



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



November 19, 2019

Dear Neighbor:

We are pleased to tell you about an upcoming request (814-PA-2019) by Trammell Crow Company to build a new mixed-use project consisting of residential and office uses on a 9.47+/- acre parcel located at the southwest corner of 87th Street and Raintree Drive. The request is for a minor General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) of a 3.40+/- acre site and a Zoning District Map Amendment to rezone from Industrial Planned Community District (I-1 PCD) to Planned Airpark Core- Airpark Mixed Use Residential with a Planned Shared District overlay and Planned Airpark Core- Airpark Mixed Use with a Planned Shared District overlay (PCP-AMU-R PSD and PCP-AMU PSD) on the larger 9.47+/- acre site. The project would result in a residential community consisting of approximately 190+/- units on the 3.40+/- acres with the balance of the property already approved for office development.

You are invited to attend an open house to discuss this proposal. The open house will be held on Monday, December 2, 2019 from 5 p.m. to 6 p.m. in the Stearman Room of the Scottsdale Airport, located at 15000 N. Airport Drive.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionnaz.com. The City of Scottsdale Project Coordinator for the project is Brad Carr, who can be reached at 480-312-7713 or BCarr@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President



2/3/2020

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 7-GP-2019 & 19-ZN-2019
TCC - Raintree
8P744 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/13/2019. The following **1st 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:

General Plan & Greater Airpark Character Area Plan (GACAP):

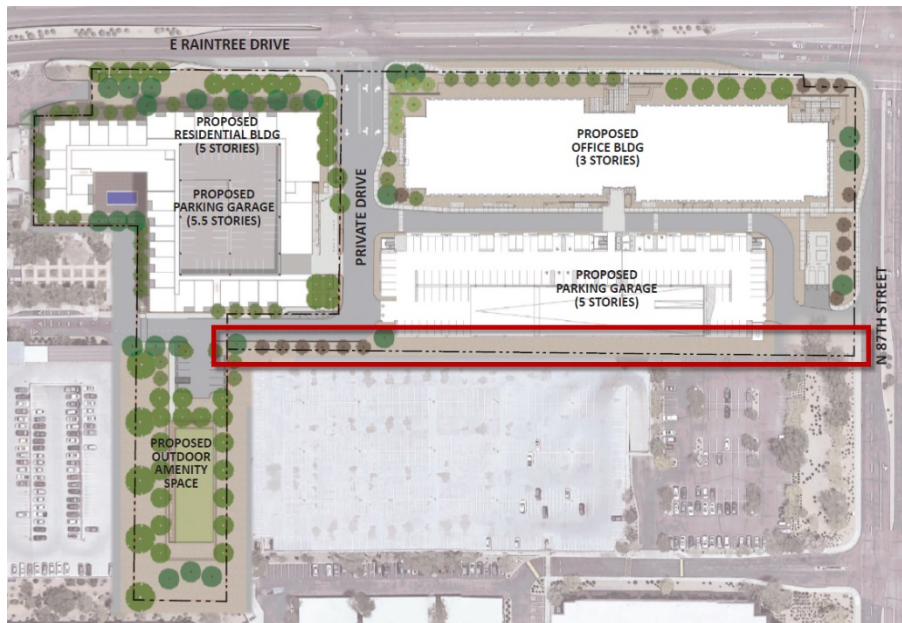
1. Please respond to Goal 4, Bullets 3 and 4, of the Land Use Element which seeks to maintain a balance of land uses that support a high quality of life, a diverse mixture of housing, leisure opportunities, and the economic base needed to secure resources to support the community. The response should identify how the proposal will equally or better implement the objectives of the General Plan.
2. Please respond to Goal 8, Bullets 1, 2, and 3 and Goal 9, Bullets 1, 2, and 4 of the Land Use Element which encourages land uses that create a sense of community among those who work, live, and play within local neighborhoods. Similar to the response to the PCP District findings, please remark how the site will build upon the connections between existing land uses of retail, employment, and recreational and other public land uses (Thunderbird Park) within the context area.
3. Please respond Goal 2, Bullets 3 and 5, and Goal 3, Bullet of the Housing Element and Goal 10, along with any applicable bullets, of the Preservation and Environmental Planning Element, and finally, Goal EP1, Policy EP1.4 and EP1.9 of the Environmental Preservation Chapter of the GACAP addressing how the proposed development may, if at all, utilize green

building alternatives that support sustainable desert living as a means to increase housing supply while promoting diversity and neighborhood vitality.

