



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



Neighborhood Outreach Report  
Mark-Taylor Development  
San Bellara Apartments  
17800 N. 78<sup>th</sup> Street  
September 2020

331-PA-2020

September 2020

### **Overview**

This Neighborhood Outreach Report has been prepared in association with a DRB application for the property located at the northwest corner of 78<sup>th</sup> Street & Princess Boulevard (the “Property”) for Mark-Taylor Development.

Neighborhood outreach has been conducted in accordance with the Public Participation checklist, and consists of the following:

#### **Neighborhood Mail Notification**

A mailing, consisting of a letter describing the upcoming application and a site plan depicting the project was mailed with the necessary information to owners and HOAs within 750’ of the property via USPS on 08/25/2020. A copy of the letter, site plan, mailing list, and corresponding map are attached.

#### **Neighborhood Response**

The Mark-Taylor contact listed in the letter, Chris Brozina, was contacted via e-mail by a single individual. The name and contact information of that individual are on the attached Contact List.

#### **Documentation of correspondence**

The e-mail correspondence (8/27 ~ 9/11) included several questions and a requested site section exhibit. A copy of the communication, and exhibit are attached for reference.

Any additional neighbor communication with Greg Bloemberg (contact information also contained in the neighborhood mailing) is unknown at this time.

### **Attachments**

Notification Letter and Site Plan  
750’ Mailing List and Map  
Response/Contact List  
E-mail communications and resulting Site Section Exhibit

**MARK - TAYLOR, INC.**

August 20, 2020

**Mark Taylor**  
— EST. 1985 —

6623 North Scottsdale Road  
Scottsdale, Arizona 85250

Main 480.991.9111

mark-taylor.com

Dear Neighbors & Surrounding Property Owners:

This letter is being provided to inform you that Mark-Taylor Development will soon make a formal submittal to the City of Scottsdale Development Review Board ("DRB") for approval of a new multifamily residential development on a 12.09 +/- gross acre property located at the northwest corner of 78<sup>th</sup> Street & Princess Boulevard (see enclosed site plan). This application will only be seeking approval of the architecture, site design, landscaping, and materials in conformance with the previously approved zoning.

As you may know from previous correspondence, Mark-Taylor is a 35 year-old, nationally-acclaimed developer that is headquartered here in Scottsdale and develops property exclusively in the state of Arizona.

Please feel free to contact me directly at 480.281.5554 or our City Planner Greg Bloemberg at 480.312.4306 or [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov) with any questions. For reference, our case number with the City is 331-PA-2020.

We look forward to getting started and being a great neighbor for years to come.  
Regards,



Chris Brozina  
Chief Executive Officer  
Mark-Taylor Companies



## CONCEPTUAL GENERAL NOTES

- Conceptual landscape plan is schematic in nature. At the time of landscape construction drawings actual locations, quantities, sizes, and species shall be determined and will be per city codes.
- All trees used within this project shall be nursery grown or salvaged from on site. Exact locations and quantities shall be determined on landscape construction drawings.
- All landscape areas shall receive an automatic irrigation system.
- All plant material shall be installed per city requirements. Plant material installed within eight distance triangles shall be of a species that does not grow to a height of more than 30' and shall be maintained per city requirements.
- All non-turf areas shall receive a 2" depth of decomposed granite.
- The retention shown on the plans is conceptual in nature. Refer to the engineering plans for actual grading and drainage configurations.
- All earthwork will be done to drain away from sidewalks and structures.
- Additional plant material may be introduced as different varieties become available through local nurseries and if they are consistent with the overall theme of this project.
- Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1501L of the D&FM.

## AREA CALCS

Right-Of-Way Landscape Area: 2,238 s.f.  
 Parking Lot Landscape: 17,176 s.f.  
 On-Site Landscape Area: 109,128 s.f.

WATER INTENSIVE LANDSCAPE CALCULATIONS	
PERMITTED	PROVIDED
(9,000 SF. x 0.10) (xx SF. x 0.05) = x SF.	(xx X SF. OF COVERAGE) = xx SF.

## SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
L10	Overall Landscape Plan
L11-L13	Landscape Plan by Area



## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
<b>TREES/PALMS</b>					
	<i>Acacia salicina</i>	Willow Acacia	41	24" Box	Standard Trunk Dense Canopy
	<i>Casuarina glauca</i>	Yellow Bird of Paradise	26	24" Box	Multi Trunk Dense Canopy
	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	2	24" Box	Dense Canopy
	<i>Ficus x 'Red Rush'</i>	Red Rush Ficus	40	24" Box	Multi Trunk Dense Canopy
	<i>Eucalyptus papuana</i>	Ghost Gum	77	24" Box	Standard Trunk Upright Form
	<i>Nerium oleander</i>	Tree Oleander	44	24" Box	Standard Trunk Dense Canopy
	<i>Phoenix dactylifera</i>	Date Palm	17	18" CTH	Diamond Cut Matching Form
	<i>Pinus canariensis</i>	Canary Island Pine	17	24" Box	Standard Trunk Dense Canopy
	<i>Washingtonia x 'Filiusita'</i>	Hybrid Fan Palm	5	24" CTH	Matching Form
	<i>Quercus virginiana</i>	Southern Live Oak	90	24" Box	Standard Trunk Dense Canopy
	<i>Boninus terrebinthifolius</i>	Brazilian Pepper	11	36" Box	Standard Trunk Dense Canopy
	<i>Tipuana tipu</i>	Tipu Tree	19	24" Box	Standard Trunk Dense Canopy
<b>ACCENTS &amp; VINES</b>					
	<i>Aloe barbadensis</i>	Medicinal Aloe	102	5 Gal.	As Per Plan
	<i>Aloe topaz</i>	Topaz Aloe	35	5 Gal.	As Per Plan
	<i>Muhlenbergia capillaris</i>	Regal Mist	194	5 Gal.	As Per Plan
	<i>Bougainvillea x 'Bicolora Karai'</i>	Vine Bougainvillea	34	5 Gal.	Expatier, Train to Adjacent Structure
	<i>Cycas revoluta</i>	Sago Palm	0	5 Gal.	As Per Plan
	<i>Yucca filamentosa</i>	Bright Edge Yucca	83	5 Gal.	As Per Plan
	<i>Dasylirion quadrangulum</i>	Toothless Spoon	108	5 Gal.	As Per Plan
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	52	5 Gal.	As Per Plan
	<i>Phoenix roebelenii</i>	Red Yucca	210	5 Gal.	As Per Plan
	<i>Rose banksiae</i>	Pigmy Date Palm	18	5 Gal.	As Per Plan
	<i>Streptocarpus reginae</i>	Lady Banks Rose	14	5 Gal.	As Per Plan
	<i>Tecoma x 'Orange Jubilee'</i>	Tropical Bird of Paradise	45	5 Gal.	As Per Plan
	<i>Trachelospermum jasminoides</i>	Vine Asiatic Jasmine	39	15 Gal.	Expatier, Train to Adjacent Structure
<b>SHRUBS</b>					
	<i>Bougainvillea hybrid</i>	Alexandra Bougainvillea	49	5 Gal.	As Per Plan
	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow	68	5 Gal.	As Per Plan
	<i>Dodonaea viscosa</i>	Purple Hopseed Bush	49	5 Gal.	As Per Plan
	<i>Hibiscus 'Mandarin'</i>	Mandarin Hibiscus	13	5 Gal.	As Per Plan
	<i>Leucophaea frutescens</i>	Heavenly Cloud Sage	65	5 Gal.	As Per Plan
	<i>Myrica caroliniana</i>	Dwarf Myrica	27	5 Gal.	As Per Plan
	<i>Nerium oleander</i>	Petite Pink Oleander	18	5 Gal.	As Per Plan
	<i>Nerium oleander</i>	Little Red Oleander	83	5 Gal.	As Per Plan
	<i>Hemelia patens</i>	Firecracker Bush	64	5 Gal.	As Per Plan
	<i>Pumbago capensis</i>	Cape Pumbago	70	5 Gal.	As Per Plan
	<i>Ruellia brittoniana</i>	Indian Hawthorn	40	5 Gal.	As Per Plan
	<i>Ruellia brittoniana</i>	Barrio Ruella	192	5 Gal.	As Per Plan
	<i>Erenophila hygrophana</i>	Blue Bell	249	5 Gal.	As Per Plan
	<i>Bellis of Fire</i>	Bellis of Fire	122	5 Gal.	As Per Plan
	<i>Tecoma hybrid</i>	Tecoma Lydia	130	5 Gal.	As Per Plan
	<i>Yellow Bell</i>	Yellow Bell	399	5 Gal.	As Per Plan
	<i>Tecoma 'Orange Jubilee'</i>	Orange Jubilee	241	5 Gal.	As Per Plan
<b>GROUND COVERS</b>					
	<i>Asparagus densiflorus</i>	Asparagus Fern	42	1 Gal.	As Per Plan
	<i>Dianthus violaceus</i>	Butterfly Iris	28	1 Gal.	As Per Plan
	<i>Erenophila glabra</i>	Outback Sunrise	422	1 Gal.	As Per Plan
	<i>Erenophila glabra</i>	Winter Blaze	208	1 Gal.	As Per Plan
	<i>Lantana hybrid</i>	New Gold Lantana	440	1 Gal.	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	637	1 Gal.	As Per Plan
	<i>Lantana 'Dallas Red'</i>	Dallas Red Lantana	165	1 Gal.	As Per Plan
	<i>Liriope muscari</i>	Lily Turf	0	1 Gal.	As Per Plan
	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	0	1 Gal.	As Per Plan
	<i>Usselia tricusata</i>	Usselia	64	1 Gal.	As Per Plan
<b>MISCELLANEOUS</b>					
	DG	Decomposed Granite - (Size: 1/2" Screened - Color: Light Brown) 2" depth in all planting areas (Typ) s/c 126-146 SF.			

\* Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List. Not to be planted in public ROW.



COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVE.  
SUITE 103  
SCOTTSDALE, ARIZONA  
85251  
OFFICE: 480-347-0590  
FAX: 480-656-6013



EXPIRES 06/30/2019

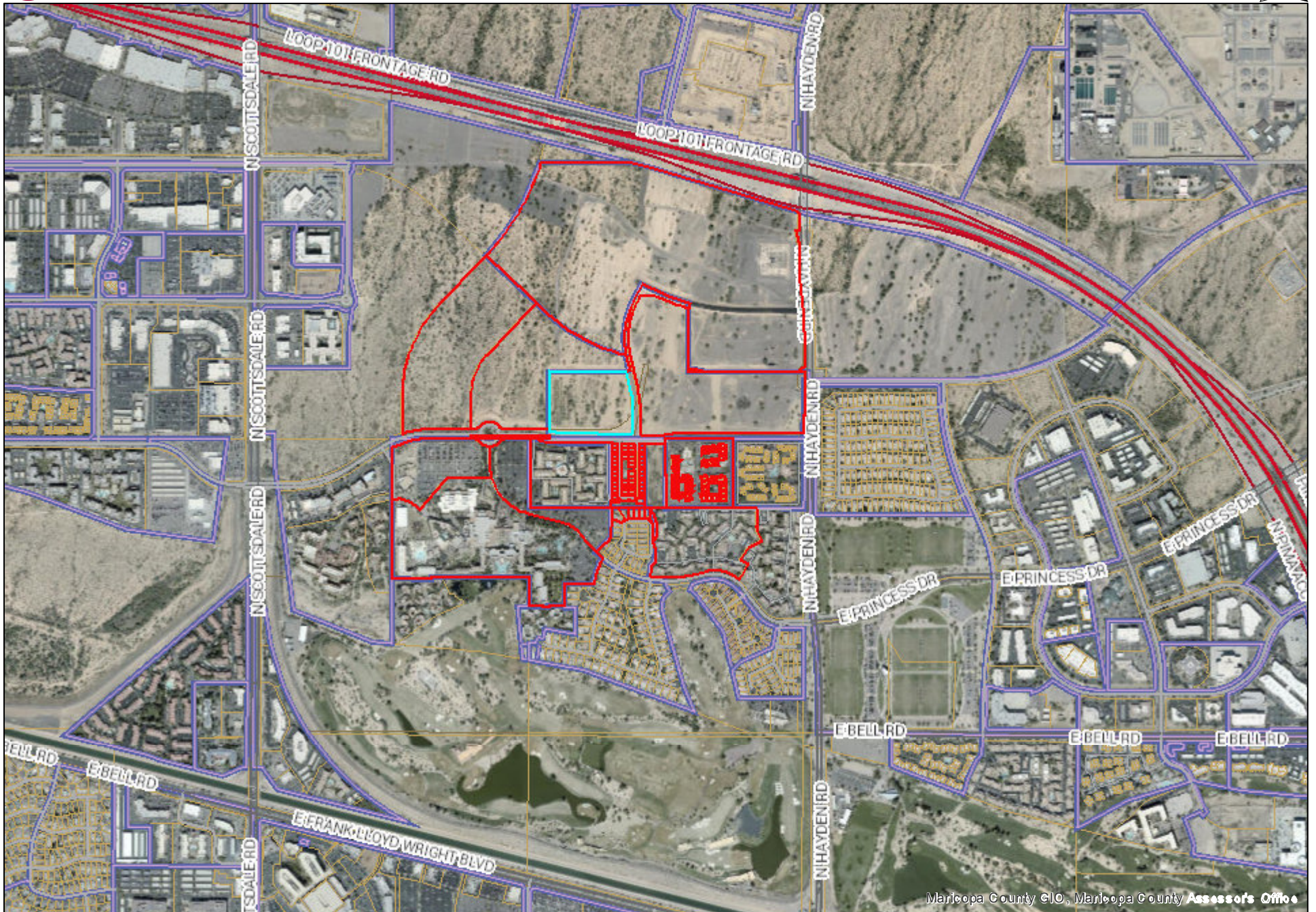
PRELIMINARY  
NOT FOR  
CONSTRUCTION

Conceptual Overall Landscape Plan  
 LANDSCAPE IMPROVEMENTS  
 78th and Princess  
 Scottsdale, AZ  
 L1.0  
 1 of 3





# 750' Boundary Map



8/10/2020 2:52:25 PM



ARIZONA STATE LAND DEPT 1616 W ADAMS ST PHOENIX, AZ 85007	PRINCESS & 78TH LLC 2999 N 44TH STREET STE 500 PHOENIX, AZ 85018	HAYDEN PRINCESS LLC 2999 N 44TH STREET STE 500 PHOENIX, AZ 85018
ARIZONA STATE LAND DEPT 1624 W ADAMS ST PHOENIX, AZ 85007	SUNTERRA VILLA MIRAGE DEVELOPMENT LLC 7887 E PRINCESS BLVD SCOTTSDALE, AZ 85255	CROWN COURT APARTMENTS LLC 1111 SHENANDOAH DR EAST SEATTLE, WA 98112
EBB LIVING TRUST 8072 E MERCER LN SCOTTSDALE, AZ 85260	ANNA L JOHNSTON REVOCABLE LIVING TRUST 28927 SE 230TH AVE BLACK DIAMOND, WA 98010	ONE LEXINGTON LLC 1701 S MILL AVE TEMPE, AZ 85281
GOLD PETERM/SHARON E 7700 E PRINCESS DR UNIT 11 SCOTTSDALE, AZ 85255	COOPER FAMILY REVOCABLE TRUST 7700 E PRINCESS DR UNIT 12 SCOTTSDALE, AZ 85255	PENSCO TRUST COMPANY(CUSTODIAN) PO BOX 173859 DENVER, CO 80217
