

# CITY COUNCIL REPORT



Meeting Date: June 22, 2021  
 General Plan Element: *Land Use*  
 General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## ACTION

### Greystar Independent Living Rezoning and Abandonment 16-ZN-2020 & 7-AB-2020

#### Request to consider the following:

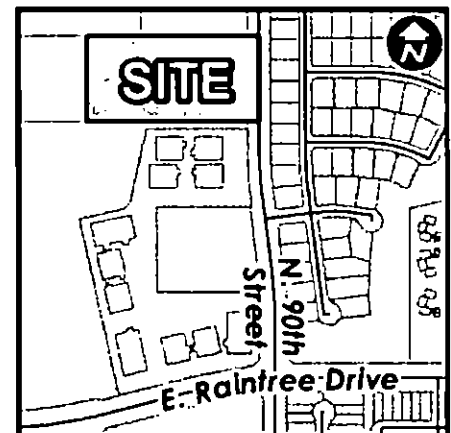
1. Adopt Ordinance No. 4509 approving a Zoning District Map Amendment from Single-family Residential (R1-35) to Commercial Office (C-O) zoning on a +/-4.5-acre site located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.
2. Adopt Resolution No. 12184 to abandon GLO easements located along the north, west, and south boundary of a property located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.

#### Goal/Purpose of Request

The applicant's request is to allow for the development of a minimal residential healthcare facility.

#### Key Items for Consideration

- Conformance with the General Plan
- Conformance with the Transportation Master Plan
- Airport Advisory Commission heard this case on April 7, 2021 and recommended approval with a 7-0 vote
- Planning Commission heard this case on April 28, 2021 and recommended approval with a vote of 6-0.
- 155 units proposed, 200 permitted with rezoning
- Site plan includes 50' frontage landscape buffer with new trail and sidewalk
- Access not impacted by this proposed abandonment
- Abandonment removes excess roadway easements
- Received one email in opposition, two phone calls of general interest, and many letters of support



Action Taken \_\_\_\_\_

## OWNER

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SFI Raintree Scottsdale LLC

## APPLICANT CONTACT

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John Berry  
(480) 385-2753

## LOCATION

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Approximately 1,000 feet northwest of East Raintree Drive and North 90<sup>th</sup> Street  
(217-15-033)

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. This category includes areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed use structures.

### Character Area Plan

The site is part of the Greater Airpark Character Area Plan and designated as AMU, Airpark Mixed Use. Appropriate uses in the AMU area include a combination of business, office, employment, retail, institutional, and hotel uses. Developments in AMU areas should be pedestrian-oriented and have access to multiple modes of transportation. AMU areas are generally located where transitions are needed between employment and residential.

### Zoning

The site is zoned Single-family Residential, R1-35, and has been since annexation into the City of Scottsdale in 1963 under Ordinance No. 168. The R1-35 zoning district is intended to promote and preserve residential development. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious, and educational facilities.

The proposed zoning district is Commercial Office, C-O. This district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses are permitted with use limitations which promote their compatibility with office and residential uses.

### Context

The subject property is located northwest of the East Raintree Drive and North 90<sup>th</sup> Street intersection and has been undeveloped since annexation. Please refer to context graphics attached.

**Adjacent Uses and Zoning**

- North Existing Office Building, zoned Industrial Park, I-1
- South Existing Office Condominium Complex, zoned Industrial Park, I-1
- East Existing Desert Rose Subdivision, zoned Single-family Residential, R1-7
- West Future Storage Facility (under construction), zoned Industrial Park, I-1

**Subject GLOs**

The subject 33-foot General Land Office Patent Easements (GLO) located along the northern western, and southern boundaries of the subject site were dedicated in March of 1954 through patent serial number 1143422. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the GLO easements are unimproved.

**General Land Office Patent Easements (general information)**

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50-foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries” of the GLO lot.
- The City has viewed these patent roadway and utility easements as assured access for these lots, at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The City’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements may be requested to be abandoned if it is in excess of the current requirements of the City’s circulation plans (including trails) or City roadway standards, and not required to ensure access to any other lot.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney’s office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.24 became effective. This provision gives the local municipality the right to abandon GLO patent easements, and concurs with the City’s position on abandonment of GLO patent easements.

**Related Policies, References:**

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan
- Zoning Ordinance
- 2008 Scottsdale Transportation Master Plan

## APPLICANTS PROPOSAL

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### Development Information

The development proposal includes a zoning district map amendment to allow for a new 48-foot-tall, 4-story, residential healthcare facility with 155 units. The proposed building, which is centrally located on site, includes a large courtyard, shared dining, and healthcare services. There is one main entrance from North 90<sup>th</sup> Street and fire truck and refuse access wraps around the building. Site design includes gated covered parking intended for residents as well as ungated parking for guests and a dog park. Site enhancements include a 50-foot frontage landscape buffer, new 8-foot-wide public trail, and new 8-foot-wide public sidewalk along North 90<sup>th</sup> Street. This project also includes an abandonment application to remove three GLO easements on site that are not needed and deemed as excess roadway.

- Existing Use: Vacant
- Proposed Use: Minimal Residential Healthcare Facility
- Parcel Size: 217,800 square feet, 5.0 acres (gross)  
203,211 square feet, 4.67 acres (net)
- Building Area: 161,177 square feet
- Building Height Allowed: 48', exclusive of rooftop appurtenances
- Building Height Proposed: 48', exclusive of rooftop appurtenances
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.79
- Density Allowed: 200 units
- Density Proposed: 155 units
- Parking Required: 194 spaces
- Parking Provided: 201 spaces
- Open Space Required: 48,795 square feet
- Open Space Provided: 61,419 square feet

## IMPACT ANALYSIS

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### Land Use

The proposed zoning designation of Commercial Office, C-O, permits a residential healthcare facility and other commercial office uses that are not permitted in the existing Single-family Residential zoning district. The Commercial Office zoning district is compatible with the General Plan Mixed Use Neighborhoods land use designation.

### Airport Vicinity

The subject property is located within the Airport's AC-1 Influence area and approximately 5,000 feet east of the runway. The subject site is completely outside the 55 DNL noise contours. Commercial

uses and residential healthcare facilities are allowed, but a fair disclosure statement, aviation easement dedication, and FAA height analysis approval are required prior to permit issuance.

### **Transportation**

The Transportation Department reviewed and approved the proposed development and the Traffic Impact & Mitigation Analysis (TIMA). The proposed residential healthcare facility is anticipated to generate 598 daily vehicle trips compared to the existing single-family zoning which is anticipated to generate 66 daily vehicle trips based on 5 dwelling units. The existing roadway network is designed to accommodate such traffic. The residential healthcare use requires 194 parking spaces and the applicant is providing 201 parking spaces on site.

To allow for installation of landscaping, parking stalls, and canopies, the applicant is requesting to abandon the 33-foot-wide GLO roadway easements located along the northern, western, and southern boundaries of the site. Staff is supportive of this request as the GLO roadway easements are no longer needed because the 90-foot-wide fee simple right of way along North 90<sup>th</sup> Street is sufficient for the area. No additional street right-of-way dedications are required. However, there is a planned unpaved trail along North 90<sup>th</sup> Street that will require a public non-motorized access easement dedication for protection as a condition of the abandonment case.

### **Water and Sewer**

The developer is responsible for providing all water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development. The preliminary water and sewer reports have been accepted by Water Resources staff.

### **Public Safety**

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along North 90<sup>th</sup> Street. The nearest fire station is located at 14970 North 78<sup>th</sup> Way, approximately one mile west of the site. The subject site is served by Police District 4, Beat 17. No impacts are anticipated.

### **Public Utilities**

The public utilities have been notified of the applicant's abandonment request. Various utility companies have requested reservations of utility specific easements for existing or future connections, so a Public Utility Easement is being reserved under all three GLO easements on site to satisfy the request. Public Utility Easements may be released at a future date if all companies sign off on the release of easement application.

### **Community Involvement**

The applicant and staff have notified all property owners, HOAs, and interested parties within 750 feet of the subject property of the proposed rezoning and abandonment applications. The applicant held a virtual open house meeting on October 6, 2020. In addition, the site has been posted with a hearing sign. Staff has received one email in opposition, two phone calls of general interest on the project and projected construction time, and many letters of support from surrounding businesses and property owners. Please see attachment #14.

## **OTHER BOARDS & COMMISSIONS**

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### **Airport Advisory Commission:**

Staff and the applicant presented the rezoning case before the Airport Advisory Commission on April 7, 2021 and the Commission voted 7-0 to recommend approval to Planning Commission and City Council.

### **Planning Commission:**

Planning Commission heard this case on April 28, 2021 and recommended approval with a vote of 6-0.

### **Staff's Recommendation to Planning Commission:**

1. Staff recommended that the Planning Commission make a recommendation to City Council for approval, per the attached stipulations, finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan.
2. Staff recommended that the Planning Commission make a recommendation to City Council for approval to abandon the GLO easements located along the north, west, and south boundary finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:
  1. The property owner reserve a Public Utility Easement under the subject GLO easements.
  2. The property owner dedicate 15-foot-wide Public Non-motorized Access Easement along the eastern property line.
  3. The property owner pay an amount to be determined by City Council as compensation to the City.

## **RECOMMENDATION**

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1. Adopt Ordinance No. 4509 approving a Zoning District Map Amendment from Single-family Residential (R1-35) to Commercial Office (C-O) zoning on a +/-4.5-acre site located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.
2. Adopt Resolution No. 12184 to abandon GLO easements located along the north, west, and south boundary of a property located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.

<b>RESPONSIBLE DEPARTMENTS</b>	<b>STAFF CONTACTS</b>
<b>Community &amp; Economic Development</b> Current Planning Services	Katie Posler Senior Planner 480-312-2703      Email: <a href="mailto:kposler@scottsdaleaz.gov">kposler@scottsdaleaz.gov</a>
<b>Community &amp; Economic Development</b> Long Range Planning	Adam Yaron Principal Planner 480-312-2761      Email: <a href="mailto:ayaron@scottsdaleaz.gov">ayaron@scottsdaleaz.gov</a>
<b>Community &amp; Economic Development</b> Plan Review	Eliana Hayes Development Engineering Manager 480-312-2757      Email: <a href="mailto:ehayes@scottsdaleaz.gov">ehayes@scottsdaleaz.gov</a>
<b>Public Works</b> Traffic Engineering	Phil Kercher Traffic Engineer and Operations Manager 480-312-7645      Email: <a href="mailto:pkercher@scottsdaleaz.gov">pkercher@scottsdaleaz.gov</a>
<b>Community &amp; Economic Development</b> Stormwater Management	Alex Menez Senior Stormwater Engineer 480-312-7903      Email: <a href="mailto:amenez@scottsdaleaz.gov">amenez@scottsdaleaz.gov</a>
<b>Public Safety</b> Fire and Life Safety Services	Doug Wilson Senior Plans Examiner 480-312-2507      Email: <a href="mailto:dowilson@scottsdaleaz.gov">dowilson@scottsdaleaz.gov</a>
<b>Engineering Services</b> Engineering - Water Reclamation	Richard Sacks Senior Water Resources Engineer 480-312-5673      Email: <a href="mailto:rsacks@scottsdaleaz.gov">rsacks@scottsdaleaz.gov</a>

**APPROVED BY**

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Katie Posler, Senior Planner, Report Author