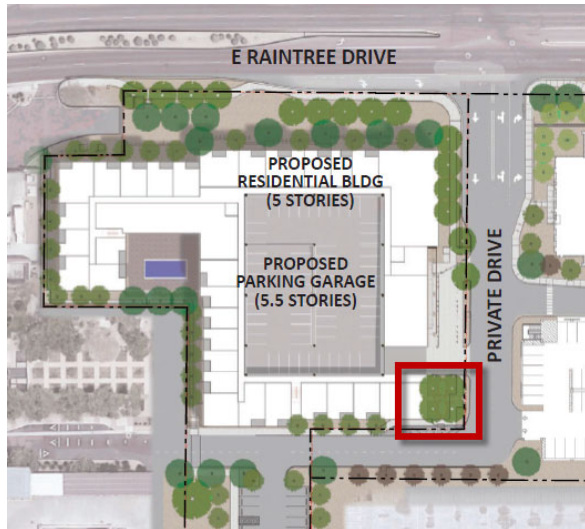
- A. Please note, Scottsdale is progressively attempting to install in capital projects, and request from private development applications, Low Impact Development (LID) and Green Infrastructure (GI) as a method of stormwater control, water harvesting, and cleansing for the first flush requirements of the City's Floodplain Ordinance. Recognizing the sites proximal location to the Greenbelt, a major stormwater corridor, please consider utilization of this resource. More information on this initiative can be found at: <https://sustainability.asu.edu/sustainable-cities/resources/lid-handbook/>
4. Please respond to Goal 8, Bullets 1 and 3 of the Community Mobility Element which emphasizes live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhoods systems. The response should identify how a designation within a Mixed-Use Neighborhood land use designation, now with a portion proposed as Airpark Mixed Use – Residential by the GACAP, will equally or better implement the objectives of the General Plan.
5. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.
6. Please respond to Goal LU4, Policy LU4.6 and LU4.7 of the Land Use Chapter of the GACAP, which expects that development proposal utilize development types to guide the physical and building form of the Greater Airpark. To this end, expand on the statement, "The residential building has been designed in a manner that provides a sensitivity to the pedestrian providing numerous connection points through the site, which do not exist today." What specifically is this development providing?
7. Please respond to Goal 8, Policies LU 8.1, 8.2, and 8.3 of the Land Use Chapter and Goal NH2, Policies NH 2.3 and 2.4 of the Neighborhoods and Housing Chapter of the GACAP with respect to how the proposed site development area (+/- 9.64 acres) recognizes and values the provision of usable open space – specifically for the residential component – as part of the community's overall quality of life.
 - A. Please provide an open space plan that graphically depicts the locations of the referenced open space on Page 16, which remarks an "abundance" of open space over the required 28% required by the Zoning Ordinance; 29.8% provided (+1.8% excess).
 - B. Please narratively describe how access to the Vanguard Plaza (shown as pool access), located south and west of the subject site will be provided in perpetuity and what furthermore, how the site will be programmed (if at all).
 - C. Please provide a pedestrian plan that identifies area-wide pedestrian destinations, connections and pathway. both existing and proposed.
 - (i) Please identify if controlled access, by manned gate access, is to remain with access from Northsight and Raintree Boulevards.



- D. Please consider the provision of an enhanced east-west pedestrian connection from 87th Street to the “Proposed Outdoor Amenity Space” between parking structures (see below) as envisioned by 63-DR-2000#2.



- E. Please clarify in both narrative and graphic response, the purpose of the area highlighted below. The first submittal had contradicting information for this this location – in some areas referenced as trash pickup while in other documents it designates this location as an open space area for residents to congregate.



8. Please respond to Goal LU5, Policy LU5.2 of the Land Use Chapter of the GACAP which remarks that “Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height development standards flexibility, and/or street abandonment are considered.”
The first submittal requests the Zoning Ordinance bonus provision for additional floor area (Zoning Ordinance, Section 5.4008, Page 27 of the first submittal). This proposal requests an additional 109,673 sq. ft. at a contribution of \$1,484,407 in special improvements. However, the improvements have not been identified within the provided narrative. Accordingly, upon resubmittal, please identify the special improvements this application is providing.
9. Please respond to Goal CM6, Policy CM6.1 and CM6.2 of the Community Mobility Chapter of the GACAP which encourages enhancing pedestrian and bicyclist access and activity for Greater Airpark residents, visitors, and employees. The response should identify how a designation within a Mixed-Use Neighborhood land use designation, now with a portion proposed as Airpark Mixed Use – Residential by the GACAP, will equally or better implement the objectives of the General Plan by supporting – through appropriate site design - an attractive, safe, and engaging pedestrian environment for all users.
10. Please respond to Goal CM7, Policy CM7.1 of the Community Mobility Chapter, of the GACAP which promotes sustainable options that meet the needs of the current and future Greater Airpark Community. In particular, the first review submittal locates minimal guest parking adjacent to the proposed retention basin south of the internal drive aisle. Upon resubmittal, please clarify both graphically and narratively, the location of all guest parking that will be available , and finally where parking is not located behind a gated location how parking will be managed for the sole use of the proposed development versus the adjacent existing or proposed office uses.
11. Please respond to all applicable Goals and Policies of the Character and Design Chapter of the GACAP.
12. To not confuse the public, please correct the misprint on Page 13 of the first review narrative relating to Development Types; ‘C1’ should be ‘A’.

13. To not confuse the public, please correctly locate the subject site on Page 21/figure of “Greater Airpark Transit Connections”, of the first review narrative.

