prior to our formal rezoning submittal. We plan to notify neighbors and others for both meetings by a mail invitation via first class mail.

## **Report**

On February 14, 2018 we sent letters to 14 property owners, whose property is directly abutting the subject site, inviting them to an initial informational meeting on February 28, 2018. The meeting was held at 6:30pm at the Holiday Inn Express located at 7350 E. Gold Dust Ave., Scottsdale, AZ 85258. A total of 14 neighbors attended the meeting. We presented information about Camelot Homes, site related details, Camelot's proposed development including an 18 lot site plan, an outline of proposed product to be offered and projected price ranges. We indicated this was an initial meeting intended for immediate neighbors to get feedback from those most directly affected and that another larger neighborhood meeting would be conducted at a future date. We fielded a variety of questions. Comments received included concerns about increased traffic on Jenan Drive, the possibility of two story homes and the overall density of the site. The meeting lasted about 1 hour. A copy of the meeting invitation, address list, sign-in sheet and presentation materials are attached as Exhibit A.

On May 11, 2018 we sent letters to 150 property owners within 750' of the subject property plus 28 additional letters to the City of Scottsdale's Interested Parties list inviting them to an informational meeting on May 24, 2018. The meeting was held at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. A total of 39 people signed in but we believe there were more who attended the meeting but did not sign in. We presented information about Camelot Homes, site related details, a revised site plan which addressed several of the concerns that were raised in our first meeting and showed a reduced 17 lot plan, an outline of proposed product to be offered



and projected price ranges. We also showed a 7 lot site plan that could be developed under existing zoning with 2 story homes and out buildings. We fielded a variety of questions, many of which included questions about traffic on Jenan, flooding in the southeast corner of the site, density, opposition to two story homes and concerns about gating the community. The meeting lasted about 1.5 hours. At the conclusion of the meeting we asked all in attendance to email us with any comments, questions or concerns. We also offered to meet with neighbors individually to show them our existing communities to demonstrate the quality of the homes we are proposing to build. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit B.

A few days prior to the scheduled May 24<sup>th</sup> meeting we were contacted by a property owner from the neighborhood to the south of the subject site (Scottsdale 16) who indicated he and several of his neighbors would be unable to attend the May 24<sup>th</sup> meeting and was looking to see if the meeting could be rescheduled. Given the short notice of that request we were unable to reschedule but agreed to hold an additional meeting for the residents of Scottsdale 16. That meeting took place on June 12<sup>th</sup> at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. Approximately 10 people attended this meeting. A separate meeting invitation was not mailed but was coordinated via email through a resident representative of Scottsdale 16 who spread the word to interested neighbors on the date, time and location for this additional meeting. The same presentation materials from the May 24<sup>th</sup> meeting were covered in this meeting (see pages 16-29 of Exhibit B). We fielded a variety of questions similar to those identified above from the May 24<sup>th</sup> meeting.

Subsequent to the May 24<sup>th</sup> meeting, the development team went door to door in the surrounding neighborhood to inform residents of the proposal and to gather input and suggestions for the potential development.

From May 11<sup>th</sup> to June 13<sup>th</sup> as a result of these meetings, we received 9 direct emails from interested parties. 2 were supportive, 2 offered constructive input and preferred a 7 lot plan and 12 were strongly opposed. One of those opposed (Quick) included in his letter a petition signed by 11 neighbors, 5 of whom also sent emails which are included in the totals above. The City also provided us with 7 email responses objecting to our plan. A copy of those emails is included in Exhibit C.

On August 8, 2018, after receiving a phone call from Tim LaSota, advising us that he had been retained by neighbors to represent them, a meeting was held at Camelot's office with Tim, two of his clients and the Hancock's to review a revision to the site plan reducing the proposed lot count to 15 lots from 17 and providing open space on Jenan. Mr. LaSota's clients said they were unable to support this plan and indicated that they didn't want to see the site developed.

In November 2018, following the filing of our formal Rezoning application in September, the planner assigned to our case forwarded 2 emails from neighbors providing comment on our application. Those emails have been added to Exhibit C.

In February 2019, we were contacted by representatives of the Methodist Church to see if our proposed project was still moving forward and were interested to understand our proposed timing. They let us know “We’re always ready to welcome new neighbors and new members!”

On June 26, 2019, the evening of the Continuance Hearing at Planning Commission meeting we briefly met with Mr. LaSota before the hearing began to see if there was an opportunity to meet with him or his clients to discuss their concerns. We were told that his clients had no interest in meeting. He also shared that he and his clients were concerned that if the site was rezoned there was nothing to prevent Camelot or a successor owner from changing the site plan or increasing the density of the site. We offered to hold discussion with him and the City to provide assurances that that would not occur but received no response to that offer.