6/3/2021

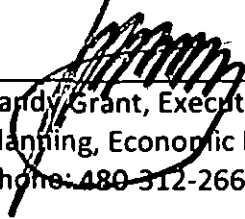
Date



Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov

6/2/2021

Date



Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov

6/4/21

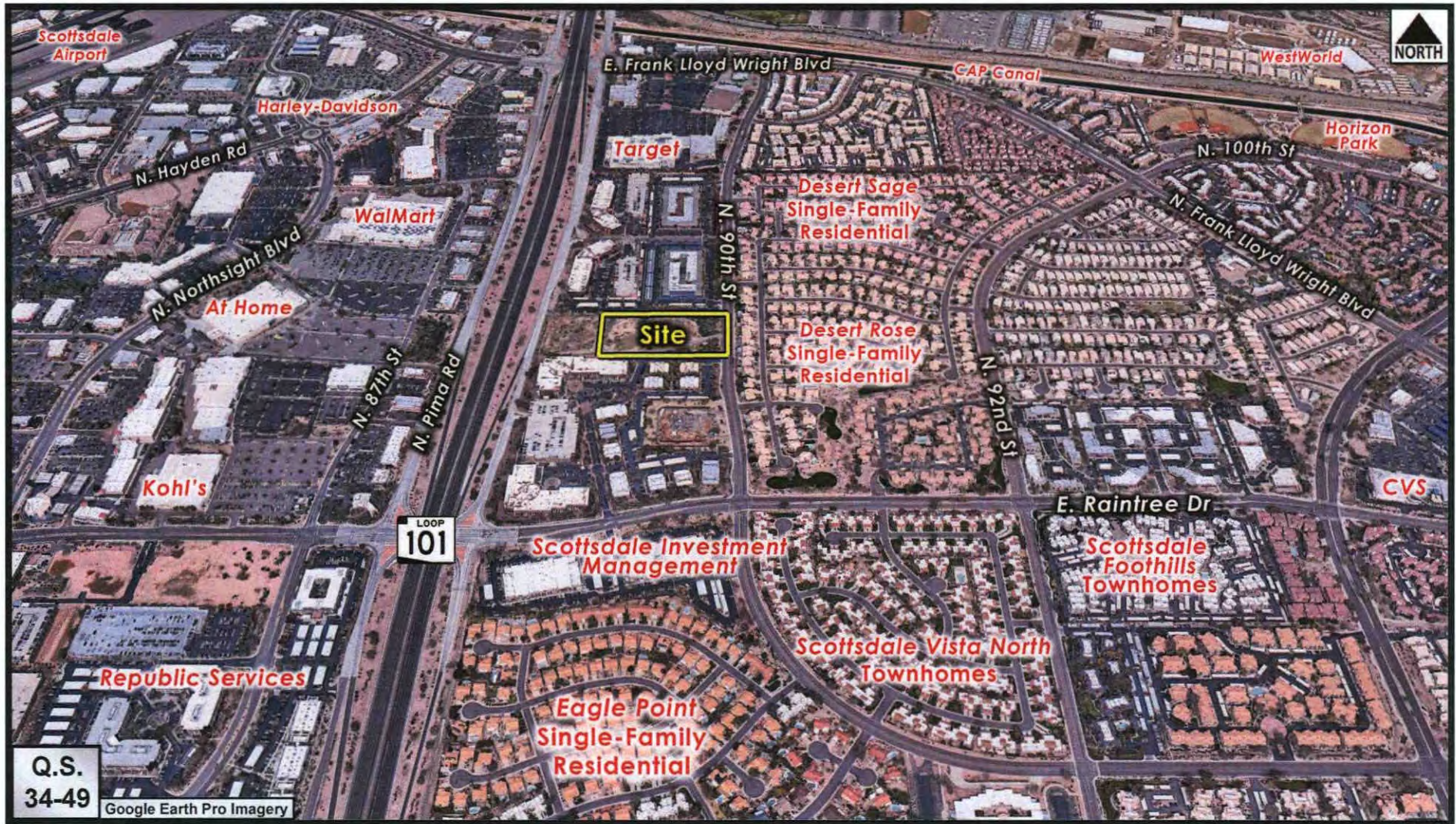
Date

**ATTACHMENTS**

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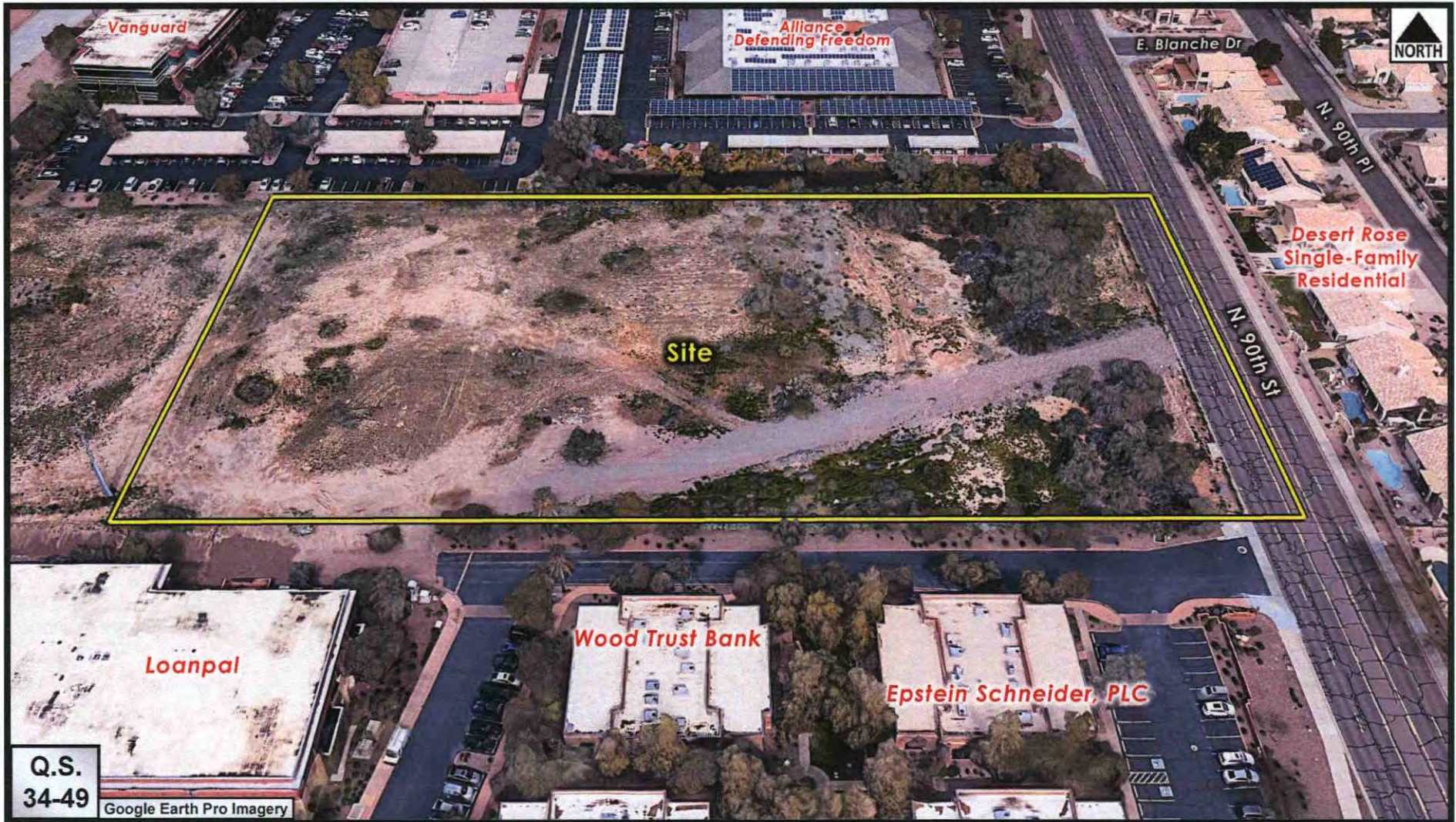
1. Context Aerial for Site
2. Aerial Close-Up for Site
3. Ordinance No. 4509
  - Exhibit 1: Stipulations
  - Exhibit A to Exhibit 1: Site Plan
  - Exhibit B to Exhibit 1: Enlarged Amenity Floor Plan
  - Exhibit 2: Zoning Map
4. Resolution No. 12184
5. Context Aerial for Abandonment Area
6. Aerial Close-Up for Abandonment Area
7. Applicant's Narrative
8. General Plan Land Use Map
9. Existing Zoning Map
10. Traffic Impact Summary
11. General Land Office Patent Easement Abandonment Legal and Graphic
12. Public Non-Motorized Access Easement Dedication Legal and Graphic
13. City Notification Map
14. Public Comment
15. April 7<sup>th</sup>, 2021 Airport Advisory Commission Meeting Minutes
16. April 28<sup>th</sup>, 2021 Planning Commission Meeting Minutes





Context Aerial

16-ZN-2020



Close-up Aerial

16-ZN-2020

ORDINANCE NO. 4509

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 16-ZN-2020 FROM SINGLE-FAMILY RESIDENTIAL (R1-35) TO COMMERCIAL OFFICE (C-O) ZONING ON A +/-4.5-ACRE SITE LOCATED APPROXIMATELY 1,000 FEET NORTHWEST OF THE EAST RAINTREE DRIVE AND NORTH 90TH STREET INTERSECTION.

WHEREAS, the Airport Advisory Commission held a hearing on April 7, 2021; and

WHEREAS, the Planning Commission held a hearing on April 28, 2021; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 16-ZN-2021.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-4.5-acre site, located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential (R1-35) to Commercial Office (C-O) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_ day of \_\_\_\_\_, 2021.

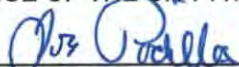
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:  
Greystar Independent Living Rezoning  
Case Number: 16-ZN-2020**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Todd & Associates and with the city staff date of 4/8/21, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO CONCEPTUAL ENLARGED AMENITY FLOOR PLAN. Development shall conform with the conceptual floor plan submitted by Todd & Associates and with the city staff date of 4/8/21, attached as Exhibit B to Exhibit 1. Any proposed significant change to the conceptual floor plans, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed 48 feet in height, excluding rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
4. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20 feet above the adjacent finished grade.
5. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 20 feet shall be subject to the approval of the Development Review Board.
6. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. MATURE TREES. The property owner shall provide mature trees, as defined by the applicable section of the Zoning Ordinance, along the North 90<sup>th</sup> Street frontage. Final placement and quantity shall be subject to the Development Review Board approval.

**DEDICATIONS**

8. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.
9. PUBLIC NONMOTORIZED ACCESS EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate a 15-foot-wide Public Nonmotorized Access Easement to the City of Scottsdale along the eastern property line.

**INFRASTRUCTURE**

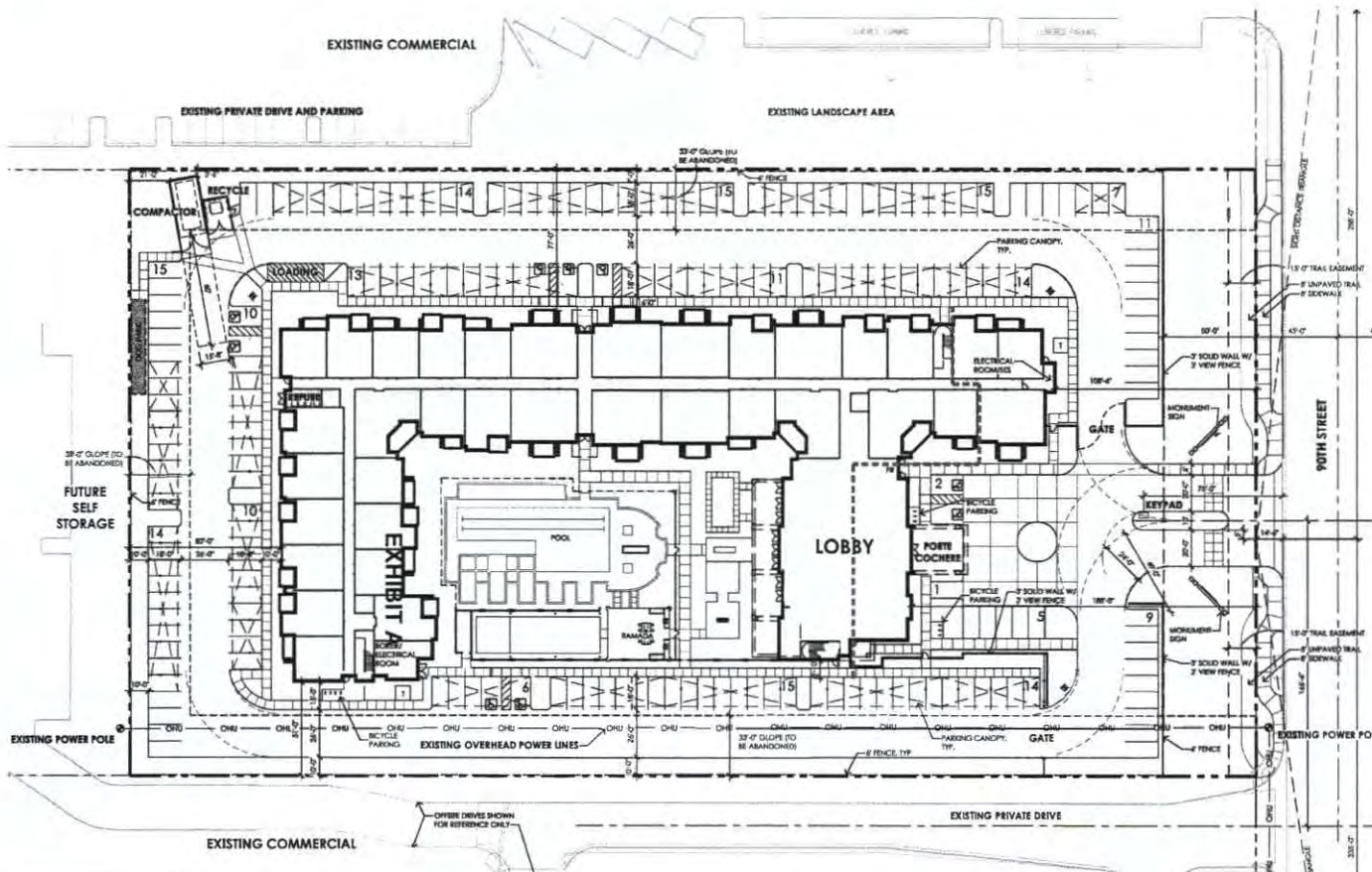
10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all

the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.

11. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
12. **CIRCULATION IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct improvements per the approved zoning case associated approved plans.
13. **WATER AND WASTEWATER IMPROVEMENTS.** The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
14. **FIRE HYDRANT.** The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
15. **STREETLIGHTS.** The property owner shall provide two new streetlights along the west side of the North 90<sup>th</sup> Street frontage. Final placement shall be subject to final plans review.

#### **REPORTS AND STUDIES**

16. **DRAINAGE REPORT.** With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
17. **BASIS OF DESIGN REPORT (WATER).** With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
18. **BASIS OF DESIGN REPORT (WASTEWATER).** With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.
19. **FAA DETERMINATION.** With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
20. **AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE.** With the construction documents submittal, OR prior to any permit issuance for the development project, the property owner shall provide a copy of the noise disclosure notice that will be provided to occupants, potential homeowners, employees and/or students that will be located at the development project in a form acceptable to the Scottsdale Aviation Director.
21. **SOUND ATTENUATION MEASURES.** With the final plans submittal, the property owner shall provide sound attenuation measures that are limited to the sound transmission class of not less than 50 (45 if field tested) as provided in the international Building Code (IBC).



**REZONING SITE DATA**

**PROJECT DESCRIPTION:**  
 NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY.  
 TOTAL PROPOSED BUILDING AREA: 180,000 GSF (IBC)

**SITE AREA:**  
 GROSS: ±217,800 SF [45.0000 AC]  
 NET: ±203,311 SF [44.67 AC]

**ZONING:**  
 EXISTING: R1-35  
 PROPOSED: C-O

**DENSITY:**  
 MAXIMUM: 40 DU/GROSS AC. (100 DU)  
 PROPOSED: ±31.0 DU/AC. (155 DU)

**OPEN SPACE:**  
 REQUIRED C-O OPEN SPACE: 159,630 SF  
 REQUIRED RES. H.C. OPEN SPACE: 248,684 SF  
 PROVIDED: 241,419 SF

**GROSS BUILDING AREA (PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION)**

1ST FLOOR	±42,032 GSF
2ND FLOOR	±40,979 GSF
3RD FLOOR	±42,040 GSF
4TH FLOOR	±36,046 GSF
TOTAL	±161,117 GSF

**FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF A SITE)**

MAXIMUM:	0.80 [±162,449 GSF]
PROPOSED:	161,117 / 203,311 = 0.79 [±161,117 GSF]

**BUILDING HEIGHT**  
 MAX HEIGHT ALLOWED: (EXCLUDING ROOFTOP APPURTENANCES) 48'  
 PROPOSED: 3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)

**UNIT COUNT**  
 155 D.U.

**PARKING REQUIRED**  
 155 DU x 1.35 P.S. / DU = 209.25 P.S.  
 TOTAL PARKING PROVIDED: 194 P.S.

UNCOVERED	49 P.S.
CARPOT	152 P.S.
TOTAL	201 P.S. (1.30 P.S./D.U.)

**ACCESSIBLE PARKING (INCLUDED IN NUMBERS ABOVE)**  
 REQUIRED: 4% of Provided Parking, min. = 20/13.04 = 1.53 P.S.  
 PROVIDED: 8 P.S.

**ACCESSIBLE COVERED CARPORT** 5 P.S.  
**ACCESSIBLE UNCOVERED PARKING** 3 P.S.  
**TOTAL ACCESSIBLE PROVIDED** 8 P.S.

**REQUIRED BICYCLE PARKING:**  
 REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED  
 MAXIMUM OF 100 SPACES  
 PROVIDED BIKE PARKING: 20 SPACES

**NOTE:**  
 G.L.O.P.E. (GOVERNMENT LAND OFFICE PATENT EASEMENT)



Ordinance No. 4509  
 Exhibit A to Exhibit 1  
 Page 1 of 1

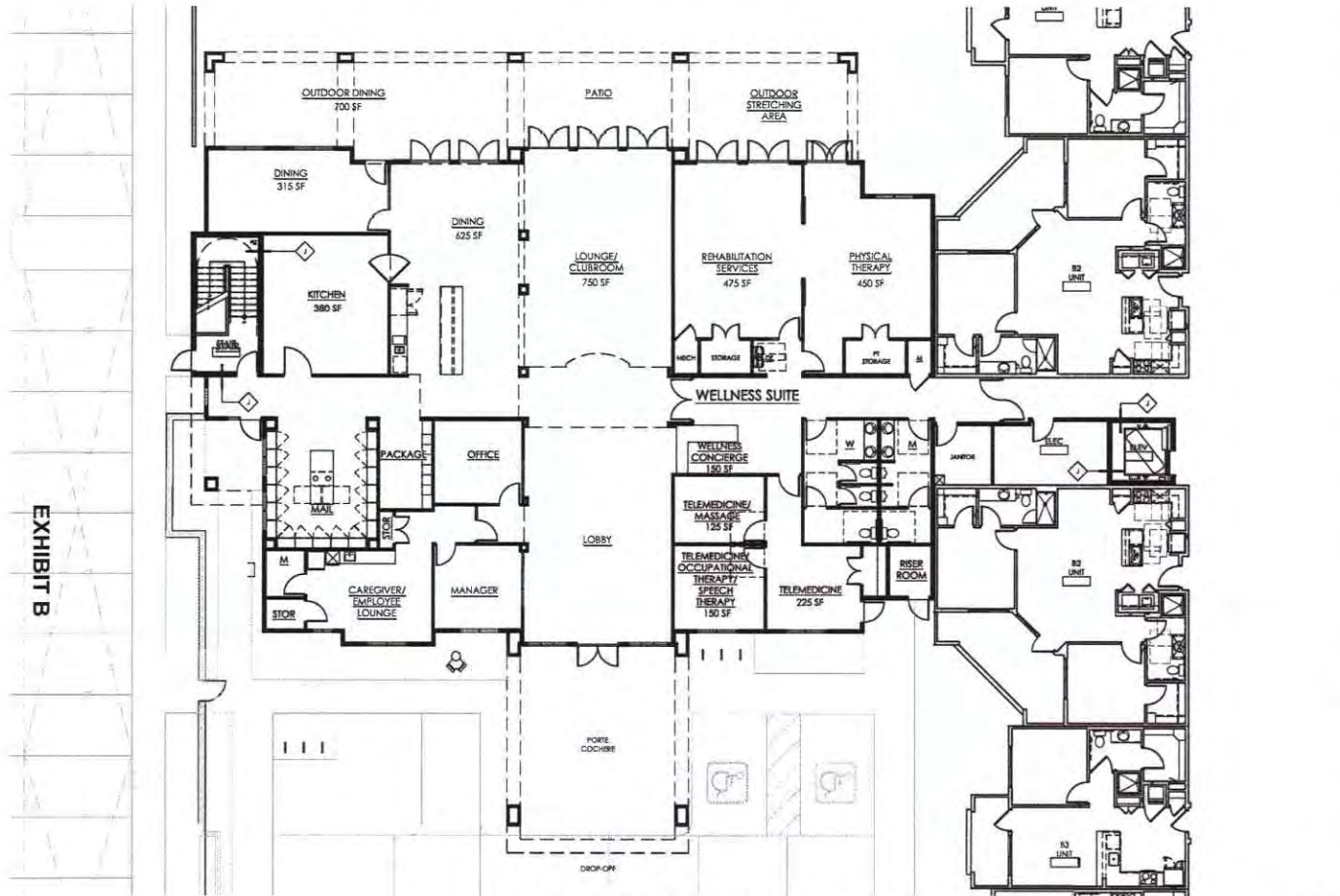
PROJECT NO. 20-2006-03  
**GREYSTAR**  
**ACTIVE**  
**INDEPENDENT**  
**LIVING**  
 Scottsdale, AZ

**GREYSTAR**  
 3000 E Camelback Rd., Suite 725  
 Phoenix, AZ

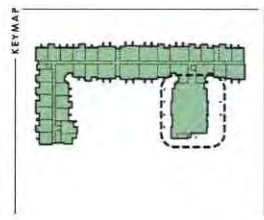
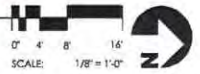
**TODD + ASSOCIATES**  
 ARCHITECTURE PLANNING,  
 LANDSCAPE ARCHITECTURE.  
 6519 N. 44TH ST. / PHOENIX, AZ 85018  
 602-982-8288 / TODDASSOC.COM  
 Copyright 2009 Todd + Associates, Inc.

