



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Happy Valley 18

SWC Happy Valley Rd. & Alma School Rd.

Citizen and Neighborhood Involvement

Plan and Report

13-ZN-2019 / 134-PA-2019

Plan

Our preliminary plan is to do neighborhood outreach in order to get initial feedback on our proposed plan. To achieve this, we have hired Technical Solutions to meet with neighbors and help gauge their thoughts on our project.

Following the research conducted by Technical Solutions, we will hold a neighborhood meeting for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. We plan to notify neighbors and others for the meeting by a mail invitation via first class mail. The meeting will be held at an existing Camelot community which reflects both the product and lot size proposed for this project. This will allow those attending to see first-hand the quality and scope of our homes.

Report

Preliminary neighborhood outreach was conducted in late May and early June by representatives from Technical Solutions. The Technical Solutions team reached out to existing property owners by going door to door in the surrounding Glen Moor at Troon Village, Eagles Glen, and the Oasis by Stellar Retreat neighborhoods, approximately 800 feet surrounding the proposed development site, to show neighbors the development proposal (using the same project exhibits included in Exhibit A below). Neighbors had questions about home sizes and heights. Those questions were answered by the Technical Solutions team. A number of neighbors signed support letters. Several property owners who do not reside on their property near the site were contacted by phone to make sure they were aware of the proposal. In total approximately 80 homes were contacted.

On May 22, 2019 the applicant met with Mr. Fred Wagner who lives at 10205 E. Happy Valley Rd., directly west of proposed site to review the proposed site plan and get feedback on the proposed development. Mr. Wagner was interested to know if we would be building a screen wall around the development and whether our development would increase the intensity of the

wash flow that cuts the northwest corner our the proposed site onto his property. I explained other than a sound/screen wall along Happy Valley and typical individual yard fencing, no perimeter theme wall was planned for the site. With regard to drainage, we relayed that we would not be allowed to increase the flow volume of the existing wash. Mr. Wagner requested that we screen the western edge of the proposed site for a portion of his lot boundary with native plant material to limit the visibility of homes from his property.

On June 7, 2019 we sent letters to 86 property owners within 750' of the subject property plus 70 additional letters to the City of Scottsdale's Interested Parties list inviting them to an open house meeting on June 25, 2019 from 6-7pm. The open house meeting was held at Camelot's White Horse community, 8865 E. Via Del Sol, Scottsdale, AZ 85255. A total of 8 people attended the open house meeting however only 7 are reflected on the sign-in sheet for the meeting. The 8th individual was a member of the media and chose not to sign in. In a one-on-one format we visited with those that attended and answered their individual questions. We fielded a variety of questions, the most common of which included 1) information on the housing product proposed for the site, including product square footage, lot size and expected pricing, 2) expected timing for start of development and build out, 3) building heights, 4) project entrance location, and 5) comments about the proposed widening of Happy Valley Rd and the related round-about improvements planned. The meeting lasted about 1 hour. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit A.

Between June 9 and June 26 we have received 3 phone calls and 1 email from area neighbors in response to the meeting invitation. Two of these inquiries came from 2 neighbors who live directly north of the proposed site interested in understanding the impact of the proposed development on their city light views to the south and southwest. A separate meeting was held on June 24th to personally meet with these two individuals to review an engineering line of sight study to explain how the topography and maximum building height limits will appear in relationship to their homes. The remaining two inquiries (1 phone call and 1 email) were interested in the proposed product, pricing and lot size.

In mid-July the City mailed out a "Heads Up Postcard" to property owners within ¼ mile of the subject site notifying them of our rezoning application. In response to this postcard the City received two emails from individuals who were not supportive of the proposed rezoning.

Between July 30 and August 2 we followed up with the 2 neighbors who live directly north of the proposed site to get their feedback after installing 2 story poles, one depicting the height of an 8' wall at the 50' back of the ROW line and one 24' tall depicting the maximum building height from natural grade 170' back of the ROW line. One of the neighbors was fine with what he saw and the other asked if there was any way we could lower the building height for the lots along Happy Valley. We agreed to limit those lots to contemporary elevations only, which have a building height of 18' or less.

Between August 26 and October 3, we exchanged several calls and emails and meet with the buyer of a 5 acre parcel located on the southeast boundary of to the subject site. The buyer was seeking information on our proposed development to understand the development impacts on the parcel they were buyer. This buyer is supportive our proposed development and intends to write a letter of support.

On October 4 we received a call from an individual who works in the area who was interested in getting information about the timing of our development and the product offering we were planning.

On November 11, 2019 the applicant met with Mr. Fred Wagner who lives at 10205 E. Happy Valley Rd., directly west of the proposed site, to review and update him on the revised site plan. Mr. Wagner was supportive of the revised site plan and simply asked that we continue to keep him updated.

On January 22, 2020 the applicant had a phone call with Rick Peagler who owns a parcel of land to the southwest of the project (10205 E Desert Vista Drive). Rick's main questions revolved around Desert Vista Drive. He wanted to confirm that we were intending to install 8" water and sewer lines in the road. I confirmed that we were and let him know that if he would like to tie into those lines in the future, he would likely be on the hook for some amount of payback. He understood and was happy that we would be installing the lines. He just asked to let him know what the future payback amount will be once we have more information.

No further calls or inquiries have been received since January 22, 2020.

Happy Valley 18 SWC Happy Valley Rd. & Alma School Rd. Citizen and Neighborhood Involvement Plan and Report 13-ZN-2019 / 2-PP-2020

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On March 25, 2020 the City provided us with an email of opposition from the same individual who wrote a similar email in July, 2019.

On April 9 we received a letter of support from a resident in the Eagles Glen neighborhood on the north side of Happy Valley Rd.

On April 16, and April 20, 2020 the applicant checked back in with the two neighbors on the north side of Happy Valley to confirm that they did not have any further questions about our development plans and to confirm that they were aware that we relocated the entrance of our project from Happy Valley Rd. to Alma School Rd. One wanted to confirm our previous commitment to limit the house plans along Happy Valley to the contemporary elevations only which don't exceed 18'. They both appreciated the follow up.

On April 20, 2020, the applicant received a call from the president of Sonoran Highlands HOA to inquire about wall heights on Happy Valley Rd and Alma School Rd and the general condition of Alma School Rd. The applicant met with this individual onsite on April 21st along with one other member of her community and the president of Ladera Vistas HOA to respond to their questions. They appeared happy with the responses to their inquiries and with the information provided. One item of follow-up regarding maximum wall heights on lots was responded to on April 23, 2020.

Updated May 12, 2020

On April 21 and 22 City forwarded 4 emails from citizens who were providing comments for the Planning Commission hearing on April 22nd. Two of the emails were not in support of our proposed development.

The applicant met on site with representatives of two nearby homeowner's associations on both April 27th and May 8th. The main discussion continued to center on the wall heights along Happy Valley Road and Alma School Road. The applicant provided multiple cross sections and illustrations and the representatives seemed happy with the response and update. The representatives further asked if the applicant could enhance the proposed landscaping along the perimeter of the site to shield the walls and the applicant agreed to work with the neighbors in this respect and to add additional landscaping as requested.