CROWN POINTE ESTATES INC 16441 N 91ST ST SCOTTSDALE, AZ 85260	SUNTERRA VILLA MIRAGE DEVELOPMENT LLC 10600 W CHARLESTON BLVD LAS VEGAS, NV 89135	ALL SEASONS RESORTS INC 10600 W CHARELSTON BLVD LAS VEGAS, NV 89135
FMT SCOTTSDALE OWNER LLC 19200 VON KARMAN AVE STE 1000 IRVINE, CA 92612	SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251	SCOTTSDALE VILLA MIRAGE RESORT CONDO ASSN 7887 EAST PRINCESS BLVD SCOTTSDALE, AZ 85255
BLASINGAME KENT/MARTINA 17788 N 77TH PL SCOTTSDALE, AZ 85255	KIRAN ELIZABETH ARMSTEAD REVOCABLE TRUST 17776 N 77TH PL SCOTTSDALE, AZ 85255	AZEP XV LLC 8340 E RAINTREE DR SUITE D1 SCOTTSDALE, AZ 85260
LEMOINE JAMES J/KAREN A 17752 N 77TH PL SCOTTSDALE, AZ 85255	DREXLER LIVING TRUST 17740 N 77TH PL SCOTTSDALE, AZ 85255	RAMZAN FAMILY TRUST 17728 N 77TH PL SCOTTSDALE, AZ 85255
JAMES AND LAURA HERBSTER FAMILY TRUST 17716 N 77TH PL SCOTTSDALE, AZ 85255	CALDWELL PENNY E 17704 N 77TH PL SCOTTSDALE, AZ 85255	ELLE EST FORTE TRUST 17692 N 77TH PL SCOTTSDALE, AZ 85255
KAIF OMAR 13199 E APPALOOSA PL SCOTTSDALE, AZ 85259	BUNNELL RICHARD 17674 N 77TH PL SCOTTSDALE, AZ 85255	FRANK SEDONA LLC 9438 E SERRA BRISA SCOTTSDALE, AZ 85255