PHASE 01-27-21  
 DRB SUBMITTAL #1  
 Proj Mgr:  
 Dwn By:

SITE PLAN  
**24**



ENLARGED AMENITY - FIRST FLOOR PLAN



Ordinance No. 4509  
 Exhibit B to Exhibit 1  
 Page 1 of 1

EXHIBIT B

PROJECT NO. 20-2006-02  
**GREYSTAR**  
**ACTIVE**  
**INDEPENDENT**  
**LIVING**  
 Scottsdale, AZ

CLIENT **GREYSTAR**  
 3000 E Camelback Rd., Suite 225  
 Phoenix, AZ

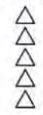


CONTACT **TODD + ASSOCIATES**  
 ARCHITECTURE / CREATIVE DESIGN

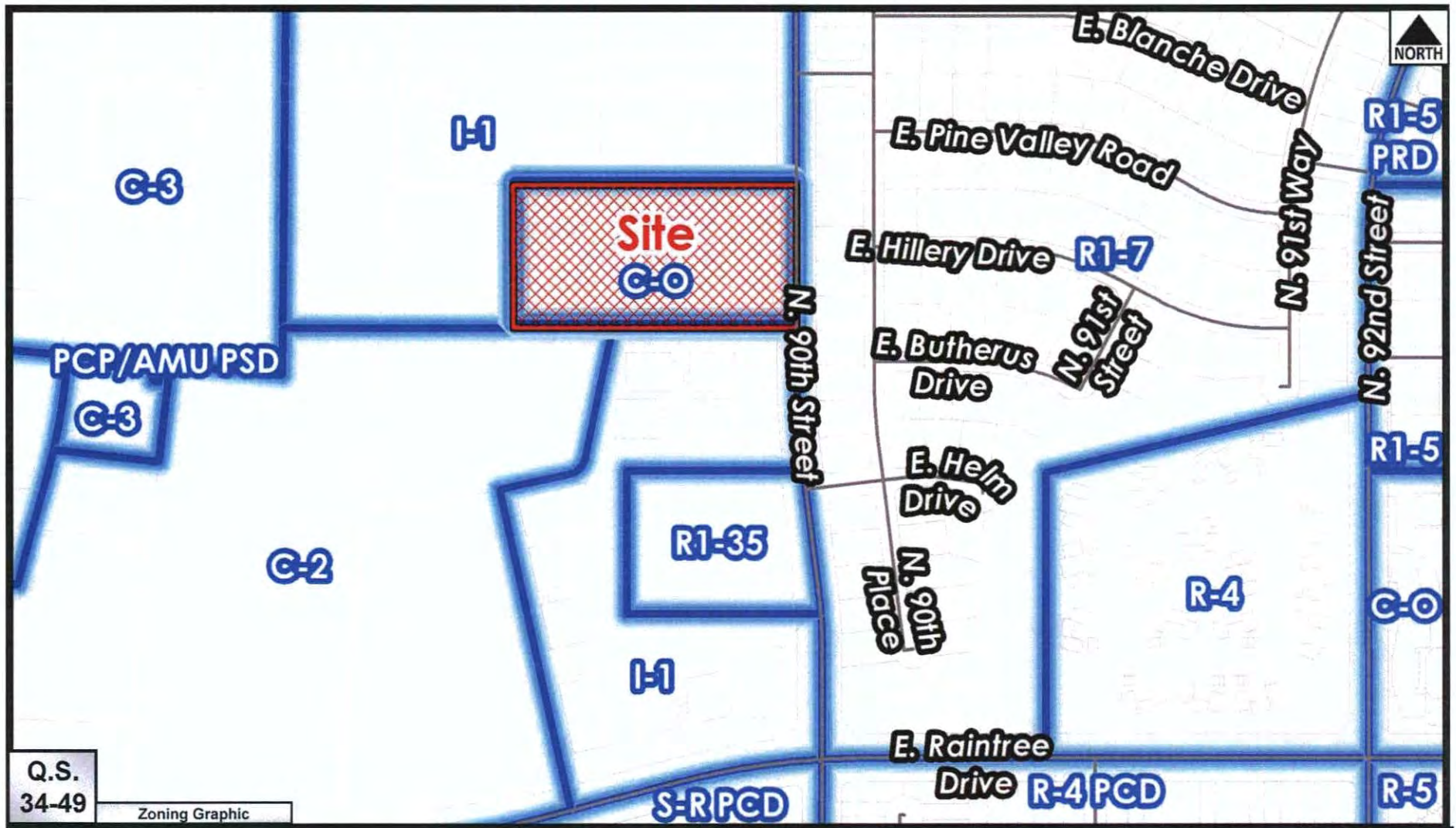
ARCHITECTURE, PLANNING,  
 LANDSCAPE ARCHITECTURE.  
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PHASE 01-15-21  
 REZONING SUBMITTAL #2

DATA Proj Mgr.:  
 Drawn By:  
 Rev. Date: Description:



ENLARGED AMENITY  
 FIRST FLOOR PLAN  
**12-11**



Q.S.  
34-49

Zoning Graphic

Proposed Zoning

Ordinance No. 4509

Exhibit 2  
Page 1 of 1

16-ZN-2020



**RESOLUTION NO. 12184**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHT-OF-WAY (GLO EASEMENTS) ALONG THE NORTH, WEST AND SOUTH BOUNDARIES OF A PROPERTY LOCATED AT APPROXIMATELY 1000 FEET NORTH WEST OF RAINTREE DRIVE AND NORTH 90TH STREET INTERSECTION

(7-AB-2020)  
(SFI Raintree Scottsdale)

**WHEREAS:**

A. A.R.S. Sec. 28-7201, et seq., and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale ("City") City's planning commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Right-of-way").

D. The Abandonment Rights-of-way are described on **Exhibit "A"** and depicted on **Exhibit "B"**, and attached hereto, an area approximately 1.13 acres in size.

E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 4.66 acres, as depicted on **Exhibit "C"** attached hereto.

F. The Abandonment Rights-of-way lie within the area of General Land Office easements created by patent reservation.

G. City's city council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

H. City's city council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

I. City's city council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 A public utility easement within the GLO easements to be abandoned, as set forth in Exhibits A and B above. Future PUE releases may be applied for pursuant to the requirements set forth in the DSPM.

2.2 Any and all interests in the Abandonment Right-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.3 Any of the following in favor of City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any:

2.3.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.3.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.3.3 Any scenic corridor, setback or similar easement or covenant.

2.4 An easement for all existing utilities, if any.

2.5 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner shall pay to the City the amount of One Hundred fifty Thousand Sixty Two and No/100 Dollars (\$150,062.00) as consideration for the Abandonment Right-of-Way, in addition to any application fee or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 Owner shall dedicate a 15-foot public non-motorized access easement, to City specifications, along the east side of the parcel as legally described on **Exhibit "D"** and depicted on **Exhibit "E"**.

3.3 The zoning administrator executes the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, or if this resolution is not recorded prior to that deadline, then the city clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

\_\_\_\_\_  
David D. Ortega, Mayor

By:

\_\_\_\_\_  
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

*Margaret Wilson*

Sherry R. Scott, City Attorney

By: Margaret Wilson, Senior Assistant City Attorney

**CERTIFICATE**

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature  
name printed

## Table of Exhibits

<u>EXHIBIT</u>	<u>PARAGRAPH</u>	<u>DESCRIPTION</u>
A	D	Legal description of street right-of-way to be abandoned
B	D	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned
C	E	Depiction of Subject Parcel.
D	3.2	Legal description of public non-motorized access easement
E	3.2	Depiction of public non-motorized access easement

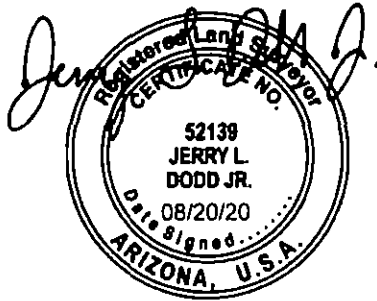
**EXHIBIT 'A'**

**LEGAL DESCRIPTION**  
**G.L.O. EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES**  
**ABANDONMENT**

PORTIONS OF THE LAND DESCRIBED AS PARCEL NO. 2 IN THE TRUSTEE'S DEED AND BILL OF SALE RECORDED IN DOCUMENT NUMBER 2011-1003433 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 33 FEET, SOUTH 33 FEET, AND WEST 33 FEET OF SAID PARCEL NO. 2.

CONTAINING 49,302 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.



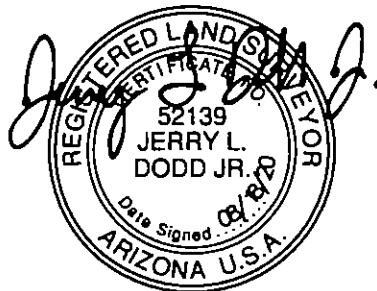
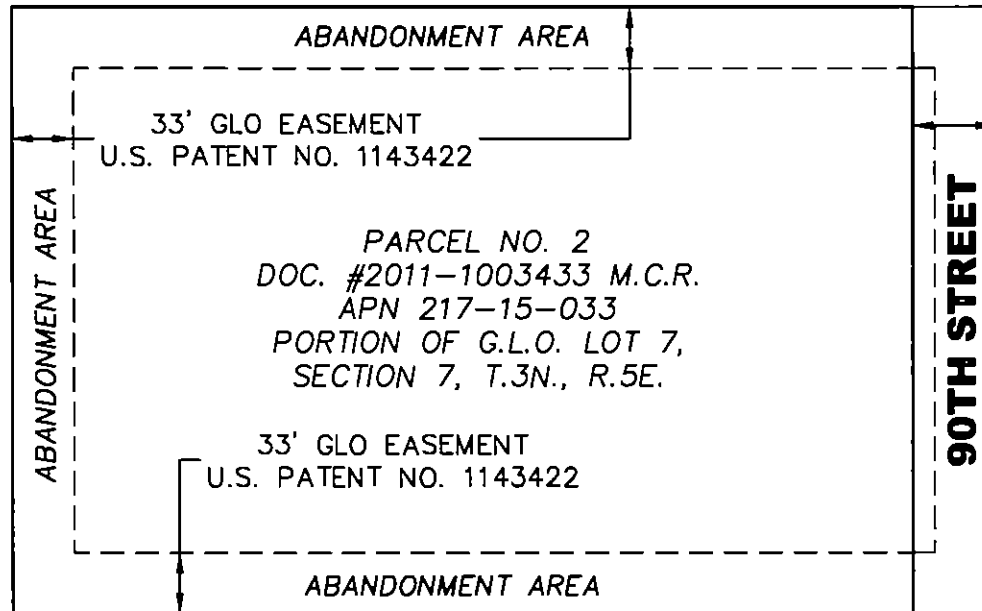
SURVEY INNOVATION GROUP, INC.  
22425 N. 16<sup>TH</sup> STREET, SUITE 1  
PHOENIX, AZ 85024

SIG JOB NO. P5338

EXHIBIT 'B'  
G.L.O. EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES  
ABANDONMENT



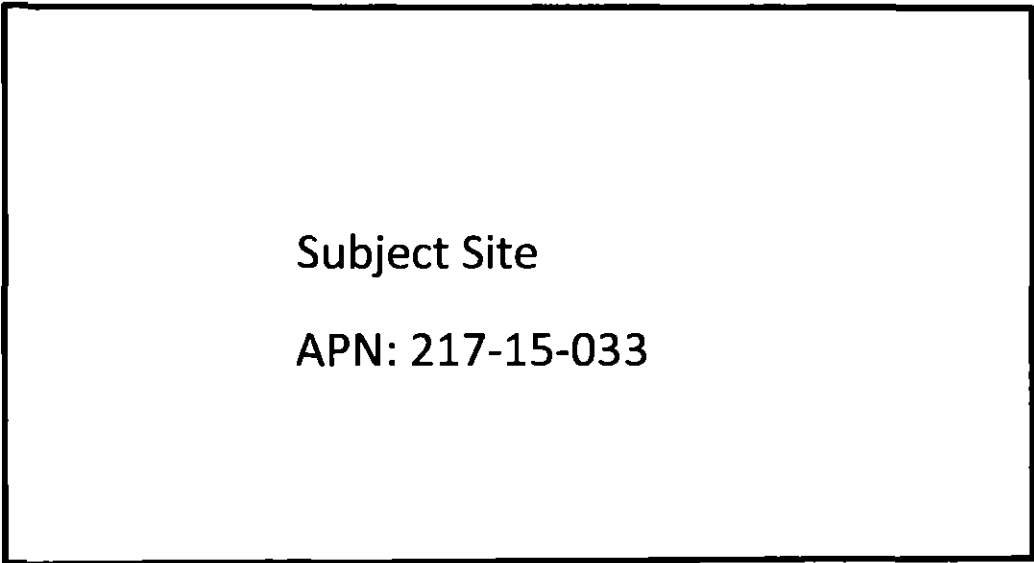
NTS



Resolution No. 12184  
Exhibit B  
Page 1 of 1

NOTE: THIS IS NOT  
A BOUNDARY SURVEY

SIG JOB# P5338



Subject Site

APN: 217-15-033

N. 90<sup>th</sup> St

approximately 1,000 feet

E. Raintree Dr

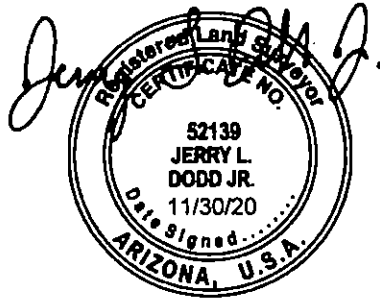
**EXHIBIT 'D'**

**LEGAL DESCRIPTION**

**PUBLIC NON-MOTORIZED ACCESS EASEMENT  
DEDICATION**

THE EAST 15 FEET, WHICH LIES IN THE PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN THE TRUSTEE'S DEED AND BILL OF SALE RECORDED AS NUMBER 2011-1003433, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN G.L.O. LOT 7 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

EASEMENT DEDICATION CONTAINING 4,935 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.