Zoning:

14. With the next submittal, please submit a Development Agreement (DA) application as a companion to the proposed Planned Shared District (PSD) zoning application. (Zoning Ordinance, Sec. 1.303.)
15. Please provide an update to the Citizen Review Report with any additional input that has been received regarding the proposed applications. (Zoning Ordinance, Sec. 1.305.C.)

Circulation:

16. Please submit a revised Traffic Impact Mitigation Analysis (TIMA) that addresses the following:
 - A. A Category I Traffic Statement was submitted. The City Transportation Department had requested that a Category II Traffic Impact Mitigation Analysis (TIMA) be prepared and submitted (DSPM 5-1.102) since no previous study could be found with the current zoning. Should a TIMA exist for the underlying zoning, it would likely be decades old and require updating since development patterns have changed dramatically in the area over time. A TIMA analyses would provide the opportunity to evaluate current intersection operations adjacent to and in the vicinity of the project site as well as future impacts to the transportation system as a result of the project. (DSPM 5-1.100, 5-1.102)
 - B. City staff has expressed concern with the use of comparing maximum build-out of approved existing zoning as a point of comparison. Further, the way the Traffic Statement was prepared, one may deduce that the net new traffic added to the existing system decreases. The site is currently vacant and a portrayal of a reduction in net new traffic to the existing system is misleading to decision makers and the general public. (DSPM 5-1.100, 5-1.102)
 - C. During the pre-application meeting, City staff requested an evaluation that included a left-out restriction at the main Raintree Drive access (currently full-access). The request to evaluate this type of operation is due to the high crash rate on Raintree Drive, as documented in the Traffic Statement. Please provide an evaluation of this in the TIMA.
 - D. While crash rates were identified in the Traffic Statement, there was no discussion about potential mitigations. Please provide further analysis of potential mitigations in the TIMA.
 - E. The Traffic Statement does not discuss the operations of the accesses along Raintree Dr and Northsight Blvd. Currently, these are gate-controlled accesses. It is unable to be determined in the Traffic Statement if the same level of control will remain in effect with the project. Please provide information regarding this in the TIMA.
 - F. City staff has potential concerns with the Traffic Statement’s conclusion that increasing traffic on Raintree Drive 8.9% will result in minimal traffic impacts to the existing roadway network and the surrounding area. Please provide analysis within the TIMA to confirm this conclusion.
 - G. City staff requested that a traffic analysis include a pedestrian evaluation, but none was provided. Please provide this analysis within the TIMA.

Circulation:

17. Please revise the project plans to reflect the dedication of 55 feet of fee-title right-of-way along the entire Raintree Drive site frontage (both multi-family and office parcels) for the Minor Arterial, Suburban Character, street cross section. (Fig. 5-3.5 of the DSPM; DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10)

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

18. The Planned Airpark Core Development (PCP) zoning district expects that development should:
 - A. Accommodate mixed-use commerce and employment centers.
 - B. Provide a dynamic complement to employment cores with support retail, service, tourism, cultural, and residential uses.
 - C. Promote an efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.
 - D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.
 - E. Protect adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP District.
 - F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.
 - G. Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.

Items D, F, and G (above) are of significance to this proposal, in that this will be the first of any PCP development that will be directly contiguous to, and surrounded by, non-residential development. When considering D, F, and G, the first submittal for this application proposes a 5 story, +/-62' tall multifamily residential building that:

- (i) Provides limited public open space and the provisions of functional pedestrian spaces beyond the internal amenity locations.
- (ii) Provides limited landscaping at the ground level.

Prioritizing open space and a reduction in the apparent mass of the sites building, please consider the following approaches in responding to D, F, and G:

- (i) Building Design and Conceptual Site Plan
 1. Vary building placement and/or setback from property lines or other point of reference.
 2. Reconfigure apartments into U –shaped building(s) or a building having a linear core with perpendicular “wings” or “fingers”.

3. Articulate building mass with step backs, varied building placement/setback and variation in building height.
 4. Utilize material changes, fenestration and other architectural element to subdivide building walls and smaller components.
- (ii) Pedestrian Connections and Open Space
1. Provide direct pedestrian access to exterior ground floor units.
 2. Identify a north/south pedestrian route to the primary open space of the pool near the mid-point of the site rather than at the west end of the site which is crowded by the Vanguard driveway.
 3. Reconfigure existing or incorporate additional open space at the project entrance and near building entrances.
- (iii) Integration with Surrounding Development
1. Prepare and submit a concept development plan that includes a contextual site plan showing area-wide pedestrian destinations, connections and pathways. Anticipate pedestrian connection to adjoining properties and provide option for future connections.
 2. Incorporate pedestrian scale lighting and access to amenity areas.
 3. Incorporate entrances to ground floor units where buildings front streets. Design defensible space for security and privacy. Utilize low walls, and view fencing, plant barriers and grade changes for creating separation.