ABDOLLAHI PANTEHA 17644 N 77TH PL SCOTTSDALE, AZ 85255	BADOUX LAURENT 17632 N 77TH PL SCOTTSDALE, AZ 85255	DESOUZA CALUM/TRICIA 17620 N 77TH PL SCOTTSDALE, AZ 85255
BENEFIEL FAMILY TRUST 17608 N 77TH PL SCOTTSDALE, AZ 85255	SPICE HELEN 8 DEAN RYLE ST APT#814 LONDON, UK SW1P4DA	CHRISTIANSEN MICHAEL/DESOUZA CALUM 17617 N 77TH WY NO 18 SCOTTSDALE, AZ 85255
ASPEN WAY LLC 14850 N SCOTTSDALE RD SUITE 450 SCOTTSDALE, AZ 85254	ENRIGHT BARRY/ALEXIS 17641 N 77TH WY SCOTTSDALE, AZ 85255	ABDOUNI LAMIA 17653 N 77TH WAY SCOTTSDALE, AZ 85255
SIMBRO ROBERT P/KIMBERLY A 17665 N 77TH WAY SCOTTSDALE, AZ 85255	KENT JODY C 17677 N 77TH WAY SCOTTADALE, AZ 85255	BURIN DENNY W/BETSY L 17689 N 77TH WAY SCOTTSDALE, AZ 85255
SUSAN JANE TALBOTT TRUST 17701 N 77TH WAY SCOTTSDALE, AZ 85255	AZEP XVII LLC 17713 N 77TH WAY SCOTTSDALE, AZ 85255	PAUL A LYNCH 2007 FAM TRUST/CERRETA STEPHANIE 17725 N 77TH WAY SCOTTSDALE, AZ 85255
BANNON BRUCE P 17737 N 77TH WAY SCOTTSDALE, AZ 85255	TEBOW ROBERT R III 17749 N 77TH WY SCOTTSDALE, AZ 85255	TVC FAMILY TRUST 10332 N 79TH WAY SCOTTSDALE, AZ 85258
MISIR DEV ANAND/PARABATIE 17773 N 77TH WAY SCOTTSDALE, AZ 85255	HOHL LARRY D/LINDA J 17785 N 77TH WAY SCOTTSDALE, AZ 85255	AMY A WOLFORD FAMILY TRUST 512 JANALYN CIR GOLDEN VALLEY, MN 55416
NADYA EDWARDS LIVING TRUST 17760 N 77TH WAY SCOTTSDALE, AZ 85255	HERRERA ELENA 17748 N 77TH WAY SCOTTSDALE, AZ 85255	JONES PORSHA L 17736 N 77TH WAY SCOTTSDALE, AZ 85255
BIBO DAVE/STACEY 1930 CRESTMONT DR SAN JOSE, CA 95124	LESUEUR MICHAEL/KEITH SCOTT 17712 N 77TH WY SCOTTSDALE, AZ 85255	SEXTON KENT/KRISTIE 17686 N 77TH WY SCOTTSDALE, AZ 85255
KLAPSTEIN GRANT 19175 N 101ST ST SCOTTSDALE, AZ 85255	VREDENBURG TROY/LORI 17664 N 77TH WAY SCOTTSDALE, AZ 85255	HOHL BRIAN 17652 N 77TH WY SCOTTSDALE, AZ 85255