SURVEY INNOVATION GROUP, INC.  
22425 N. 16<sup>TH</sup> STREET, SUITE 1  
PHOENIX, AZ 85024

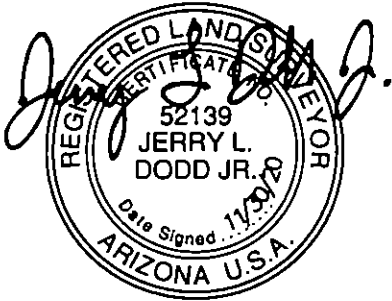
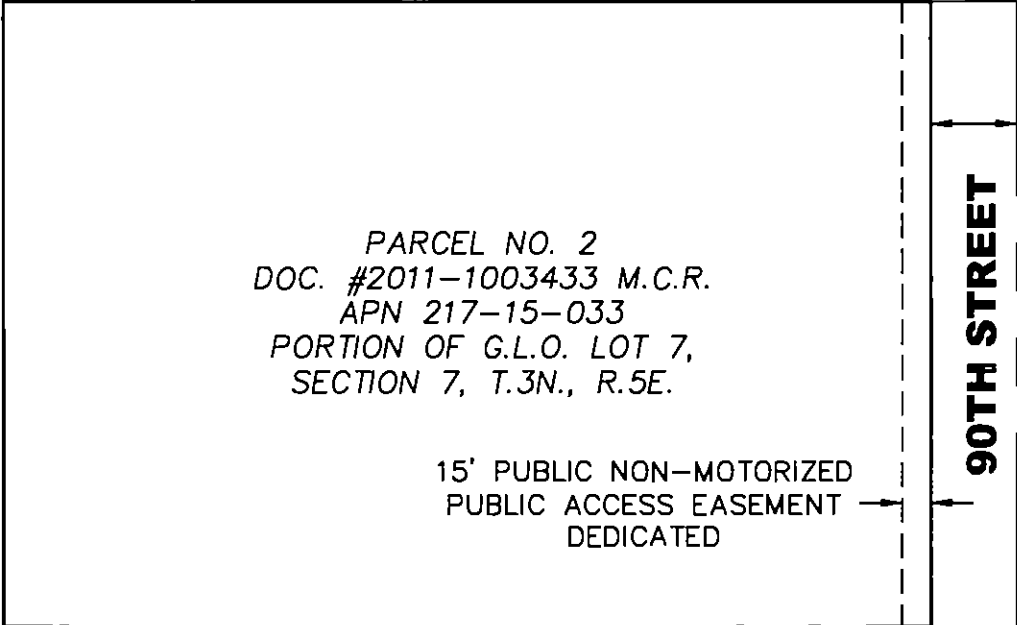
SIG JOB NO. P5338



EXHIBIT 'E'  
PUBLIC NON-MOTORIZED ACCESS EASEMENT  
DEDICATION



NTS



Resolution No. 12184  
Exhibit E  
Page 1 of 1

NOTE: THIS IS NOT  
A BOUNDARY SURVEY

SIG JOB# P5338



Context Aerial

7-AB-2020



Close-up Aerial

7-AB-2020

# *Greystar Active Independent Living*

**90<sup>th</sup> Street & Raintree Drive**

## **Project Narrative**



**Prepared by:**

**Berry Riddell, L.L.C.**

John V. Berry, Esq.  
Michele Hammond, Principal Planner

6750 East Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
480-385-2753

Revised: January 15, 2021

**ATTACHMENT #7**

**Table of Contents:**

**I. Property Information-----3**

**II. Property General Plan/Zoning-----3**

**III. Project Overview-----4**

**IV. 2001 General Plan-----6**

**V. Greater Airpark Character Area Plan-----20**

**VI. Scottsdale Sensitive Design Principles-----28**

## **I. Property Information**

*Location:* 90<sup>th</sup> Street, north of Raintree Drive

*Property Size:* 5.0 (+/-) gross acres; 4.66 (+/-) net acres

## **II. Property General Plan/ Zoning:**

- **Current General Plan:** Airpark Mixed Use (“AMU”) – no change proposed
- **Current Zoning:** R1-35 (Single-family Residential)
- **Proposed Zoning:** C-O (Commercial Office)

Note: Case 7-AB-2020 - GLOPE Abandonment case filed under separate application by iStar (owner)

### *Surrounding Uses:*

- **North:** I-1; Vanguard and Alliance Defending Freedom
- **East:** R1-7; Single-family Residential
- **South:** C-2 and I-1; Dew Wealth Management, Loanpal and Wood Trust Bank
- **West:** I-1; Self-storage facility



### **III. Project Overview**

This request seeks to rezone a vacant infill parcel of approximately 5.0+/- gross acre (4.66+/- net acre) located at 90<sup>th</sup> Street, just north of Raintree Drive and east of the Loop 101 freeway (the “Property”) from R1-35 to C-O. The proposal seeks to develop the Property into a luxury brand, minimum residential healthcare facility. The development will include 155 residential healthcare units with 3- and 4-story elements at a maximum height of 48 feet excluding mechanical appurtenances. The architecture will draw upon the Spanish Mission style, which will complement the surrounding built environment.

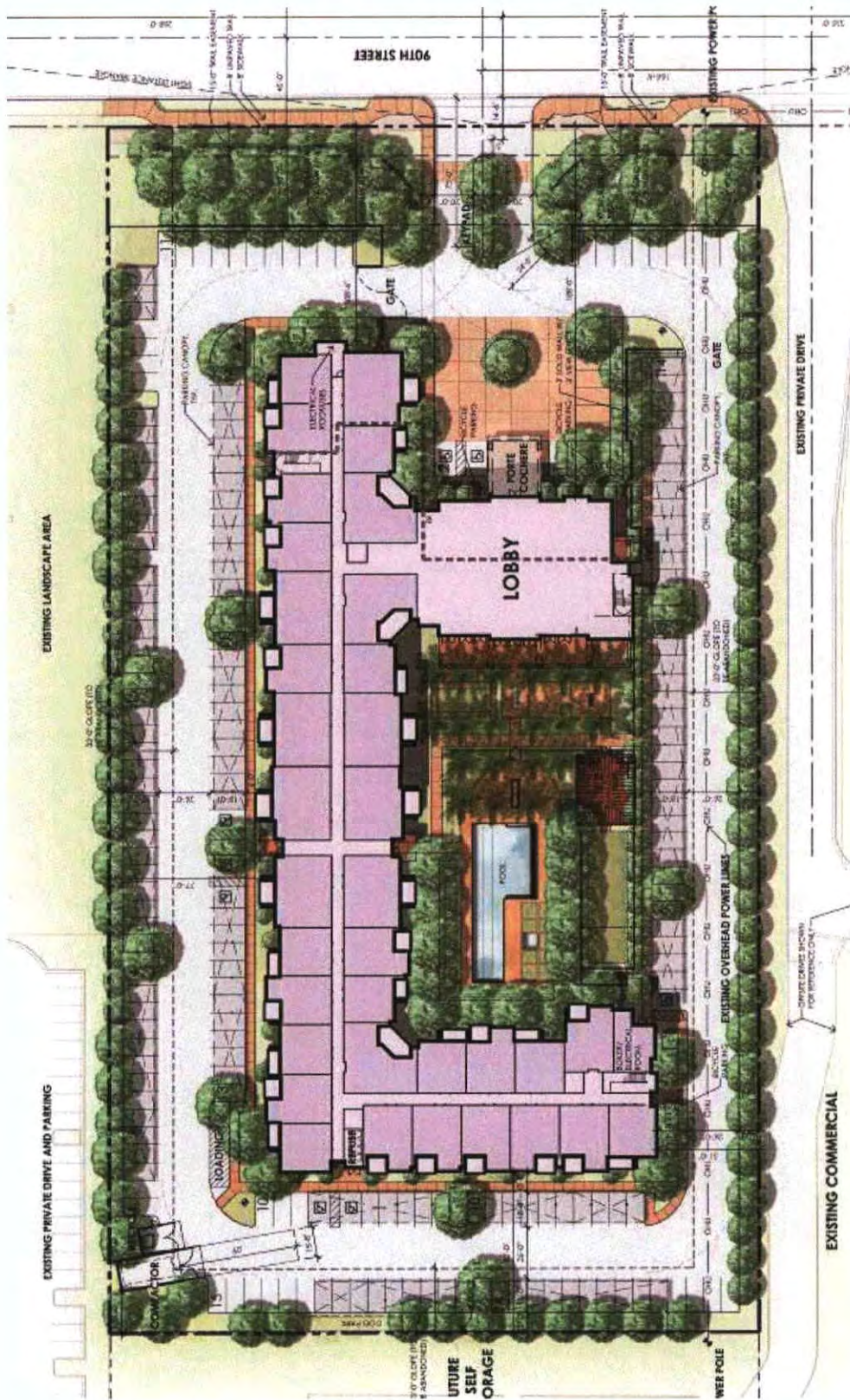
The Property was annexed by the City of Scottsdale in 1963 through Ordinance No. 168. Since then, land surrounding this vacant infill Property has developed with a synergistic land use pattern. The diverse mix of established land uses surrounding the Property will be complementary to the proposed senior living community. To the north and south of the site are office complexes, to the east is single-family residential, and to the west of the site is a planned self-storage facility. West of the self-storage facility is the Loop 101 freeway, and further west is a variety of commercial retail. This proposal is sensitive to the context and incorporates design elements that will create appropriate transitions between adjacent uses. The mixed-use character and proximity to both the Loop 101 freeway and Raintree Drive establish an ideal context for active adults to “age in place.” Notably, this vacant underutilized infill site is situated on the eastern edge of the Greater Airpark Character Area Plan (“GACAP”) and provides as a transition between the freeway and established single family to the east. The APS 69kv transmission lines will remain in place along the southern boundary.

Founded in 1993, Greystar Development has become a global leader in housing known for innovative, quality design that responds to the contexts and needs of the communities in which their projects are located. Greystar Development is excited to present their newest development proposal in Scottsdale: Greystar Active Independent Living.

#### **90<sup>th</sup> Street Perspective**



**Proposed Conceptual Site Plan**





#### **IV. 2001 General Plan**

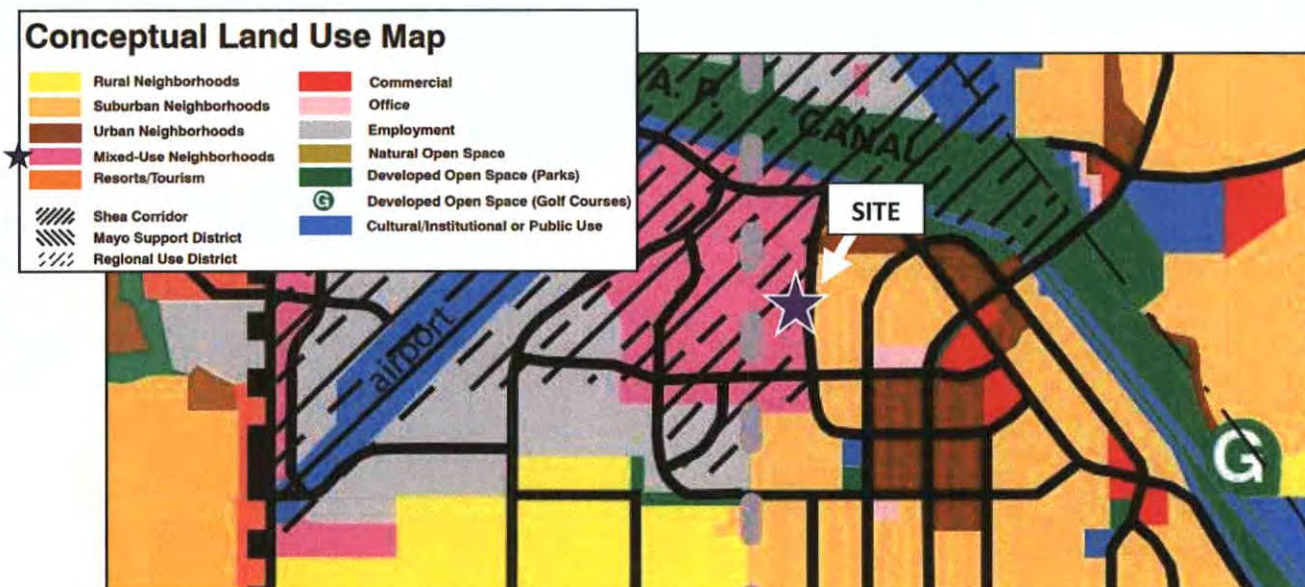
The General Plan encompasses a set of goals, approaches and tools that guide development and pave the future of the City. The City encounters numerous challenges on a day-to-day basis which require thoughtful decision-making that considers long-term implications. The Six Guiding Principles of the General Plan are further used when considering future developments:

##### *General Plan - Six Guiding Principles:*

1. Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
2. Support Economic Vitality
3. Enhance Neighborhoods (Housing, Neighborhoods)
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation (Mobility)

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the General Plan goals and policies that are applicable to the Greystar Active Independent Living. The Property is currently designated as Mixed-Use Neighborhoods, and no change in the General Plan is proposed with this request.

##### **2001 General Plan Land Use Map**



## CHARACTER AND DESIGN

### Goal 1

**Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.**

**Bullet 1:** Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community.
- Scottsdale as a part of a larger metropolitan area with a unique reputation, image, character and identity within a regional setting.
- Relationship to surrounding land forms, land uses and transportation corridors.
- Consistently high community quality expectations.
- Physical scale relating to the human perception at different points of experience.
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
- Visual and accessibility connections and separations.

**Bullet 2:** Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

**Bullet 3:** Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

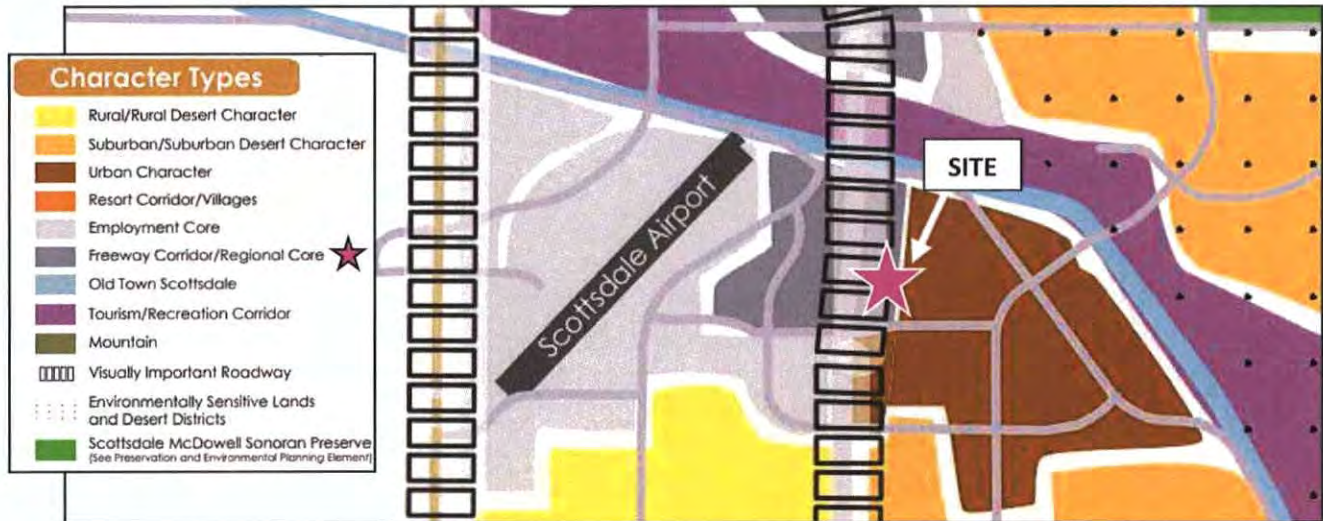
**Bullet 4:** Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

**Urban Character Types** contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. Some examples of Urban Districts include:

**Freeway Corridor/Regional Core** will be a dense mixed-use employment core that includes a number of region-serving offices, retail, and hotel uses. This core will include more than a million square feet of regional and community retail centers. Employment along the freeway corridor will be second only to Old Town Scottsdale in intensity and positive impact on the City's economic development.

**Response:** The Urban Character Type - Freeway Corridor/Regional Core recognizes the need for a variety of housing options that help sustain the fabric of the diverse land uses that make up this character type. The Property is bounded by a storage facility to the west, commercial office to the north and south and residential to the east. Further west are the Loop 101 freeway and commercial retail land uses. The Property is an underutilized vacant infill site in an area designated as Freeway Corridor/Regional Core with easy access to the Loop 101. Given the variety of land uses surrounding the Property and accessibility, the site is an appropriate location for a minimum residential healthcare facility where adults can age in place and benefit from the surrounding range

of established uses. The proposed development will meet the need for independent senior housing while diversifying the housing supply.