Drainage:

19. Please submit a revised Drainage Report with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following:
- A. The drainage report provided does not meet the minimum requirements in the DSPM. There are numerous gaps and inconsistencies in the drainage report that need to be resolved in order to facilitate a proper review. Review the requirements in the DSPM and update accordingly. For a sample, look at the previous submittal for 9-PP-2019. For example:
- (i) The Drainage Report must provide an Existing Conditions Drainage Exhibit, which has the following:
1. Label all existing stormwater basins and infrastructure. The report mentions four basins, but not all are labeled.
 2. Show the direction of onsite drainage.
 3. Label Q_{100} leaving the site.
- (ii) Explain the purpose of the Proposed Boundary Map (Exhibit 3). Is there missing information on this exhibit?
- (iii) The Proposed Drainage Map (Exhibit 4) has confusing linework and labels and is missing information.
1. Clarify the labels for the retention basins. These should be different than drainage subbasin labels.

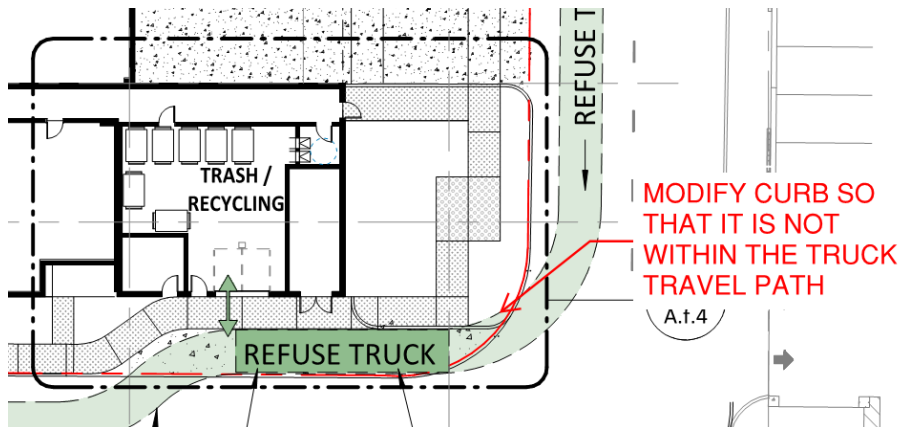
2. Provide labels for the stormwater basins including, HW, bottom, volume required and volume provided.
 3. Label Q_{100} leaving the site.
 4. Adjust line weights and thicknesses to ensure drainage map can be readily understood.
- B. Because of the lack of information provided in this submittal, additional comments should be expected with the next review.

Circulation:

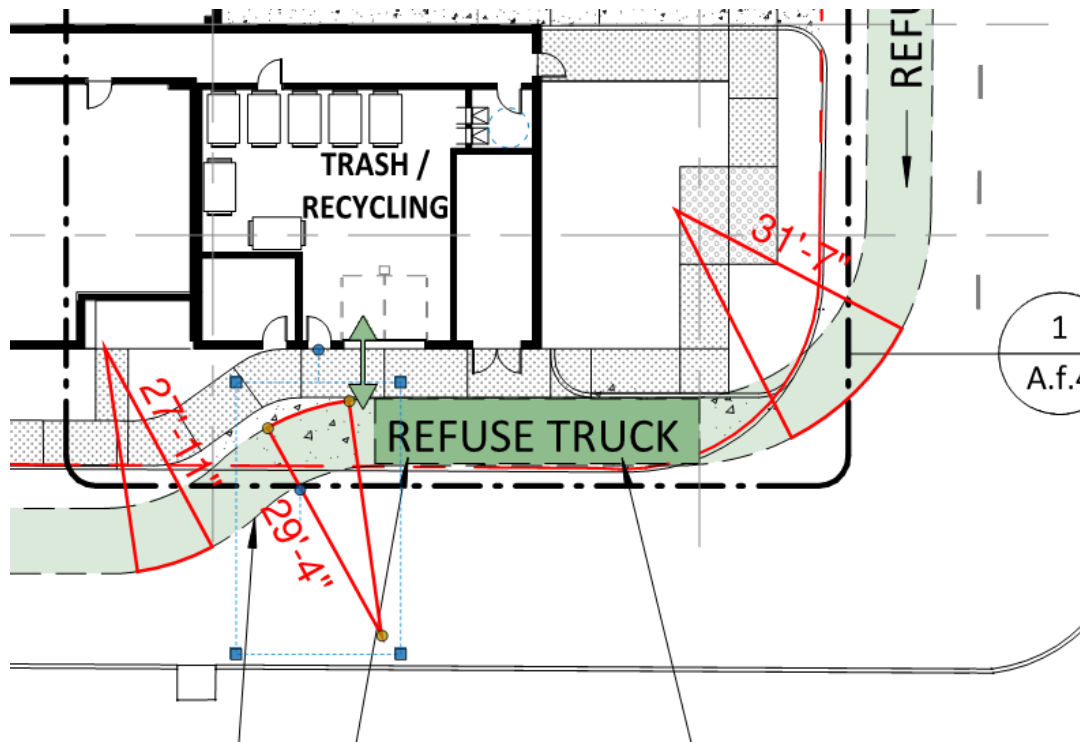
20. Please revise the project plans to provide a minimum 6-foot-wide sidewalk connection from the site buildings to Northsight Boulevard through the interior of the site (not along Raintree Drive). The Pedestrian and Vehicular Circulation Plan has a gap in the sidewalk southwest of the site buildings.
21. Please revise the project plans to show the sight distance triangle at the site driveway on Raintree Drive. Due to the right-turn deceleration lane and horizontal curvature in Raintree Drive to the west the existing safety triangles may not be adequate. Dedicate sight distance easements over the private property as necessary. (DSPM Sec. 5-3.123; Figs. 5-3.25 and 5-3.26)
22. Please revise the project plans to indicate the rededication of the safety triangles at the site driveway and Raintree Drive intersection based upon the 55-foot right-of-way dedication for Raintree Drive. (DSPM 5-3.123; Fig. 5-3.27)
23. Please revise the project plans to indicate the dedication of a safety triangle at the 87th Street and Raintree Drive intersection based upon the 55-foot right-of-way dedication for Raintree Drive. (DSPM 5-3.123; Fig. 5-3.27)

