



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Solitude by SWD

December 15, 2020

Overview

This Citizen Review Report is being performed in association with a Preliminary Plat request following the recent approval for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL on the approximately 20+/- acre site located at the southwest corner of Happy Valley Road and 92nd Street. The proposed project will result in a new luxury, single-family residential neighborhood. This proposal remains in conformance with the City's General Plan land use designation of Rural Neighborhoods. 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 had been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach since June 2019. During the zoning process the outreach team visited **over 100 residential neighbors** to get their feedback on the project. A majority of this feedback was favorable to this proposal. Members of the outreach team will continue 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 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the 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 Houses that was held on September 5, 2019 at the Living Water Lutheran Church for those who wished to learn more about the project. The site and time were posted on an Early Notification Sign on the property.

During the zoning 6 interested people (see attached sign-in sheets) attended the Open House. Most of the attendees were generally supportive of the project. A couple of questions arose about density, lot grading and vehicular access. All questions were addressed at the Open House to the best of our ability and knowledge. The outreach team will continue to be available to respond to any neighbors who have questions or comments. The outreach team also coordinated with interested parties through the zoning hearing process to make revisions related to the Desert scenic corridor tract and HOA maintenance of the projects NAOS.

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
Sign-in sheets



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

I, Sita Barge being first duly sworn, depose and say:

That on February 8, 9, 2021, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: February 11, 2021

Case No.	Description and Location of Project	No. of Signs	Date Posted
5-PP-2020	Solitude 24220 N. 92 nd St.	1	2/8/2021
39-DR-2019	Jomax Storage 10798 E. Jomax Rd.	1	2/8/2021
46-DR-2019	Storage at McDowell 7025 E. McDowell Rd.	1	2/8/2021
54-DR-2019	Winfield 4440 N. Saddlebag Trail	1	2/9/2021

Date of Development Review Board Public Meeting: February 18, 2021, Remote Electronic Meeting

Sita Barge
(Signature)

Acknowledged this 11th day of February 2021.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2024



Planning and Development Services

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



PUBLIC HEARING NOTICE

REQUEST: Request by owner of a preliminary plat to replat HV91 Subdivision Plat to add 17-lots for a new 33-lot single-family subdivision.



CASE#: 5-PP-2020

DATE: February 18, 2021

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST
INFORMATION

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.southcoastdev.com/development/cases>

ALL INTERESTED PARTIES ARE INVITED TO LISTEN/VIEW THIS MEETING



POSTING DATE:

480-312-7767

2-8-21 SB

1:00 P.M.
DEVELOPMENT REVIEW BOARD

<https://www.southcoastdev.com/development/cases>