On June 28, 2019 an email was sent to Mr. LaSota to extend an open invitation to meet to discuss any of his or his clients concerns. No acknowledgement or response to the offer was received.

On July 30, 2019 at 5:30pm we held a meeting at the City of Scottsdale in response to comments made by two residents of Scottsdale 16, the neighborhood to the south of the subject site, who were concerned that our proposed development was going to further contribute to flooding that parts of Scottsdale 16 experiences in heavy rain events. All of property owners of Scottsdale 16 were invited to attend. Five residents attended along with an engineer hired by a homeowner of Scottsdale 16 who was not present. Also present were representatives of Camelot Homes, Jayme Thoma with Kimley-Horn, Camelot’s drainage engineer, Richard Anderson and Randy Grant with the City of Scottsdale and Councilwomen Littlefield and Whitehead. Information was presented by Jayme Thoma that demonstrated Camelot’s site plan was providing over 50,000 s.f. of retention capacity which exceeded the required capacity to address offsite flows and on-site retention requirements. Other questions were also addressed. At the conclusion of the meeting those in attendance had a much better understanding of the drainage design and how it would help mitigate the issues that the neighborhood has previously experienced, rather than contribute further to their issues.

On August 8, Camelot’s neighborhood outreach consultant, Susan Bitter-Smith met with Mr. Wolff to discuss his concerns. He shared that he thought we should build 7 homes, single story, and no gate.

On August 8, 2019 a follow up email was sent to Mr. LaSota to offer one more time to see if there was an interest to meet or discuss our plan. This email also included a offer to deed restrict the property to limit the density of the site to no more than 14 lots. On August 12<sup>th</sup> we received a

response from Mr. LaSota where he reported that his clients were not interested in the offer and that he was not authorized to agree to any changes to the zoning of the site. A copy of the email string of communications with Mr. LaSota is attached at Exhibit D.

## **Key Issues**

Key issues that were identified through the public involvement process included the following:

- The proposed development represents a change to the area
- Proposed density is too high – *Our lot count has been reduced from 18 lots to 14 which results in a density of 2.3 units/acre, well within the General Plan range for this site of 1-8 units/acre.*
- Concern for two story homes – *this has been addressed by our commitment to limit homes to 1 story.*
- Drainage issues on Jenan/southeast corner of the property – *this has been addressed by reducing the lot count and expanding the retention areas along Jenan Dr. to address offsite drainage flows in the area.*
- Increased traffic on Jenan – *the traffic study demonstrates that an additional 7 homes will not materially increase traffic on Jenan or 74<sup>th</sup> Place.*
- Jenan Dr. is under-developed to serve existing traffic – *this has been addressed by proposing to widen Jenan Dr. to provide a pavement section width of 20’*
- Values will be negatively impacted – *Pricing on Camelot’s proposed product will range from \$1.1M to \$1.3M which is substantially greater than values in the immediate or surrounding area.*

After further analyzing the neighborhood input we downsized our plan in September when finalizing our rezoning application by reducing the density to 15 lots. We also 1) added additional drainage retention areas to mitigate the off-site drainage that has plagued this area; 2) added a park/picnic area amenity that could be shared by all neighbors; 3) agreed to limit homes in the project to single story only; 4) agreed to provide a pedestrian key-coded access entry for neighbors; 5) increased the buffered landscape area on Jenan; 6) offered to widen and improve the pavement section on Jenan Dr. to the extent right-of-way is available from Scottsdale Rd to 240’ west of 74<sup>th</sup> Place; and 7) agreed to bury and /or remove existing power lines that abut the property and neighbors to the South.

In April 2019 our site plan was further modified to reduce the lot count from 15 to 14 lots and to enlarge the retention area and open space on Jenan Dr. This was the site plan that was presented to the Planning Commission on August 29, 2019 at which time we requested a continuance to further modify the plan.

## **Activities since the August 29<sup>th</sup>, 2019**

Immediately following the Planning Commission continuance hearing itself, Camelot and its attorney met with a small group of neighbors and their attorney to discuss a process for getting together with interested neighbors to discuss making substantial changes to the current site plan.