Engineering:

24. Please revise the refuse truck path as shown in the following graphic:



25. The truck forks are not aligned properly with the trash/recycling room overhead doors. Please provide information on the container servicing circulation path.
26. Please revise the truck path radii to comply with DSPM standards as noted in the following graphic:



Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

- 27. Please revise the project plans to modify the existing median opening on Raintree Drive at the site driveway/private drive to restrict access to left-in, right-in, and right-out only. Modify the existing striping on the private driveway to identify one right-turn only lane; eliminate the through/left turn lane marking.
- 28. Please provide documentation to verify that the site has access through the adjacent parcel to the west to allow tenants, visitors, emergency, and service vehicles to access the site from Northsight Boulevard.
- 29. Please revise the project plans so that the sidewalk location along the eastern side of the multi-family building is located adjacent to the private drive, not adjacent to the building to provide sight visibility of the pedestrian crossing for vehicles leaving the parking garage. Also, the proposed crosswalk on the private drive should align with the sidewalk to the east, not jog to the north. This area of the site needs to be modified to improve pedestrian safety.
- 30. Please revise the project plans to show the construction of a pedestrian refuge in the Northsight Boulevard median between the site driveway on Northsight Boulevard and the Northsight Park entrance.

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.

The Planning & Development Services Division has had this application in review for 34 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,



Brad Carr, AICP
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **7-GP-2019 & 19-ZN-2019**

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

Digital submittals shall include one copy of each item identified below.

- One copy: COVER LETTER – Responses to all issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project
- One copy: Revised Traffic Impact Mitigation Analysis (TIMA)

- Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- Site Plan:

_____ 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- Open Space Plan:

_____ 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- Elevations:

Color 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

B/W 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- Elevation Worksheet(s):

_____ 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- Perspective(s):

Color 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- Streetscape Elevation(s):

Color 1 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Landscape Plan:

Color	_____	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"

Site Cross Sections:

_____	<u>1</u>	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
-------	----------	-----------	-------	-----------	-------	------------

Technical Reports: Please include one (1) digital copy with each report

1 copies of Revised Drainage Report

Resubmit the revised Drainage Report to your Project Coordinator.