REID MATTHEW/FRANCISCA  
17640 N 77TH WY  
SCOTTSDALE, AZ 85255

YEKANATH SHYAM  
17645 N 77TH PL  
SCOTTSDALE, AZ 85255

PAKZAD BIJAN/ALICE G  
17753 N 77TH PL  
SCOTTSDALE, AZ 85255

EBH PROPERTIES LLC  
PO BOX 4025  
JACKSON, WY 83001

BARAGRY SUZANNE/REZZONICO MARC  
17628 N 77TH WY  
SCOTTSDALE, AZ 85255

DELGADO RANDALL  
100 WILSHIRE BLVD  
SANTA MONICA, CA 90401

PRINCESS PLACE LLC  
17765 N 77TH PL  
SCOTTSDALE, AZ 85255

PRINCESS TOWNHOMES  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD SUITE 200  
TEMPE, AZ 85282

WOLKINS DERRILL OTIS/STEINHOFF  
TIPHANI E  
17633 N 77TH PL  
SCOTTSDALE, AZ 85255

PAUL AND ANGELA YEARGERS TRUST  
17681 N 77TH PL  
SCOTTSDALE, AZ 85255

SHARMA FAMILY TRUST  
17322 N 77TH ST  
SCOTTSDALE, AZ 85255

OLCC ARIZONA LLC  
8505 W IRLO BRONSON MEMORIAL  
HWY  
KISSIMMEE, FL 34747



## Contact from neighbors after Notification Letter was mailed on 8/25/2020

78th St & Princess

DRB Neighborhood Notification Letter Tracking

Name	Date	Contact	Communication Method	Notes
Jim Herbster	8/27/20	<a href="mailto:princess@herbster.com">princess@herbster.com</a>	email from/ email to	Owned v rentals? Would like more detail on setbacks, heights, etc.

**From:** [Princess Herbster](#)  
**To:** [Chris Brozina](#)  
**Subject:** Re: Letter on 78th and Princess  
**Date:** Friday, September 11, 2020 3:56:34 PM

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Thanks

Jim Herbster  
[Princess@herbster.com](mailto:Princess@herbster.com)  
Sent from my iPad

On Sep 11, 2020, at 3:44 PM, Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)> wrote:

1. Architecture of NE corner project (San Artes) is more contemporary...flat concrete roof tile, charcoal colored roof, square lines, etc. Architecture of this community (San Bellara) is more traditional Santa Barbara...arches, clay barrel tiles, Spanish accents, wrought iron, etc.
2. Only entrance to this community (San Bellara) is from newly constructed 78<sup>th</sup> St from the east. There is no entrance on Princess Blvd.

Chris Brozina  
Chief Executive Officer | Mark-Taylor Companies  
6623 North Scottsdale Road | Scottsdale, AZ 85250  
P 480.281.5554 | C 480.204.3939  
[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)

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**From:** Princess Herbster <[princess@herbster.com](mailto:princess@herbster.com)>  
**Sent:** Friday, September 11, 2020 3:20 PM  
**To:** Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)>  
**Subject:** Re: Letter on 78th and Princess

Thanks

Couple of questions

1. Is the architecture the same as on the NE corner project?
2. Is the entrance off N78 about 1/2 way between the corner and the retention basin?  
Any access from the east?