## **Goal 2**

***Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.***

***Bullet 2:*** Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.

***Bullet 5:*** Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

***Bullet 6:*** Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

**Response:** Greystar Active Independent Living is a luxury brand, minimum residential healthcare facility. The proposed site layout, architectural character, and landscaping design respects the unique climate, vegetation, and design context of the area. See Scottsdale Sensitive Design Principles (Section VI) for further discussion regarding each principle.

## **Goal 6.**

***Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.***

**Bullet 1:** Require substantial landscaping be provided as part of new development or redevelopment.

**Bullet 2:** Maintain the landscaping materials and pattern within a character area.

**Bullet 3:** Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

**Bullet 4:** Discourage plant materials that contribute substantial air-borne pollen.

**Bullet 5:** Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

**Bullet 6:** Encourage the retention of mature landscape plant materials.

**Response:** The proposed development incorporates a desert sensitive landscape palette that responds well to the natural desert setting. The proposed plant palette utilizes compatible, hardy plants known to thrive in the heat and sun of the desert climate. Additionally, choosing plants that thrive in a desert climate coupled with thoughtful planting design ensures that water will be used efficiently throughout the site.

### Conceptual Design Imagery



**Goal 7:**

***Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.***

***Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

***Bullet 3: Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

***Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute to public safety.***

**Response:** Lighting will be designed in a manner that is sensitive to the surrounding context and consistent with the Greater Airpark area. Lighting designs will complement the proposed architectural character of the development. The design will also ensure that lighting will provide safe pedestrian wayfinding at night and highlighting paths where appropriate.

**LAND USE**

**Goal 1**

***Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.***

***Bullet 1: Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.***

***Bullet 2: Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.***

**Response:** Maintaining a strong housing base is critical to the economic vitality of Scottsdale. Development of this underutilized, infill vacant Property will add to and support the local and regional economic base, generating additional revenue for the City. With a need for senior living in our community, this proposal responds to current market trends that will contribute to the economic growth of the community. By introducing a housing option for an underserved demographic, Scottsdale can maintain its population of aging adults who might otherwise seek living arrangements elsewhere. Residents can continue to benefit from the range of retail, recreational and service-related businesses in the Airpark and nearby vicinity. Additionally, the luxury brand of this development will attract and/or retain a higher-income demographic, further bolstering the economic base of Scottsdale.

**Goal 3**

***Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.***

***Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.***

**Bullet 6:** *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.*

**Response:** Given the established commercial land uses to the north and south, residential to the east, and Loop 101 to the west, the proposed development provides appropriate land use and massing transitions while respecting the established context. The design orients the 4-story massing on the west portion of the site towards the self-storage facility and the Loop 101. The 3-story element faces east towards 90<sup>th</sup> Street. This proposal is sensitive to the single-family residential neighborhood situated to the east of the Property with building setbacks ranging from 114' to 188' from the east property line. A 50' landscape buffer will be provided along the east, double the 25' standard found in the existing development to the north and south. Additionally, the existing adjacent zoning of I-1 and C-O allows for heights up to 52' and 48' respectively. Notably, the 69kv transmission lines that run along the southern property line will remain in place.



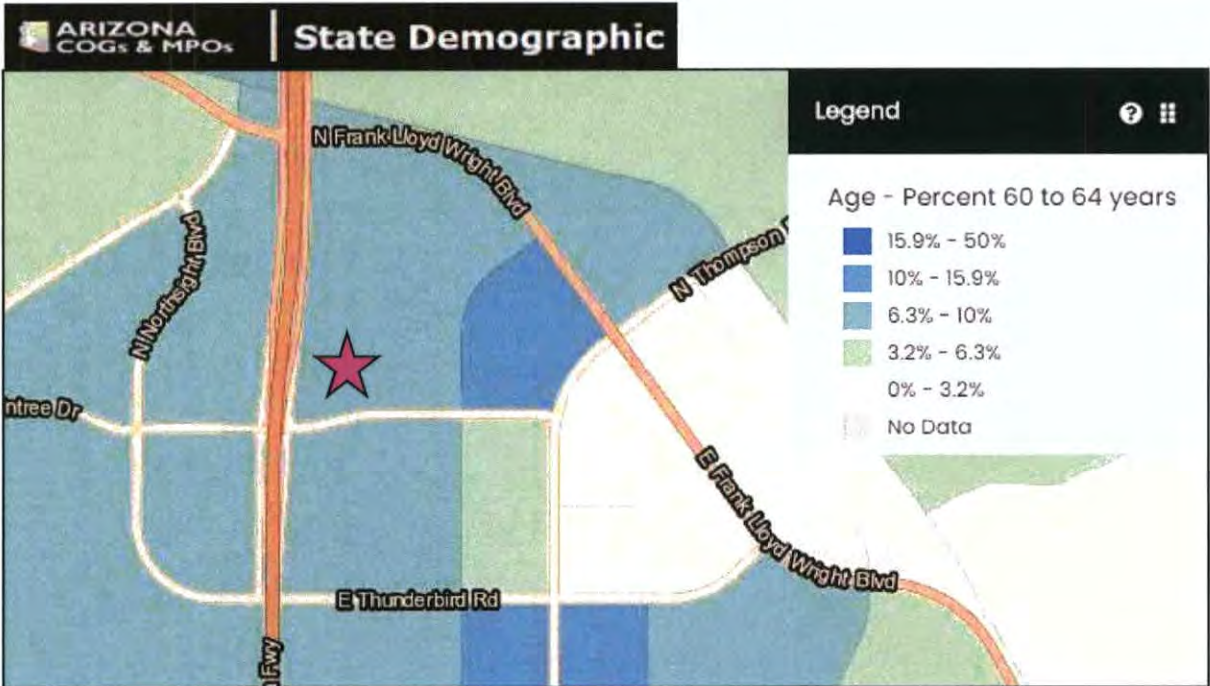
**Goal 4**

***Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

**Bullet 1:** *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*

**Bullet 5:** *Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.*

**Response:** Developing long-vacant properties is critical in maintaining the economic vitality of the community as it matures. This proposal achieves this goal while also integrating additional housing options for an underserved population. The Airpark currently has few independent senior living options. Depicted in the graphic below, the area surrounding the Property contains, in some areas, up to 50% of residents between the ages of 60 and 64 years old. As the Scottsdale’s population continues to age, there will be a growing need for alternative residential options for our residents. Given the demographics and land uses surrounding the Property, the site is ideally situated for adults to age in place. Nearby McDowell Mountain Ranch Park & Aquatic Center, Arabian Library, Westworld, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant and active lifestyle while living in a minimum residential healthcare facility that is suited for their range of needs. The established residential neighborhoods to the east of the Property also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.



**Goal 5**

*Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

***Bullet 1:** Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

***Bullet 2:** Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*

***Bullet 3:*** Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling, transit) where environmentally and physically feasible.

***Bullet 4:*** Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.

***Bullet 8:*** Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

**Response:** The proposal is compatible with the Mixed-Use Neighborhoods/Regional Use District overlay designation (2001 General Plan). The proposed development will diversify Scottsdale's housing supply and maintain its population of aging adults who want to continue living an active, vibrant life that the area provides. The Property benefits from a range of multimodal transportation options including pedestrian, vehicular, and public transit/trolley, and is adjacent to the Raintree/Loop 101 interchange. The Scottsdale Trolley Mustang Route offers service from 90<sup>th</sup> & Raintree to Mustang Library and the Via Linda Senior Center (see map below). The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer automobile trips. Only an estimated 80% of future residents will own vehicles, and the amenities and programming provided offer ample opportunity for entertainment and social interaction within the development that will decrease vehicle trips. Such amenities include but are not limited to, wellness concierge and wellness suite of uses (Ageility and bWell – see page 18), a community dining area, heated pool and dog park, and programs include art classes, cooking classes and book clubs, among others. Future residents will benefit from a complimentary luxury van/shuttle service provided by the development for transportation to off-site activities and a customized program with Lyft, increasing mobility options. Within the proposed residential healthcare community, mobility choices are provided through an internal courtyard and walking paths to be enjoyed by residents and visitors.



Scottsdale Trolley – Mustang Route



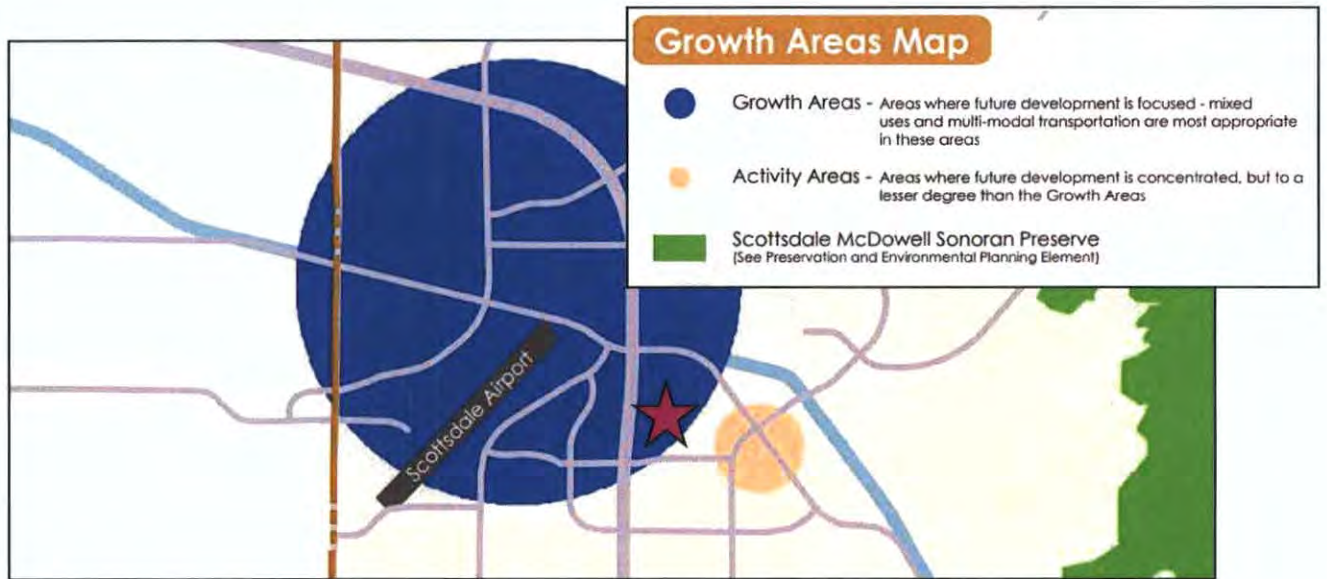
Goal 6

*Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.*

***Bullet 5:** Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.*

***Bullet 6:** Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.*

**Response:** As shown in the graphic below, the Property is located within a designated Growth Area with close proximity to an Activity Area. This, coupled with an increasing demand for senior living, make the Property an ideal location for this use. The mix of land use patterns that exist within the Greater Airpark area make it an attractive area to live, and providing senior housing for the aging population will encourage residents to remain in an area where they have established lifestyles.



**Goal 8**

*Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

***Bullet 2:** Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*

**Response:** The site provides 30% open space (excluding parking lot landscaping) with over 61,000 s.f. (1.4 acres of 4.66-acre site) of open space on site for the enjoyment of the residents. Additionally, the Property is in the vicinity of Horizon Park (1.2 miles) and McDowell Mountain Ranch Park & Aquatic Center (1.7 miles) including Arabian Library. Utilization of existing sidewalks and bike lanes/paths connect residents to multiple opportunities for recreation, fitness, and alternative modes of transportation. Although the development provides ample wellness, fitness and recreation options onsite, the nearby recreational opportunities will encourage the sense of community for residents through its connection to the greater neighborhood.

## ECONOMIC VITALITY

### Goal 4

*Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

*Bullet 1: Strive to grow and expand the economic base on pace and in harmony with the population and supporting built and natural environment.*

*Bullet 4: Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive economic impact. This would include those business that provide medical, educational, cultural or recreational amenities for the community.*

**Response:** A key component in securing economic stability is a strong housing base that meets the needs of all residents. The positive economic impact of the proposal is further enhanced through the creation of jobs. Revitalizing and redeveloping properties is a critical part of the economic vitality of a maturing community and provides sustainability of the City as a whole. This project exemplifies this goal by turning an underutilized, vacant infill parcel into a thriving use with direct access to an array of nearby support services and residential communities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a senior living community outside of Scottsdale.

### Goal 7

*Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization.*

*Bullet 2: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

*Bullet 6: Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.*

**Response:** As previously discussed, there is a greater need for senior living options as Scottsdale's population continues to mature. As the aging population in our community moves into advanced stages of life, the need for senior living options increases. Greystar Development is proposing a luxury brand senior living facility with high quality design that will attract a higher income demographic. The design will maintain a residential scale that respects and is compatible with the surrounding developments while high-end finishes and the integration of amenities, common dining, and wellness services (Ageility and bWell – see page 18) will help maintain quality of life for residents. Developing the underutilized, infill vacant Property into a luxury minimum residential healthcare facility will introduce a superior senior living option that is needed in the area while also diversifying the local economy.

## COMMUNITY INVOLVEMENT

### Goal 1

*Seek early and ongoing involvement in project/policy-making discussions.*

*Bullet 1: Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site posting, written correspondence, and other methods as they become available.*

*Bullet 4: Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations.*

**Response:** Technical Solutions conducted outreach through both door-to-door and by sending a notification letter to property owners within 850 feet of the Property (750 feet required). A virtual open house was held on October 6<sup>th</sup> to allow for community interaction and input. Prior to the virtual open house, the outreach team visited over 350 residential neighbors to obtain their feedback, the majority of which was favorable. Inquiries were focused on traffic and construction timing. See Community Outreach Report.

## HOUSING

### Goal 2

*Seek a variety of housing options that blend with the character of the surrounding community.*

*Bullet 2: Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

**Response:** The General Plan at page 97 provides, “Scottsdale values ‘life cycle’ housing opportunities for people to be able to live in Scottsdale throughout their lives.” As Scottsdale’s population continues to mature, the demand for senior housing will grow. The proposed development achieves a range of goals including the integration of high quality, vibrant architecture that draws upon the Spanish Mission style and is complementary to the greater Sonoran Desert context as well as providing needed housing for a growing demographic. The introduction of housing will be complementary to the variety of land uses surrounding the Property, creating a balance of land uses ensuring a quality lifestyle.

Minimal residential health care by definition “may include independent living units with such services as central dining, transportation and limited medical assistance.” As reflected with the floor plan, in addition to the community dining areas (both indoor and outdoor), the facility offers a focus on wellness and resident care by offering wellness concierge and a wellness suite with rehabilitation services, physical therapy, telemedicine, massage, occupational and speech therapy. Transportation services will also be offered to the residents and specified in the Mobility section below.

Greystar Active Independent Living intends to implement Ageility and bWell programs at its facility.

**Ageility** is a senior focused outpatient therapy solution that delivers clinical service while maintaining a hospitality approach. Ageility, a pioneer in the industry, has developed a successful business model that recognizes and responds to the needs of the senior demographic.

[www.ageilityphysicaltherapy.com](http://www.ageilityphysicaltherapy.com)

**bWell** is an all-inclusive, senior community wellness model that provides a full scope of products and services to enhance the lives of actively aging residents. Working with actively-aging populations requires particular skills and knowledge of how fitness and mobility change over time, safety parameters, and equipment options that are the best fit for 55+ participants.

[www.bwellaging.com](http://www.bwellaging.com)

### **Goal 6**

***Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.***

***Bullet 1: Encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.***

***Bullet 5: Integrate elderly and assisted-care facilities into neighborhoods and create connections between residential developments to promote opportunities for inter-generational connections and continuum of care for the elderly.***

**Response:** The Property is an ideal location for an independent senior living facility. The Airpark currently has few senior housing options, and if it is to sustain its aging demographic, it needs to broaden its range of housing types. This proposal accomplishes this goal and gives the area's aging demographic the opportunity to age in place. The range of amenities and variety of surrounding land uses will provide future residents with flexibility, mobility and the opportunity for independent living. The single-family residential neighborhood that buffers the Property to the east will create opportunities for families to connect as well as drive market need over time as the population ages. Additionally, Greystar Development has a relationship with Belmont Village Senior Living located approximately 1.7 miles away and can assist in transitioning residents who need a higher level of care. Belmont Village is the only senior living option in the area currently, and their independent living is currently at maximum capacity.