Trammell Crow- Raintree

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S	MAIL_ZIP	Parcel Number
101 ENVY RAIN TREE LLC	7120 E KIERLAND BLVD	SCOTTSDALE	AZ	85254	215-52-034X
101 MEGA RAIN TREE LLC	7120 E KIERLAND BLVD 807	SCOTTSDALE	AZ	85254	215-52-034W
10251 NORTH 35TH AVENUE L L C	10251 N 35TH AVE LLC	SCOTTSDALE	AZ	85255	217-54-937
9180 E DESERT COVE LLC	14200 N NORTSIGHT BLVD STE 160	SCOTTSDALE	AZ	85260	215-53-090
ADANCHO PROPERTIES LLC	5055 E WASHINGTON ST STE 115	PHOENIX	AZ	85034	215-53-049
ATOM ENTERPRISES LLC	8350 E RAIN TREE DR SUITE 245	SCOTTSDALE	AZ	85260	215-52-069
B H 14500 N NORTSIGHT LLC	1111 SANTA MONICA BLVD STE 600	LOS ANGELES	CA	90025	215-53-007D
BANK OF AMERICA NA	101 N TRYSON ST	CHARLOTTE	NC	28255	215-52-039C
BARBEL ROBERTS HOLDINGS LLC	801 A STREET	SAN RAFAEL	CA	94901	215-52-064
BLUEJAY LLC	14275 N 87TH ST	SCOTTSDALE	AZ	85260	215-53-045
CIM OFC SCOTTSDALE AZ LLC	2398 E CAMELBACK RD 4TH FLR	PHOENIX	AZ	85016	215-53-036
CIRRUS HOLDINGS LLC	8350 E RAIN TREE DR 201	SCOTTSDALE	AZ	85260	215-52-060
CLEMENTS FAMILY INVESTMENTS LLC	8350 E RAIN TREE STE 235	SCOTTSDALE	AZ	85260	215-52-065
DER ENTERPRISES LIMITED PARTNERSHIP	21333 HAGGERTY RD STE 300	NOVI	MI	48375	215-53-007A
DOUBLE ANCHOR INVESTMENTS LLC	14301 N 87TH ST STE 315	SCOTTSDALE	AZ	85260	215-53-005Q
GD KS ACQUISITION COMPANY LLC	PO BOX 2148	MILWAUKEE	WI	53201	215-52-034E
GDAT REAL ESTATE LLC	2410 AMPERE DR	LOUISVILLE	KY	40299	215-53-007C
GREG A HEMSTREET REVOCABLE LIVING TR	7440 E PINNACLE PEAK RD UNIT 142	SCOTTSDALE	AZ	85255	215-52-046
J ANDREW MARSH COMMERCIAL LLC	15221 N CLUBGATE DR 2035	SCOTTSDALE	AZ	85254	215-52-051
JOYCE ENTERPRISES LLC	14275 N 87TH ST STE B215	SCOTTSDALE	AZ	85260	215-53-055
KARO INVESTMENT LLC	14274 N NORTSIGHT BLVD STE 100	SCOTTSDALE	AZ	85260	215-53-079
MACLEOD INVESTMENTS 1 LLC	2398 E CAMELBACK RD STE 400	PHOENIX	AZ	85016	215-52-071
MAMMOTHROCK LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	215-52-039D
MIREF NORTSIGHT LLC	ONE FRONT STREET STE 550	SAN FRANCISCO	CA	94111	215-53-035
MY HOME GROUP HOLDINGS LLC	8350 E RAIN TREE DR 210	SCOTTSDALE	AZ	85260	215-52-062
NEUSE INCORPORATED	PO BOX 27131	RALEIGH	NC	27611-713	215-52-035F
NORTSIGHT 101 DEVELOPMENT LLC	14300 N NORTSIGHT BLVD STE 116	SCOTTSDALE	AZ	85260	215-53-092
NORTSIGHT SCOTTSDALE CROSSING LLC	14635 N KIERLAND BLVD STE 111	SCOTTSDALE	AZ	85254	215-52-034S
OJR 1 TRUST	8350 E RAIN TREE DR NO A-205	SCOTTSDALE	AZ	85260	215-52-061
PACWEST ENERGY LLC	3450 E COMMERCIAL CT	MERIDIAN	ID	83642	215-52-034T
PIMA COMMERCE CENTER INVESTORS L L C	8940 E RAIN TREE DR NO 200	SCOTTSDALE	AZ	85260	215-53-053
PIMA COMMERCE INVESTMENTS LLC	14287 N 87TH ST STE 220	SCOTTSDALE	AZ	85260	215-53-070
PR III/CROW RAIN TREE OFFICE LLC	2231 E CAMELBACK RD STE 102	PHOENIX	AZ	85016	215-53-103

Trammell Crow- Raintree

PRIME COMMERCIAL 101 LLC	4602 N ROYAL VIEW DR	PHOENIX	AZ	85018	215-53-054
PSC INVESTMENTS LLC	PO BOX 12040	SCOTTSDALE	AZ	85267	215-52-063
RAIN TREE REAL ESTATE 2 LLC	8350 E RAINTREE DR STE 125	SCOTTSDALE	AZ	85260	215-52-057
RAINTREE CROSSING LLC	21700 OXNARD ST #350	WOODLAND HIL	CA	91367	215-52-024A
RAINTREE REAL ESTATE LLC	10840 E SCOPA TRL	SCOTTSDALE	AZ	85262	215-52-056
RS PHOENIX PORTFOLIO LLC	11601 WILSHIRE BLVD SUITE 1690	LOS ANGELES	CA	90025	215-53-104
SCOTTSDALE ATRIUM LLC/QUEEN ARIZONA	P O BOX 1679	MERCER ISLAND	WA	98040	215-53-008A
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	217-15-062
SELVA INVEST GROUP INC	AUTO ZONE INC #3250	MEMPHIS	TN	38101	215-52-047
SERENE HOLDINGS LLC	22505 N 37TH TER	PHOENIX	AZ	85050	215-52-054
STAMPEDE HOLDINGS LLC	4717 E BERNEIL DR	PHOENIX	AZ	85028	215-53-009F
STAR PROPERTY LB INVESTMENT LLC	21 COVESIDE CT	BUENA PARK	CA	90621-167	215-52-052
SUNRISE DEVELOPMENTS LLC	1060 GREAT PASSAGE BLVD	GREAR FALLS	VA	22086	215-52-035H
SWIFTSURE REALTY CORPORATION	P O BOX 876	VALLEY FORGE	PA	19496-087	215-53-006C
SYREGELAS HOLDINGS LLC	7388 E SHEA BLVD	SCOTTSDALE	AZ	85260	215-52-034R
VERSUS CAPITAL PARTNERS LLC	12112 N 120TH WY	SCOTTSDALE	AZ	85259	215-53-081
WOLVERHORNS PROPERTIES LLC	8350 E RAINTREE DR UNIT 120	SCOTTSDALE	AZ	85260	215-52-055
YEPEZ RAMON A/DAYSE E	8810 E PALM RIDGE DR	SCOTTSDALE	AZ	85260	217-15-687