Jim

Jim Herbster  
[Princess@herbster.com](mailto:Princess@herbster.com)  
Sent from my iPad

On Sep 11, 2020, at 3:10 PM, Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)> wrote:

Jim-

As promised, attached is a cross-section of the Princess roadway/right-of-way all the way from your Princess Townhomes to our apartment community. It's fairly intuitive; shows 147' between structures and ID's the landscaping, sidewalk, landscaping, drainage channel, retaining wall, and setback on our side of the ROW between street and closest structure. Hopefully this answers any Q's you have. Please call me direct 480-281-5554 if you'd like to discuss.

CB

Chris Brozina  
Chief Executive Officer | Mark-Taylor Companies  
6623 North Scottsdale Road | Scottsdale, AZ 85250  
P [480.281.5554](tel:480.281.5554) | C 480.204.3939  
[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)  
—

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

From: Chris Brozina  
Sent: Monday, August 31, 2020 4:07 PM  
To: James Herbster <[princess@herbster.com](mailto:princess@herbster.com)>  
Subject: RE: Letter on 78th and Princess

Hi Jim-

Call me direct at 480-281-5554 if you'd like to discuss details by phone. The NWC Princess & 78th site that was the subject of the letter has been planned for and zoned for rental units since we purchased it from the State Land Dept. about three years ago. Our intent has always been to build rental units as that is our exclusive operation.

I will draw up a more detailed exhibit showing a road cross-section with setbacks, etc. and send to you via email. Expect that w/l just a few days.

CB

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

From: James Herbster <[princess@herbster.com](mailto:princess@herbster.com)>  
Sent: Thursday, August 27, 2020 3:58 PM  
To: Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)>  
Subject: Letter on 78th and Princess



Dear Chris

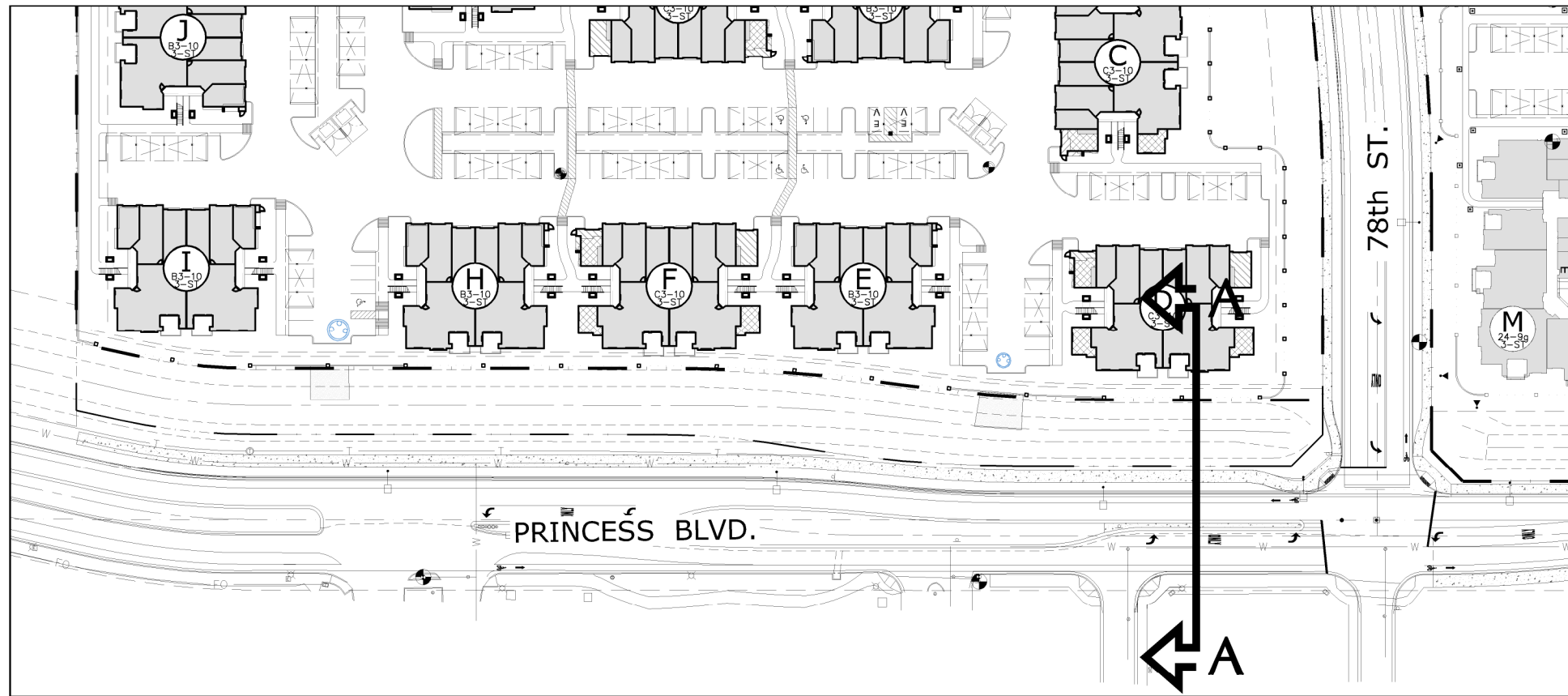
We had a conversation about a year ago on your project on the NE corner of the above address, I received your letter including the landscape plan for the NW corner of the property. At one time I heard that the NW corner properties were going to be ownership vs rental units. Is this still true? I am assuming there will be more information coming on the heights, setbacks, etc on the units themselves-correct?