## COMMUNITY MOBILITY

### Goal 5

**Relieve traffic congestion.**

*Bullet 3: Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommuting and technology for moving people and information.*

### Goal 8

**Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**

*Bullet 3: Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development).*

*Bullet 2: Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.*

**Response to 5 & 8:** Mobility is achieved through pedestrian circulation that is provided within the development as well as the integration of alternative modes of transportation. Given that only an estimated 80% of residents will own vehicles, it was important to the design team to incorporate accessible transportation options for future residents in the proposal. A luxury van/shuttle service will be provided to residents for transportation to offsite activities while a customized Lyft program will assist with other transportation needs. This proposal includes a resident Lifestyle Coordinator that will facilitate on-site and off-site events, which will reduce vehicle trips by concentrating social events at designated times. Additionally, the Property is serviced by a variety of land uses in close proximity that will reduce the distance residents will need to travel for their needs.

## **V. Greater Airpark Character Area Plan**

The Greater Airpark Character Area Plan (“GACAP”) was adopted in October 2010 by City Council. The purpose of the GACAP is to establish “the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over the next twenty-year timeframe.” To achieve this, the City established a series of goals and policies to provide a framework for future development: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities.

### **LAND USE**

#### **Goal LU 1**

***Maintain and expand the Greater Airpark’s role as a national and international economic destination through appropriate land uses, development, and revitalization.***

##### ***Policy LU 1.1***

***Maintain and expand the diversity of land uses in the Greater Airpark.***

##### ***Policy LU 1.2***

***Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the areas’s workforce, where appropriate.***

##### ***Policy LU 1.3***

***Promote development intensities supportive of existing and future market needs.***

##### ***Policy LU 1.6***

***Encourage the assemblage of small, inefficient parcels and the replacement of obsolete structures in the Greater Airpark utilizing strategies including, but not limited to, development flexibility and expedited processing of proposals.***

**Response:** The proposal for a minimum residential healthcare facility brings development and land use diversity to an underutilized vacant infill parcel. The area’s housing supply is lacking in options for seniors, with the closest senior living facility, Belmont Village (100<sup>th</sup> Street and Frank Lloyd Wright Blvd) currently at capacity. Providing additional senior housing options will give aging adults residing in the nearby area an opportunity to remain where their lifestyles have been established. Not only will this proposal meet current needs for senior living, it will also fulfill market demand as the area’s population continues to mature. The proposed development accomplishes a variety of additional goals, such as providing an appropriate transitional land use between commercial and residential, integrating high quality, vibrant architecture, and site planning to the area, and promoting economic stability.

**Goal LU 3**

***Sensitively transition land use, scale, and intensity at the Greater Airpark boundary in areas adjacent to lower-scale residential neighborhoods.***

***Policy LU 3.1***

*The scale of existing residential development should be acknowledged and respected through a sensitive edge buffer, which may include transitional development standards, landscape buffers, and sensitive architectural design solutions.*

**Response:** This proposal is sensitive to the single-family residential neighborhood situated to the east of the Property with building setbacks ranging from 114' to 188' from the east property line. A 50' landscape buffer will be provided to the east, double the standard of 25'. Additionally, the design orients the 4-story massing on the west portion of the site towards the self-storage facility and the Loop 101. The 3-story element faces east towards 90<sup>th</sup> Street.

**Goal LU 4**

***Utilize development types to guide the physical and built form of the Greater Airpark.***

***Policy LU 4.1***

*Encourage medium-scale Type A development in areas appropriate for transitions from Types B and C development to lower-scale areas in and adjacent to the Greater Airpark Character Area.*

***Policy LU 4.4***

*Support transitions in scale between development types.*

***Policy LU 4.6***

*Transitions between development types should incorporate a blending in context of each development type and integrate the characteristics between them through appropriate site and building design.*

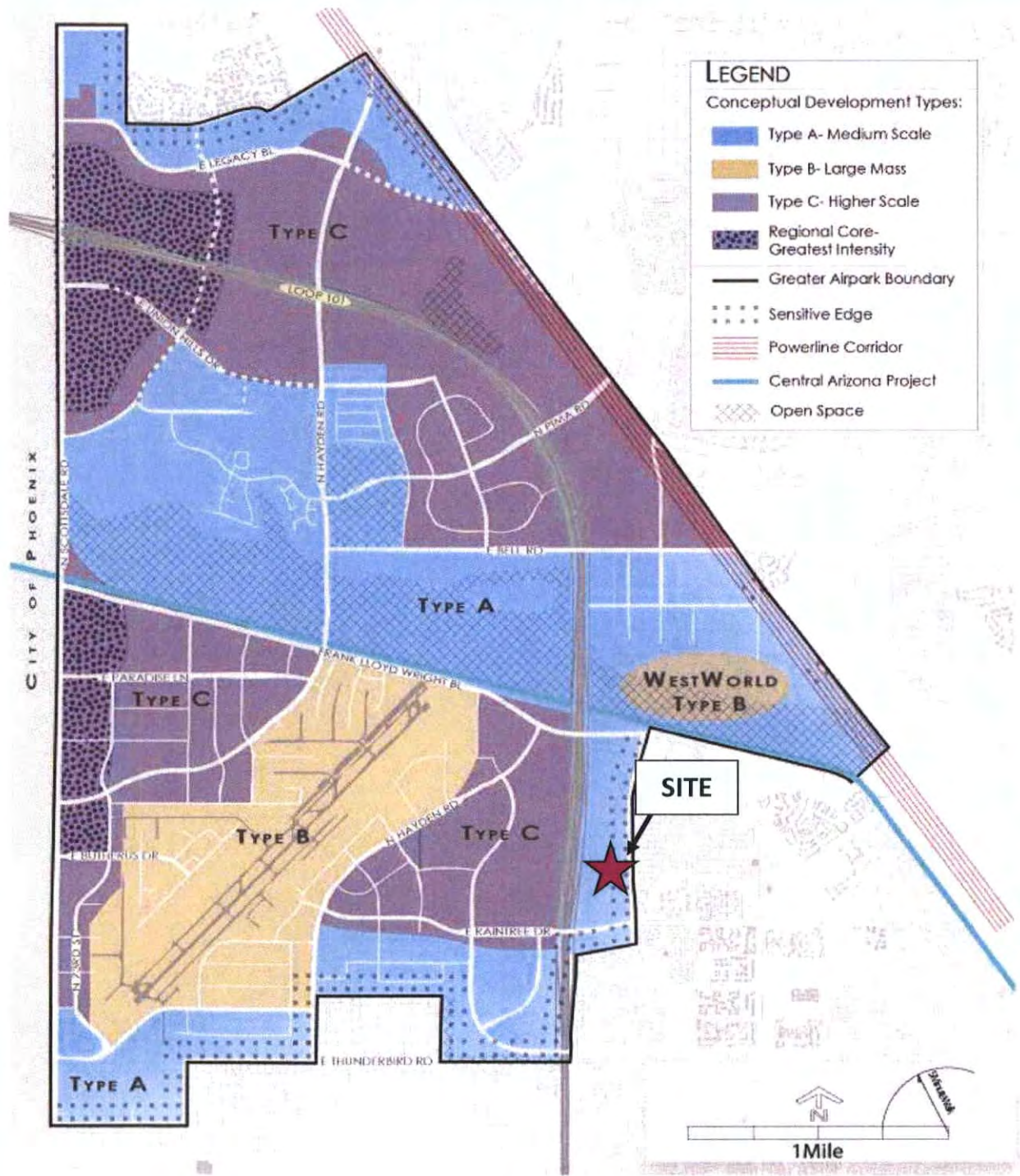
***Policy LU 4.7***

*Encourage greater visual variety between employment/commercial land uses and residential neighborhoods and avoid continuous building shapes and mass adjacent to residential neighborhoods.*

**Response:** As noted above, the building steps from 3-stories to 4-stories with the least impactful building massing located on the eastern portion of the site adjacent to the single family residential. Additionally, the residential architectural character and scale of development is respectful of the "Type A- Medium Scale" development type and surrounding context given the Property's proximity to the single family and office uses transitioning to Loop 101 to the west.



Greater Airpark Development Types



Source: Greater Airpark Character Area Plan

**Goal LU 5**

***Encourage Greater Airpark development flexibility.***

***Policy 5.2***

*Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increase floor area, greater intensity, greater height, development stand flexibility and/or street abandonment are considered.*

**Response:** An abandonment application is being processed under a separate application (7-AB-2020) and monetary compensation will be paid to the City for the abandonment of the GLOPE right-of-way.

**NEIGHBORHOODS AND HOUSING**

**Goal NH 2**

***Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.***

***Policy NH 2.1***

*Encourage developments, in Airpark Mixed-Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.*

**Response:** The senior population is currently underserved in the Greater Airpark and surrounding area with very few senior living options available in the area. Greystar Active Independent Living will diversify Scottsdale’s housing supply and give area residents an opportunity to age in place by offering residents the ability to live within close vicinity to family, retail, religions, services, and medical. The site is designated as Airpark Mixed Use (“AMU”) on the Greater Airpark Land Use Map and the Property is ideally located for senior living given the wide range of established support services that surround the Property benefiting both residents and visitors, as well as bolstering area business owners.

**COMMUNITY MOBILITY**

**Goal CM 7**

***Promote sustainable transportation options that meet the needs of the current and future Greater Airpark community.***

***Policy CM 7.2***

*Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.*

***Policy CM 7.4***

*Explore and incentivize alternative mobility options, such as car sharing and shuttle buses, to access internal, as well as external, areas where public transit is less frequent and/or inaccessible.*

**Response:** This proposal incorporates a variety of sustainable transportation options that meet the needs of the targeted demographic while also decreasing reliance on the automobile. Senior living inherently requires less parking and generates less traffic with approximately 80% of residents owning vehicles. Additionally, this proposal incorporates a luxury van/shuttle service that will be available to residents for transportation to offsite activities that will reduce vehicle trips made. A customized program with Lyft is also being explored that will assist with on demand resident transportation. With an aging population, it is critical that senior housing options are available so that residents can remain and age in place. This proposal addresses this market demand while also acknowledging the need for more sustainable transportation options that provide flexibility for residents.

**ECONOMIC VITALITY**

**Goal EV 1**

***Sustain the long-term economic prosperity of the Greater Airpark.***

***Policy EV 1.1***

*Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now and in the future.*

**Response:** Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. The Greater Airpark and surrounding area have a growing senior population but housing options for this cohort are currently limited. This proposal will meet the growing need for senior living and contribute to the long-term economic prosperity of the Greater Airpark and the surrounding area by providing residents the opportunity to age in place. Further, the development will help diversify the local economy and support a sustainable economic future as the City continues to grow and mature.

## ENVIRONMENTAL PLANNING

### **Goal EP 3**

***Reduce the Urban Heat Island effect in the Greater Airpark.***

#### ***Policy EP 3.2***

*Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.*

#### ***Policy EP 3.4***

*Increase tree planting as a ground-level ozone reduction measure.*

**Response:** The landscape plan identifies the proposed plant palette, which includes a range of mature shade trees that further reduce the heat island effect and conform to the City's guidelines.

### **Goal EP 4**

***Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark.***

#### ***Policy EP 4.2***

*Encourage all developments to respect and respond to the Sonoran Desert climate.*

#### ***Policy EP 4.4***

*Promote efforts to improve air quality, enhance the environment, and protect health and welfare through environmentally transportation practices, such as carpooling, bicycling, and public transit.*

#### ***Policy EP 4.6***

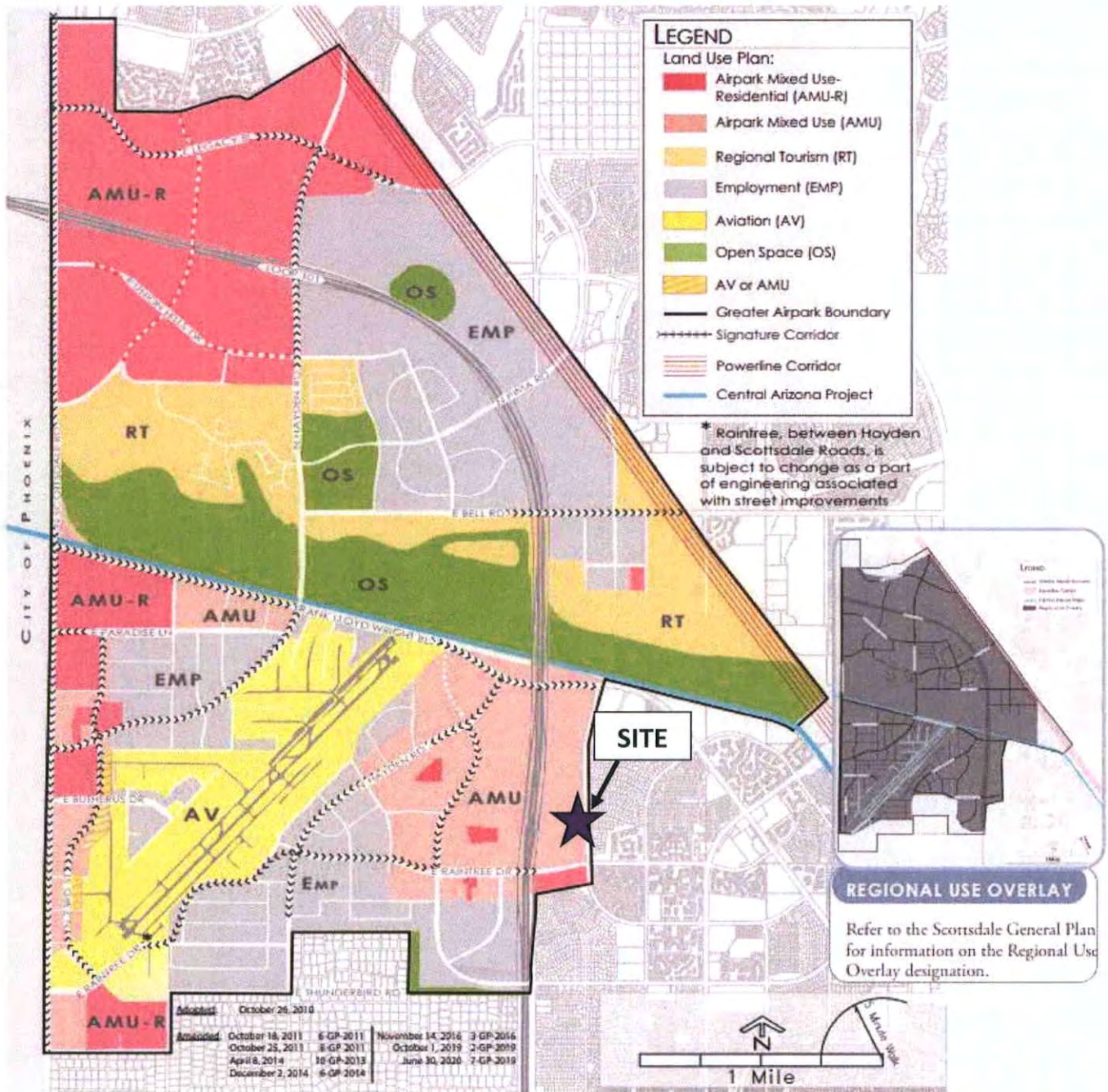
*Reduce existing and seek to limit future impervious surfaces in development, such as asphalt and concrete, in order to reduce the heat island effect and stormwater runoff.*

#### ***Policy EP 4.8***

*Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building, orientation, landscape buffers, colors, textures, materials, and lighting.*

**Response:** Contemporary Spanish Mission-style architecture will be used to enhance the Sonoran Desert context with stepped building massing as well as building textures, materials, and colors that are respectful of the surrounding context. The proposal has a 100% larger landscape buffer than required (25' required; 50' proposed) along 90<sup>th</sup> Street and incorporates mature landscaping with minimum 3-inch caliper trees throughout the site. The site provides approximately 30% open space or 61,000 s.f. (1.4 acres of the 4.66-acre site) not including parking lot landscaping. Although the senior living use has substantially less traffic compared to office, efforts to reduce environmental impacts of transportation include a luxury van/shuttle service and a customized program with Lyft that will together further reduce vehicle trips and improve air quality.

Greater Airpark Future Land Use



Source: Greater Airpark Character Area Plan

## CHARACTER AND DESIGN

### Goal CD 1

*Enhance and strengthen the design character of Greater Airpark Future Land Use Areas.*

#### **Policy CD 1.1**

*Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark.*

##### **Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)**

*The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/street level, and a variety of building forms and façade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.*

**Response:** The site is designated AMU on the Greater Airpark Future Land Use Map and the proposed development achieves the policy outlined above in multiple ways. The building design includes context appropriate massing, architecture, and materials that is sensitive to the local climate. Shaded internal pedestrian linkages are mindful of the ground-level experience with connectivity beyond the site boundary to encourage social interaction among the community.