We agreed upon holding a meeting and were provided with an email list of interested neighbors to contact to schedule the meeting. A meeting was scheduled on September 4 via email for September 9 and held at First Western Trust Bank at 7025 N, Scottsdale Rd. Approximately 25 neighbors attended along with an attorney representing certain neighbors; 3 Camelot representatives attended including Camelot's zoning attorney. The goal of the meeting was to listen and seek input on changes to the plan that could be incorporated to address neighborhood concerns. A list of comments and concerns was recorded. We acknowledged that we may not be able to address all comments or concerns but intended to consider as many as possible in developing a revised plan at a follow up meeting in the near future. The comment list along with the email meeting notice and sign-in sheet (not all those in attendance signed in) are attached as Exhibit E.

A follow up meeting to present the revised plan was held on September 18 at the same location as the previous meeting. The meeting invitation was sent via email on September 11 to the same email list plus any new emails provided from attendance at the September 9 meeting.

Approximately 20 neighbors attended plus 4 Camelot representatives including Camelot's zoning attorney. A new 10 lot plan was presented that included 1) 3 large lots fronting onto Jenan with lot widths similar to adjacent R1-35 lots, 2) the elimination of the gate entrance, 3) average lots sizes increased from 11,750 s.f. to 19,000 s.f., 4) average lot widths increased from 84' to 120', 5) elimination of walls along Jenan, 6) reduction in lot count backing to the east boundary from 4 lots to 2 lots, 7) reduction in lot count backing to the east boundary from 5 lots to 4 lots, 8) setbacks along Jenan set to 40' consistent with adjacent R1-35 lots, A modified retention basin design that continued to provide significant capacity for offsite drainage and 10) a revision in the rezoning request from R1-10 PRD to R1-18 PRD. The majority of neighbors who attended were disappointed in our revised plan. They appear set only on a plan that conforms to R1-35. Two individuals commented privately at the end of the meeting that they liked the revised plan. The revised plan presented along with the email meeting notice and sign-in sheet (not all those in attendance signed in) are attached as Exhibit F.

Between October 23 and November 4 we visited separately with 3 neighbors to seek their feedback on the revised site plan. One of the neighbors was undecided, one was in support and one remained opposed.



## **Activities Since Case Resubmittal (954-PA-2019)**

In order to limit confusion related with Camelot's zoning request change from its previous R1-10 PRD request to the current R1-18 PRD zoning request, it was decided that the most appropriate manner to conduct such a change would be to withdraw the initial application and reapply under a new case number. As such, Camelot Homes resubmitted its items for a new Pre-Application meeting on December 23, 2019. This new submittal was given a case # of 954-PA-2019.

Upon submittal of the materials to establish a new case number, Camelot sent out a letter to all surrounding neighbors (750' radius) and the interested parties list to invite them to two (2) open house meetings that Camelot would be holding in early January 2020. The meeting invite was mailed on December 24, 2019 and the two open house meetings were held on January 7, 2020 and January 9, 2020 at First Western Trust Bank (located at 7025 N, Scottsdale Rd). The open house was presented as an additional opportunity for the neighbors to ask questions related to the 10-lot site plan, even though the site plan had remained unchanged since the previous neighborhood meeting that was held in September 2019. Approximately 15 neighbors showed up to the meeting on January 7<sup>th</sup> plus three (3) Camelot attendees. The major discussion points were related to the proposed retention basin, along with requests to see the floorplans / elevations that Camelot is anticipating to build. A neighbor also requested to ask the owners of Camelot if they would support a seven (7) lot plan. The majority of the neighbors were still opposed to the proposed project. Camelot held its 2<sup>nd</sup> open house meeting on January 9, 2020.

Approximately ten (10) neighbors showed up along with three (3) Camelot attendees. Camelot presented an exhibit showing a cross-section of the proposed retention basin while other discussion items included the traffic impacts of the 10 lots and reviewing the floorplans / elevations that were provided by Camelot (as requested by the neighbors in the previous open house meeting). Camelot also notified the neighbors that the owners would not support a seven (7) lot plan. Roughly 70% of attendees remained opposed, while 30% showed their support of the Project. Camelot committed to provide the neighbors with any updates that are provided during the resubmittal process of the new zoning case.

**Camelot Homes - Jenan Project**  
*Interested Parties List*

954-PA-2017

Owner	Company	Address	City	State	Zip
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Caroline Bissell		7231 E Cactus Wren Road	Scottsdale	AZ	85250
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10305 E. Via Linda 103 Ste 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007

2-ZN-2020  
1/28/2020

**Camelot Homes - Jenan Project**  
*Interested Parties List*

954-PA-2017

<b>Owner</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Betty Janik		18490 N. 97th Way	Scottsdale	AZ	85255
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255

**2-ZN-2020**  
**1/28/2020**