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

TCC Raintree Residential

March 2, 2020

Overview

This Citizen Review Report is being performed in association with a request for a minor General Plan Amendment from AMU to AMU-R of a 3.4+/- acre site and a Zoning District Map Amendment to rezone from I-1 PCD to PCP-AMU-R PSD/PCP-AMU PSD of a larger 9.64+/- acre site located at the southwest corner of Raintree Drive and 87th Street. The proposed project would result in a mixed-use project consisting of a residential community and a previously approved office development. 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, businesses, and community members by telephone and one-on-one meetings since **October of 2019**. Members of the outreach team have continued 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 **EXCEEDED** the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the

ATTACHMENT #12

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 December 2, 2019 at the Scottsdale Airport for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign. No one, other than the development team, attended the Open House. However, the outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, the outreach team has not received any further questions or concerns on this case.

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



Order #106461468

Order Date: December 17, 2019

Account: Scottsdale

Order Total: \$67.20

Billing Address

Mrs Lorraine Castro
City of Scottsdale
PO Box 1000
Scottsdale AZ 85252-1000
United States
T: 480-312-7620


Payment Method

Credit Card
Credit Card Type:
MasterCard
Credit Card Number:
 XXXX-2659

 Complete
  In progress
  Attention

Job ID: 6174879

Requested Fulfillment Date: 12/18/2019

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 19_ZN_2019_7_GP_2019_HUP</i> <i>Job Address List Name: 19_ZN_2019_7_GP_2019_Labels</i> Production Cost for 104 Pieces:\$38.48 First Class Automated card Postage for 101 Pieces: \$27.67 First Class Unsorted card Postage for 3 Pieces: \$1.05 Postage for 0 Pieces: \$0.00		104	\$67.20	
Order Sub Total:			\$67.20	
Invoice Subtotal:			\$67.20	
Total Invoice:			\$67.20	



Order #107837138

Order Date: June 8, 2020

Account: Scottsdale

Order Total: \$67.41

Billing Address

Mrs Lorraine Castro
City of Scottsdale
PO Box 1000
Scottsdale AZ 85252-1000
United States
T: 480-312-7620


Payment Method

Credit Card
Credit Card Type:
 MasterCard
Credit Card Number:
 XXXX-5809

 Complete
  In progress
  Attention

Job ID: 7622855

Requested Fulfillment Date: 6/9/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: TCC_Raintree_CCP</i> <i>Job Address List Name: 19_ZN_2019_7_GP_2019_Labels_2</i> Production Cost for 104 Pieces:\$38.48 First Class Automated card Postage for 101 Pieces: \$27.88 First Class Unsorted card Postage for 3 Pieces: \$1.05 Postage for 0 Pieces: \$0.00		104	\$67.41	
Order Sub Total:			\$67.41	
Invoice Subtotal:			\$67.41	
Total Invoice:			\$67.41	

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday, December 2, 2019
Time: 5:00pm - 6:00pm
Location: Scottsdale Airport
(15000 N. Airport Drive)- Stearman Room

Location: SWC of 87th Street and Raintree Drive Project Overview:

- **Request:** The request is for a minor General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use- Residential (AMU-R) of a 3.40+/- acre site and a Zoning District Map Amendment to rezone from Industrial Planned Community District (I-1 PCD) to Planned Airpark Core- Airpark Mixed Use Residential with a Planned Shared District overlay and Planned Airpark Core- Airpark Mixed Use with a Planned Shared District overlay (PCP-AMU-R PSD and PCP-AMU PSD) on the larger 9.47+/- acre site.
- **Site Acreage:** 9.47+/- Acres
- **Site Zoning:** I-1 PCD

Applicant Contact:

John Berry
480-385-2727
MH@BerryRiddell.com

City Contact:

Brad Carr
480-312-7713
BCarr@ScottsdaleAZ.gov

Pre-Application#: 814-PA-2019

Posting Date: 11/21/19

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

11/21/19 11:06:08



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: 814-PA-2019

Project Name: _____

Location: SWC of 87th Street and Raintree Drive

Site Posting Date: November 21st, 2019

Applicant Name: John Berry

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.

[Signature]
Applicant Signature

11/21/19
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 21st day of November 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

MEETING WILL BE HELD REMOTE ELECTRONICALLY

PLANNING COMMISSION: 5:00 P.M., 5/27/2020

CITY COUNCIL: 5:00 P.M., 6/30/2020

REQUEST: Rezone for a Non-Major General Plan Amendment from AMU to AMU-R and a Zoning District Map Amendment from I-1 PCD to P-C PCP-AMU PSD and P-C PCP-AMU-R PSD zoning.