#### **Policy CD 1.2**

*Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Character Area.*

#### **Policy CD 1.4**

*Buffer residential neighborhoods from lighting, noise, and activities associated with employment and commercial land uses by utilizing vegetation, walls or screens, and other appropriate technologies in site design.*

**Response:** In developing this proposal, the design team remained mindful to the surrounding context to ensure that the site design is both compatible with and respectful of adjacent land uses. Lighting will be designed in a manner that is appropriate for the context while maintaining safety and wayfinding for residents and visitors. The residential neighborhood east of the Property will be buffered by vegetation that includes mature landscaping and a 50' setback, double the 25' requirement. Additional buffering is achieved through building orientation with generous setbacks ranging from 114' to 188' from the east property line and 4-story elements orient towards the west.

## **VI. SCOTTSDALE SENSITIVE DESIGN PRINCIPLES**

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

**Response:** The Property is surrounded by office, storage, and commercial retail uses to the north, south and west and single-family residential to the east. Developing the Property as a minimal residential healthcare facility will be compatible with the surrounding uses as well as act as a buffer for the residential neighborhood. The design will use Spanish Mission style architecture that will be complementary to the various architectural styles established in the area. The development plan has been designed in a manner that provides appropriate massing given the scale and context of the Greater Airpark setting and proximity to the Loop 101 freeway. This proposal includes more sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent uses.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

**Response:** The Property does not have natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation of buildings in relation to the adjacent land use. A tiered building massing and significant setback along the east provides buffering to the established single-family homes.

- 2. Development should be sensitive to existing topography and landscaping.***

**Response:** All landscaping will consist of low-water use desert appropriate materials in conformance with the City's guidelines. The existing topography of the site is relatively flat and will therefore be maintained with development of the site. Plant varieties contemplated for this site include, but are not limited to Sweet Acacia, Palo Verde, Texas Ebony, and Mulga Acacia, which will be refined with the Development Review Board submittal.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

**Response:** Mature landscaping will be provided along the perimeter of the property to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The desert appropriate landscape palette will be able to withstand the changes of the local climate and as they continue to mature, they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

**Response:** The design team recognizes the importance of the pedestrian experience, and thus, the development plan provides pedestrian circulation within the community and connectivity along the 90<sup>th</sup> Street frontage. A large resident open space amenity is provided in the center of the development offering residents outdoor activities including, but not limited to, swimming, yoga, and social gathering.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

**Response:** The proposed senior living development introduces a much-needed housing type to the area. The proximity of medical, shopping, golf, hiking and other recreational opportunities will encourage adults to age in place while maintaining an active lifestyle. This proposal recognizes the need for alternative modes of transportation given that only an estimated 80% of residents will own vehicles. A luxury van/shuttle service will be provided to transport residents to offsite activities in addition to a customized Lyft program that will assist with on demand resident transportation. Providing alternative transportation methods not only removes the stress of getting to places for adults, it also creates the opportunity for social contact and interaction within the community.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

8. *Buildings should be designed with a logical hierarchy of masses.*

**Response:** Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. The proposed minimum residential healthcare facility



will also act as a buffer between the residential neighborhood to the east and the Loop 101 freeway, office and commercial uses to the north, south and west, providing contextually appropriate development and visual fluidity between the various uses.

**9. *The design of the built environment should respond to the desert environment.***

**Response:** The proposed development will evoke Spanish Mission style architecture responding to the desert climate through texture and finishes while providing an aesthetic that blends well with the established architectural context in the area.

**10. *Developments should strive to incorporate sustainable and healthy building practices and products.***

**Response:** Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. This proposal will meet the growing need for senior living while diversifying the housing supply in the Airpark further promoting economic vitality and neighborhood diversity.

**11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** Context appropriate, mature and arid-region plant materials will be used with the development and enhancement of the Property. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density and arrangement (see landscape plans).

**12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

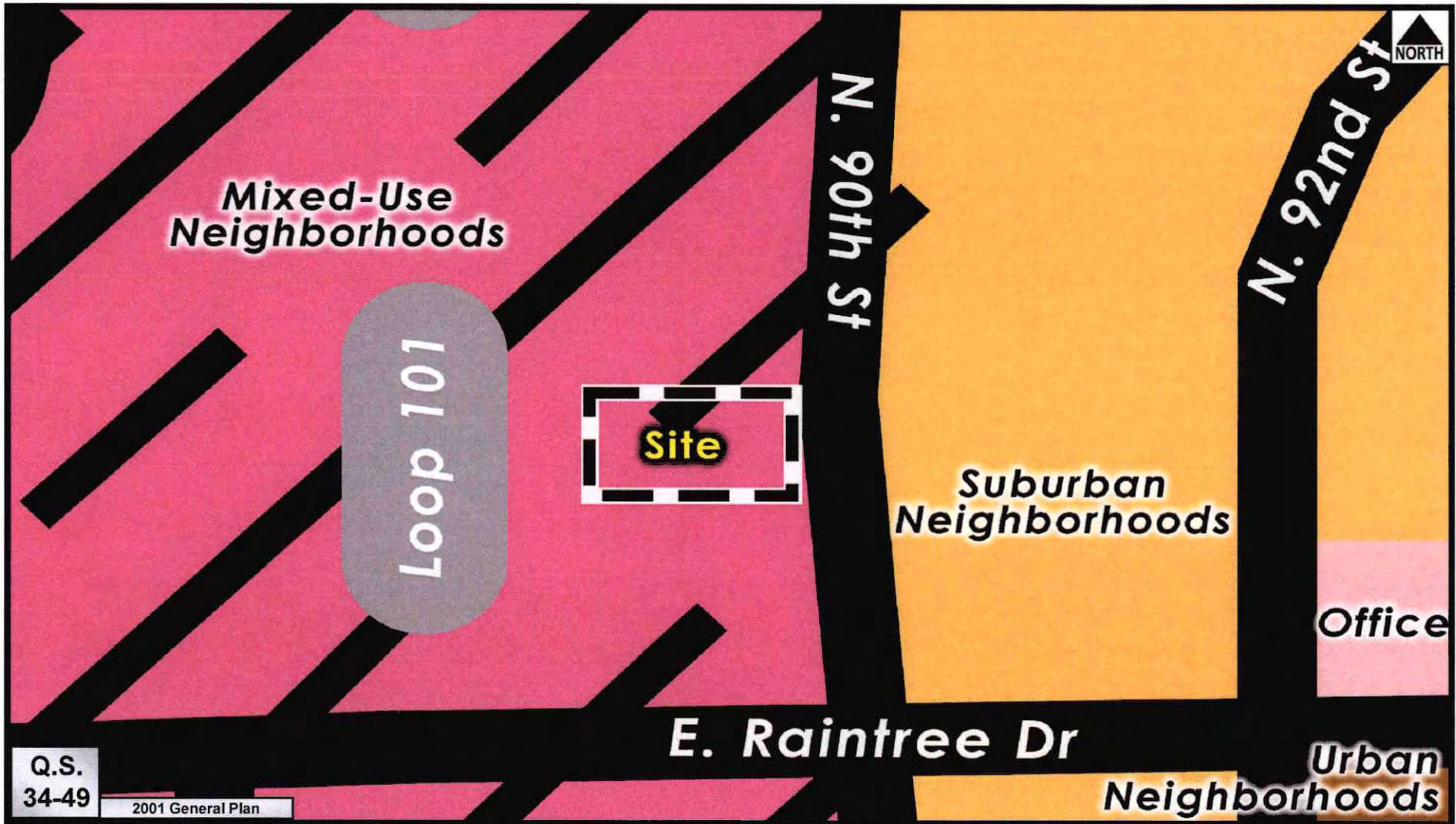
**Response:** The proposed development will maintain a low-water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant materials will be utilized with the development of the Property that will be consistent with the established vegetation found in the Airpark and surrounding area.

**13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting will be designed in a manner that is sensitive to the surrounding context while maintaining safety for residents and visitors.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.



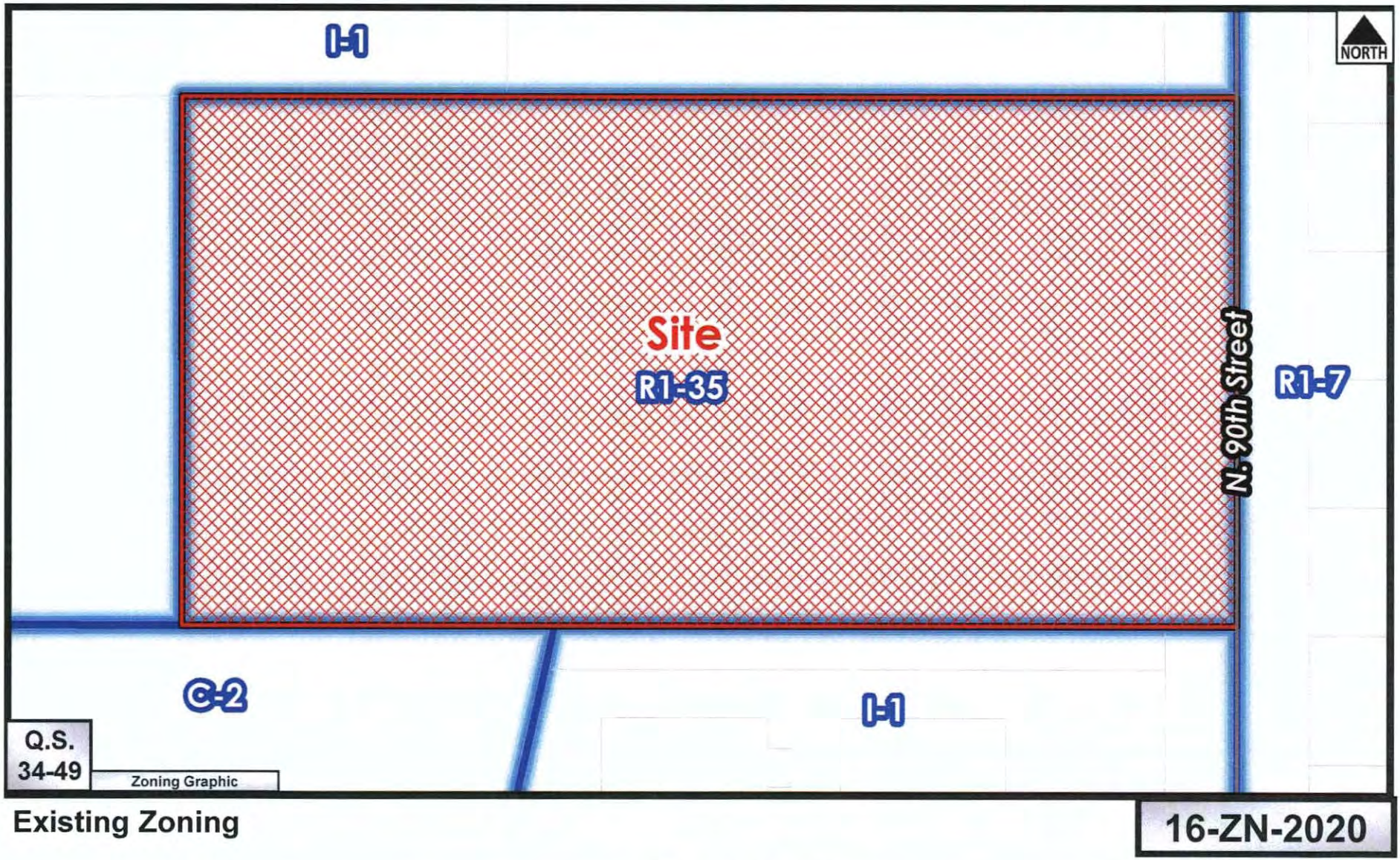
Q.S.  
34-49

2001 General Plan

Existing General Plan Land Use  
Mixed-Use Neighborhoods

16-ZN-2020

ATTACHMENT #8





**To:** Billy Cundiff  
Greystar

**Date:** October 9, 2020

**From:** Shelly Sorensen, PE, PTOE

**Job Number:** 20.5124.001

**RE:** Greystar Active Independent Living  
Traffic Statement



*Shelly Sorensen*

## INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Greystar Active Independent Living development, located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive, in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of 155 senior independent living residential units. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Statement is to analyze the proposed development's traffic related impacts to the adjacent roadway network.



Figure 1 - Vicinity Map

4657 e. cotton gin loop, suite 102  
phoenix, az 85040  
480.536.7150  
www.lokahigroup.com





## EXISTING CONDITIONS

The approximate 5-acre site is a currently undeveloped infill parcel surrounded by parcels developed as office and self-storage and is comprised of one (1) parcel. The site is currently zoned as Single-Family Residential District (R1-35). This zoning is intended to accommodate low-density single-family residential development. See **Attachment B** for Maricopa County Assessor's parcel information.

The proposed development is bordered by 90<sup>th</sup> Street to the east. East of 90<sup>th</sup> Street is single family residences. Office development borders the proposed development to the north and south. Immediately west of the proposed development, adjacent to the Arizona State Route 101 (Sr 101), is land currently zoned for a self-storage development.

**90<sup>th</sup> Street** is a north-south roadway that provides two (2) through lanes in each direction of travel, with a center two-way left turn lane. The City of Scottsdale classifies 90<sup>th</sup> Street as a major collector, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. There is a posted speed limit of 35 miles per hour (mph).

**Raintree Drive** is an east-west roadway that provides two (2) through lanes for each direction of travel, with a raised landscaped median. The City of Scottsdale classifies Raintree Drive as a minor arterial, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale's 2018 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 30,900 vehicles per day (vpd) along Raintree Drive, between Arizona State Route 101 (SR 101) and 90<sup>th</sup> Street, and an ADT of 23,400 vpd between 90<sup>th</sup> Street and Thompson Peak Parkway. There is a posted speed limit of 40 mph.

## COLLISION HISTORY

The City of Scottsdale's 2018 *Traffic Volume and Collision Rate Data* report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City. Segment collisions are collisions that occur on a major street more than 100 feet from the segment's termini intersections, including those that occur at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of the intersection.

The collision rate and city-wide ranking for study roadway segments and intersections are shown in **Table 1** and **Table 2**, respectively.



**Table 1 – Collision Rates - Study Roadway Segment**

Segment	From	To	Collision Rate	Rank
Raintree Drive	SR 101 FWY	90th Street/Redfield Road	1.16	154
Raintree Drive	90th Street/Redfield Road	92nd Street	0.24	277
2018 City of Scottsdale Average Segment Collision Rate			1.53	

**Table 2 – Collision Rates - Study Intersections**

Intersection	Collision Rate	Rank
90th Street/Redfield Road & Raintree Drive	0.57	93
2018 City of Scottsdale Average Intersection Collision Rate	0.58	

### DATA COLLECTION

A local data collection firm, Field Data Services of Arizona, Inc., was utilized to collect traffic counts. On Tuesday, August 25, 2020, typical weekday bi-directional tube counts for 24-hours in 15-minute intervals were counted along 90<sup>th</sup> Street, approximately 900 feet north of Raintree Drive. The counts indicate that during the 24-hour period, there were 1,655 and 1,887 vehicles traveling in the northbound and southbound directions or travel, respectively. This represents a total of 3,542 vehicles per day along 90<sup>th</sup> street, north of Raintree Drive. See **Attachment C** for detailed traffic count data.

At the time of the report traffic patterns were not considered typical, due to the Covid-19 pandemic and the school and business closures associated with it. Therefore, the traffic counts collected on Tuesday, August 25, 2020, were adjusted, with the guidance from the City Scottsdale, to account for a reduction of 40% from the typical traffic patterns.

Applying this factor results in 2,759 and 3,145 vehicles traveling in the northbound and southbound directions or travel, respectively. This represents an estimated total of 5,904 vehicles per day along 90<sup>th</sup> street, north of Raintree Drive.



## PROPOSED DEVELOPMENT

The proposed development will consist of 155 senior independent living residential units. Additionally, the following on-site amenities will be provided to residents: van/transportation services, common dining area, and a wellness/medical area.

