



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #188)
Date: Wednesday, October 14, 2020 3:36:45 PM

Planning Commission Public Comment (response #188)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/14/2020 3:35:31 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Case #10-AB-2019 Solitude Abandonment
COMMENT	
Comment:	We are AGAINST this abandonment request. Please contact me with any questions.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Marty Ceccarelli
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	martyceccarelli@gmail.com
Phone:	(623) 694-8750
Address:	9275 E Happy Valley Rd Scottsdale Az 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #189)
Date: Wednesday, October 14, 2020 4:01:48 PM

Planning Commission Public Comment (response #189)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/14/2020 4:00:23 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	10-AB-2019
COMMENT	
Comment:	I am not opposed to the abandonment. I do want to make sure he is required to have the same percentage of NAOS in his development as residents in the area.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Randall Winter
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ptcary4@msn.com
Phone:	(480) 250-4183
Address:	9333 E Happy Valley Road
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Solitude by SWD
Neighborhood Meeting Sign-In Sheet
Thursday, September 5, 2019

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Bob	Ullard	9686 E Preserve cdy	Scottsdale		bob.ullard@gmail.com
MIKE + DEANNA	SANTACRUZ	9355 E WHISPERING WIND	SCOTTSDALE 85255		SANTACRUZ@cox.net
Tammy & Mary	Ceccarelli	927 SE Happy Valley Rd.	Scotts. 85255	623-694-8780	Q.COM

Solitude by SWD
Neighborhood Meeting Sign-In Sheet
Thursday, September 5, 2019

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Wayne	Burris	26000 N. 107th Way	Scottsdale AZ	85 480-664-8385	



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Solitude by SWD

September 17, 2019

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL on an approximately 20+/- acre site located at the southwest corner of Happy Valley Road and 92nd Street. The proposed project would result in a new luxury, single-family residential neighborhood. This proposal is 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 has 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. 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.

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 has not received any additional questions since the neighborhood Open House.

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



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Solitude by SWD

December 17, 2019

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL on an approximately 20+/- acre site located at the southwest corner of Happy Valley Road and 92nd Street. In addition, there is a Right-Of-Way Abandonment request associated with this proposal. The proposed project would result in a new luxury, single-family residential neighborhood. This proposal is 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 has 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. 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.

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 development team did not receive any questions regarding the right-of-way abandonment request. The outreach team will continue to be available to respond to any neighbors who have questions or comments. The outreach team has not received any additional questions since the neighborhood Open House.

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



August 23, 2019

Dear Neighbor:

We are pleased to tell you about an upcoming request (615-PA-2019) by luxury, custom homebuilder Sonora West Development to develop a new gated, single-family residential neighborhood consisting of 17 lots on the 20+/- acre parcel located at the southwest corner of Happy Valley Road and 92nd Street (approximately a half-mile east of Pima Road). The request is for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL. A similar proposal was recently approved by the Scottsdale City Council on the adjacent 20+/- acre property immediately to the west. This proposal is in conformance with the City of Scottsdale's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, September 5, 2019 from 5 p.m. to 6 p.m. in the Matthew/Mark Room (in the Education Building) of the Living Water Lutheran Church, located at 9201 E. Happy Valley Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Meredith Tessier, who can be reached at 480-312-4211 or MTessier@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President

10-AB-2019
12/30/2019