CASE NUMBER: 7-GP-2019 & 19-ZN-2019

Project Location: : 8501 E Raintree Dr

Applicant/Contact:
Berry Riddell LLC
480-385-2727
mh@berryriddell.com

City Contact:
Brad Carr, AICP
480-312-7713
bcarr@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767

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

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

Posting Date: 5/11/2020

6/11/20 06:43:47



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: 7-GP-2019 & 19-ZN-2019

Project Name: [Redacted]

Location: 8501 E Raintree Dr

Site Posting Date: June 11th, 2020

Applicant Name: Berry Riddell LLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

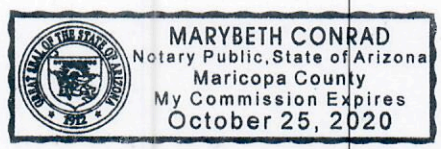
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

6/11/2020
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 11th day of June 2020



[Signature]
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on June 30, 2020, at 5:00 P.M in Scottsdale Arizona. Until further notice, City Council hearings will be held electronically. While physical facilities are not open to the public, City Council hearings are televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to listen/view the meeting in progress.

7-GP-2019 (TCC - Raintree) Request by owner for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on +/- 3.4-acres of an overall +/- 9.64-acre site located at 8501 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, (480) 385-2727.


19-ZN-2019 (TCC - Raintree) Request by owner for a zoning district map amendment from Planned Community District, Industrial Park (P-C I-1) to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on an overall +/- 9.64-acre site located at 8501 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, (480) 385-2727.

For additional information visit our web site at www.scottsdaleaz.gov search "Scottsdale Planning Case Files" or in your URL search bar you can type in <https://eservices.scottsdaleaz.gov/bldgresources/Cases/> A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS AND ANY MEETING LOCATION UPDATES, IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

Online at: <https://www.scottsdaleaz.gov/council/meeting-information>

Attest
Alex Acevedo

For additional information visit our web site at www.scottsdaleaz.gov

 PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CLERK'S OFFICE AT (480-312-7620).

Published: Scottsdale Progress, June 14, 2020 / xxxxx

Affidavit of Publication

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

NOTICE OF CITY
COUNCIL HEARING

Steve Strickbine, being duly sworn, says:

That he is Steve Strickbine of the Scottsdale Progress, a weekly newspaper of general circulation, printed and published in Scottsdale, Maricopa County, Arizona; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 14, 2020

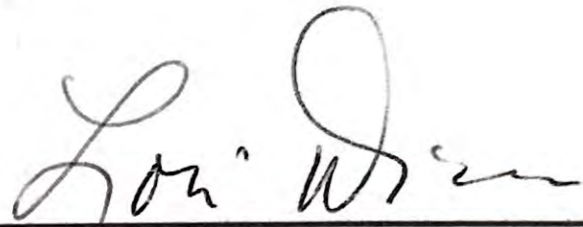
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Steve Strickbine

Subscribed to and sworn to me this 14th day of June 2020.



Lori Dionisio, Office Manager, Maricopa County, Arizona

My commission expires: January 23, 2021



00004233 00031190

Chris Zimmer
City of Scottsdale
7447 E Indian School Rd
Suite
Scottsdale, AZ 85251

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on June 30, 2020, at 5:00 P.M in Scottsdale Arizona. Until further notice, City Council hearings will be held electronically. While physical facilities are not open to the public, City Council hearings are televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to listen/view the meeting in progress.

7-GP-2019 (TCC - Raintree) Request by owner for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on +/- 3.4-acres of an overall +/- 9.64-acre site located at 8501 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, (480) 385-2727.

19-ZN-2019 (TCC - Raintree) Request by owner for a zoning district map amendment from Planned Community District, Industrial Park (P-C I-1) to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (P-C PCP-AMU PSD) zoning for +/- 6.24 acres of the site and to Planned Community District, Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning for +/- 3.4 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) and building height in exchange for Special Public Improvements, on an overall +/- 9.64-acre site located at 8501 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, (480) 385-2727.

For additional information visit our web site at www.scottsdaleaz.gov search "Scottsdale Planning Case Files" or in your URL search bar you can type in <https://eservices.scottsdaleaz.gov/bldgresources/Cases/>

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS AND ANY MEETING LOCATION UPDATES, IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

Online at: <https://www.scottsdaleaz.gov/council/meeting-information>

Attest

Alex Acevedo

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CLERK'S OFFICE AT (480-312-7620).

Published: Scottsdale Progress, June 14, 2020 / 31190



SCHOOL DISTRICT Determination of Adequate Facilities

City of Scottsdale Project Number: _____-PA-_____

Project name: _____

Project Location _____

Applicant Name: _____ Phone: _____

Applicant E-mail: _____ Fax: _____

School District: _____

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