Some additional comments would be appreciated.

Jim

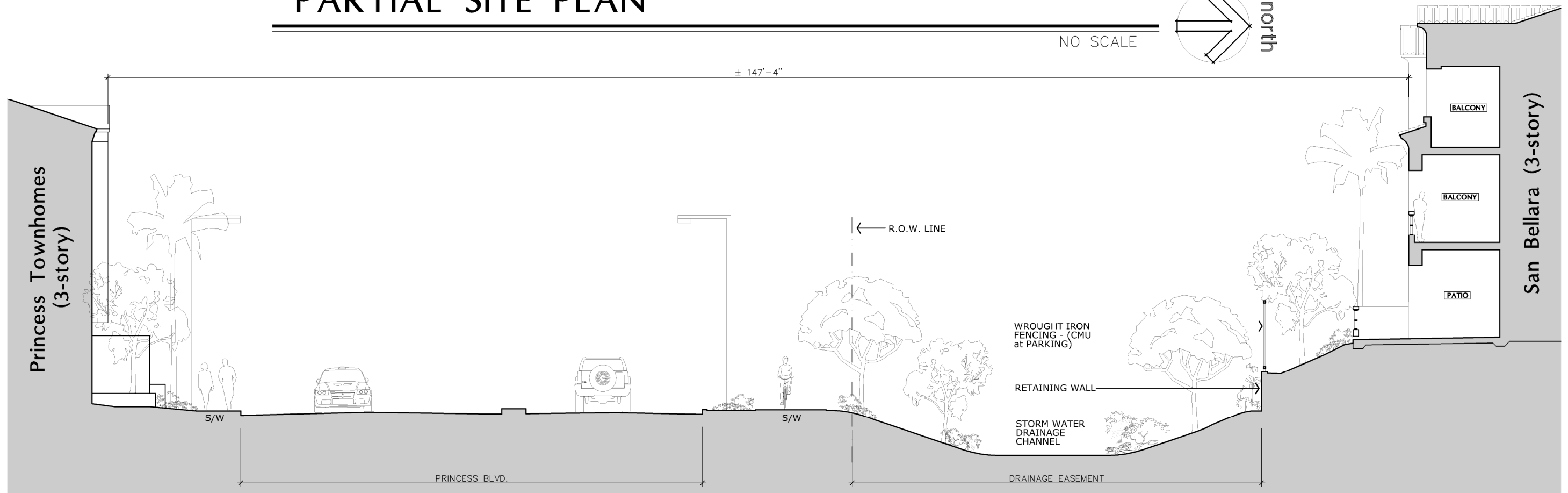
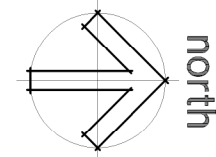
James Herbster  
[princess@herbster.com](mailto:princess@herbster.com)

<78th Princess SEC Section.pdf>



PARTIAL SITE PLAN

NO SCALE



SECTION 'AA'

NO SCALE