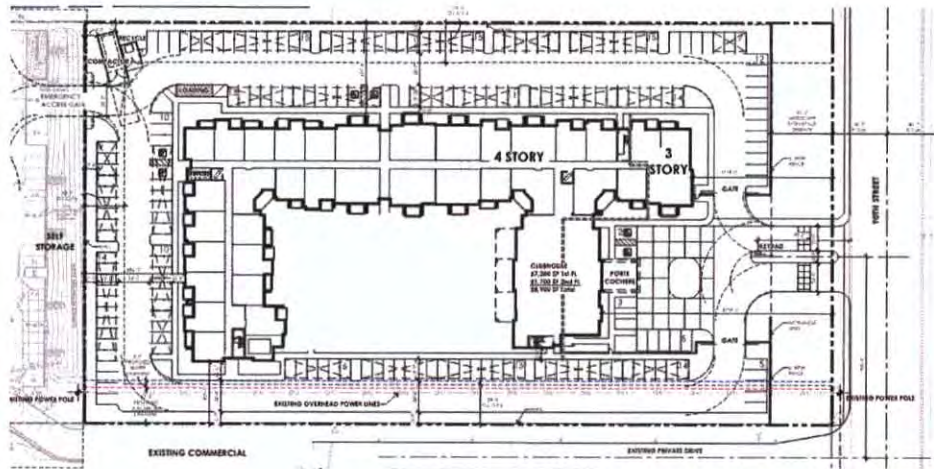


Figure 2 – Site Plan

The primary access is located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive. This driveway will be a full access point, allowing all movements into and out of the site.

Additionally, an emergency gated access point will be located on the northwest corner of the development, that will connect to a future commercial development adjacent to the proposed site.

## TRIP GENERATION

The trip generation for the proposed Greystar Active Independent Living was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10<sup>th</sup> Edition*. The ITE trip generation rates and fitted curve equations are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

### Proposed Development

The trip generation for the proposed 155 senior independent living residential unit Greystar Active Independent Living development was calculated utilizing ITE Land Use 252 – Senior Adult Housing – Attached. Trip generation calculations are shown in **Table 3**. See **Attachment D** for detailed trip generation calculations.





**Table 3 – Trip Generation (Proposed Development)**

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	598	31	11	20	39	21	18

The proposed development is anticipated to generate 598 weekday daily trips, with 31 trips occurring during the AM peak hour and 39 trips during the PM peak hour.

**Existing Zoning**

According to Maricopa County Assessor, the existing parcel is zoned for Single-family Residential (R1-35) land uses. The City of Scottsdale Code of Ordinances for R1-35 single-family residential requires each lot to be a minimum of 35,000 SF. According to Maricopa County Assessor, this parcel is 202,946 SF (4.66 acres). This results in the possible build-out of five (5) single family residential dwelling units.

Utilizing ITE Land Use 210 – Single-Family Detached Housing, the trip generation for the build-out under existing zoning was calculated as shown in **Table 4** below.

**Table 4 – Trip Generation (Existing Zoning)**

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	5	Dwelling Units	66	8	2	6	6	4	2

**Potential Development**

Bordering the site to the north, south, and west, are parcels zoned for Central Business (C-2) and Industrial Park (I-1) land uses. C-2 zoning is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. I-1 zoning is intended to provide light manufacturing, light industrial, office and supportive uses to sustain and enhance major employment opportunities. These parcels are primarily occupied by general and medical office land uses. In addition, C-2 and I-1 zoning allow for developments at a maximum floor-to-area (FAR) of 0.80.

Located adjacent to the site to the south is parcel 217-15-943 and parcel 217-15-944. These parcels are occupied by two (2) office buildings and a parking garage that comprise a portion of the Raintree Corporate Center. Based upon data obtained from the Maricopa County Assessor, below is a breakdown of each parcel:



**Table 5 – Parcel 217-15-943 and Parcel 217-15-944 Site Data**

Parcel	Lot Size (SF)	Office Size (SF)	FAR
217-15-943	294,313	172,905	0.59
217-15-944	210,736	182,585	0.87
<b>Total</b>	<b>505,049</b>	<b>355,490</b>	<b>0.70</b>

Based upon the site data in shown in **Table 5**, the two (2) office buildings of the Raintree Corporate Center, occupying parcel 217-15-943 and parcel 217-15-944, represents a FAR of 0.7.

According to Maricopa County Assessor, the proposed Greystar Active Independent Living development is proposed to occupy a parcel totaling 202,946 SF (4.66 acres). Applying the FAR of 0.8 to the parcel allows for 162,350 SF of developable area. However, conservatively assuming a FAR of 0.7, as observed at the adjacent office development, results in a total of 142,060 SF of developable area. As previously mentioned, the adjacent parcels are generally occupied by general and medical office land uses. Therefore, the trips generation by an 142,060 SF general office development were calculated.

Utilizing ITE Land Use 710 – General Office, the trip generation for the potential development was calculated as shown in **Table 6** below.

**Table 6 – Trip Generation (Potential Development)**

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour		PM Peak Hour			
					Total	In	Out	Total	In	Out
General Office	710	142.060	1000 SF GFA	1,384	165	142	23	163	26	137



## TRIP GENERATION COMPARISON

### Proposed Development versus Existing Zoning

A trip generation comparison between the proposed Greystar Active Independent Living development and the potential build-out of five (5) single family residential dwelling units.

**Table 7 – Trip Generation Comparison**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	598	31	11	20	39	21	18
<b>Proposed - Total</b>				<b>598</b>	<b>31</b>	<b>11</b>	<b>20</b>	<b>39</b>	<b>21</b>	<b>18</b>
Single-Family Detached Housing	210	5	Dwelling Units	66	8	2	6	6	4	2
<b>Existing Zoning Total</b>				<b>66</b>	<b>8</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>2</b>
<b>Difference</b>				<b>532</b>	<b>23</b>	<b>9</b>	<b>14</b>	<b>33</b>	<b>17</b>	<b>16</b>
<b>% Difference</b>				<b>806%</b>	<b>288%</b>	<b>450%</b>	<b>233%</b>	<b>550%</b>	<b>425%</b>	<b>800%</b>

The build-out of Greystar Active Independent Living development is anticipated to generate 532 (806%) more weekday trips, with 23 (288%) more trips during the AM peak hour, and 33 (550%) more trips during the PM peak hour than the build-out of five (5) single family residential dwelling units under the existing zoning.

### Proposed Development versus Potential Development

A trip generation comparison between the proposed Greystar Active Independent Living development and the potential build-out of an 142,060 SF general office building.

**Table 8 – Trip Generation Comparison**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	252	155	Dwelling Units	598	31	11	20	39	21	18
<b>Proposed - Total</b>				<b>598</b>	<b>31</b>	<b>11</b>	<b>20</b>	<b>39</b>	<b>21</b>	<b>18</b>
General Office	710	142,060	1000 SF GFA	1,384	165	142	23	163	26	137
<b>Office Total</b>				<b>1,384</b>	<b>165</b>	<b>142</b>	<b>23</b>	<b>163</b>	<b>26</b>	<b>137</b>
<b>Difference</b>				<b>-786</b>	<b>-134</b>	<b>-131</b>	<b>-3</b>	<b>-124</b>	<b>-5</b>	<b>-119</b>
<b>% Difference</b>				<b>-57%</b>	<b>-81%</b>	<b>-92%</b>	<b>-13%</b>	<b>-76%</b>	<b>-19%</b>	<b>-87%</b>

The build-out of Greystar Active Independent Living development is anticipated to generate 786 (57%) fewer weekday trips, with 134 (81%) fewer trips during the AM peak hour, and 124 (76%) fewer trips during the PM peak hour than the build-out of an 142,060 SF general office development.



## TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the proposed development. The trip distribution and trip assignment for the proposed Greystar Active Independent Living development is generally based on the distribution of existing traffic along the surrounding roadway network, permitted movements at the proposed site driveways, and probable routes. The trip distribution is shown in **Attachment E**.

The trip assignment was generally based on proximity of the site driveway to the major roadway network routes, permitted turn movements, as well as ease and probability of use. The site generated traffic volumes are also shown in **Attachment E**.



## SUMMARY

The proposed Greystar Active Independent Living site is located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive, and is comprised of a total of 155 senior independent living residential units.

The primary access point to the proposed Greystar Active Independent Living development is located along 90<sup>th</sup> Street, approximately one-quarter mile north of Raintree Drive. This is anticipated to be a full-access driveway, allowing all movements into and out of the site.

### Trip Generation

At full build-out, the proposed Greystar Active Independent Living development is anticipated to generate 598 weekday daily trips, with 31 trips occurring during the AM peak hour and 39 trips during the PM peak hour.

### Trip Generation Comparison

The build-out of Greystar Active Independent Living development is anticipated to generate 532 (806%) more weekday trips, with 23 (288%) more trips during the AM peak hour, and 33 (550%) more trips during the PM peak hour than the build-out of five (5) single family residential dwelling units under the existing zoning.

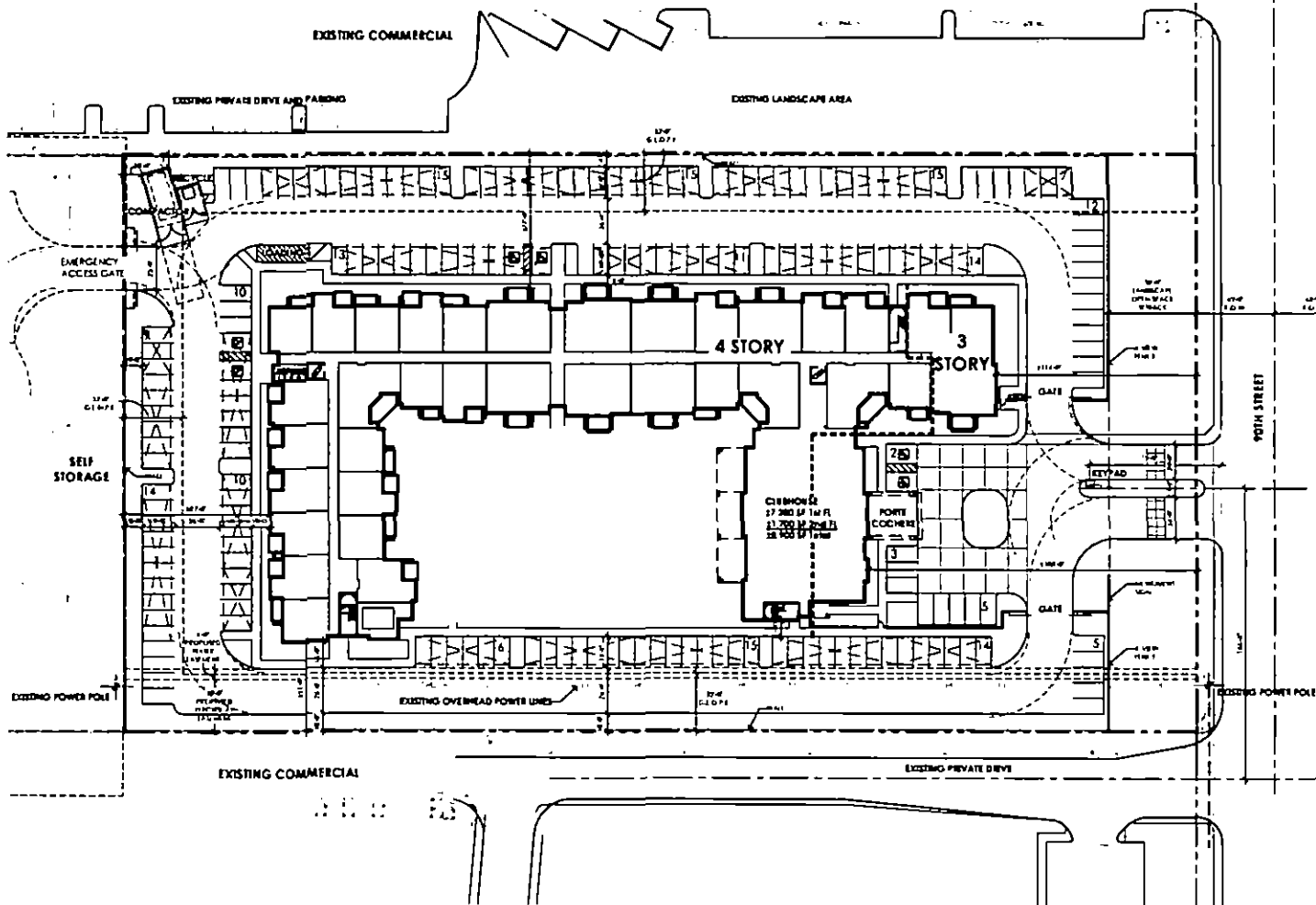
The buildout of Greystar Active Independent Living development is anticipated to generate 786 (57%) fewer weekday trips, with 134 (81%) fewer trips during the AM peak hour, and 124 (76%) fewer trips during the PM peak hour than the build-out of an 142,060 SF general office development.

The recorded daily traffic counts indicate 3,452 vehicles per day along 90<sup>th</sup> Street. However, these counts were collected turned a period in which typical patterns were not occurring. Therefore, with the guidance of the City of Scottsdale, the counts were adjusted to account for an approximate 40% reduction from typical traffic patterns. Applying this factor results in 5,904 vehicle per day along 90<sup>th</sup> Street, north of Raintree Drive. Therefore, the 598 vehicles per day generated from the proposed development would represent an approximate increase of 10% in average weekday traffic along 90<sup>th</sup> Street, north of Raintree Drive.

**In conclusion, the traffic generated by the proposed Greystar Active Independent Living development is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.**



## ATTACHMENT A – PROPOSED SITE PLAN



**REZONING SITE DATA**

**PROJECT DESCRIPTION:**  
 NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY WITH THREE (3) AND (4) STORY COMPONENTS, PARKING AND COMMON AREA. TOTAL PROPOSED BUILDING AREA: 218,000 GSF (80)

**SITE AREA:**  
 GROSS: 1,277,800 SF (28,500 AC)  
 NET: 1,202,950 SF (27,459 AC)

**TOURNO:**  
 EXISTING: R1-35  
 PROPOSED: C-0

**DENSITY:**  
 MAXIMUM: 40 DU/DU AC (12,000)  
 PROPOSED: 131.0 DU/AC (155 DU)

**OPEN SPACE:**  
 MINIMUM REQUIRED: 0.24 = NET LOT AREA (148,708 SF)  
 PROPOSED: 10.38 = NET LOT AREA (1,177,033 SF)

**ROOF AREA BOND:**  
 MAXIMUM REQUIRED: 0.80 (1162,340 GSF)  
 PROPOSED: 0.80 (1143,138 GSF)  
 \*BY CITY OF SCOTTSDALE SPECIAL BLDG. AREA DETERMINATION

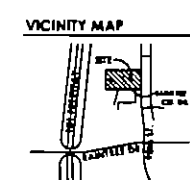
**BUILDING HEIGHT:**  
 MAX HEIGHT ALLOWED: 48'  
 (CYCLING FOOTTOP & PENTHOUSE)  
 PROPOSED: 3 STORIES AND 4 STORIES (48 MAX.)

**END CURB:**  
 133 DU x 1.25 P.S. / DU = 166 P.S.  
 131 DU x 1.25 P.S. / DU = 164 P.S.  
 TOTAL: 164 P.S. (11,797 S.F./D.U.)

**PROPOSED BIKE PARKING:**  
 REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED  
 PROVIDED BIKE PARKING: MAXIMUM OF 100 SPACES

**PROVIDED BIKE PARKING:**  
 20 SPACES

**NOTE:**  
 G.L.O.P.E. (GOVERNMENT LAND OFFICE PATENT EASEMENT)



PROJECT NO. 20-2006-01  
**GREYSTAR**  
 ACTIVE  
 INDEPENDENT  
 LIVING  
 SCOTTSDALE, ARIZONA

**GREYSTAR**  
 3270 E. CAMBRIDGE RD., SUITE 225  
 PHOENIX, ARIZONA 85078

**DRAFT**

**TODD & ASSOCIATES, INC.**  
 Architecture Planning  
 Landscape Architecture  
 4219 North 44th Street  
 Phoenix, AZ 85018  
 402-952-8280 402-952-8915  
 www.toddasinc.com  
 Copyright 2017 Todd & Associates, Inc.

DATE: 09/15/20  
 Proj Mgr:  
 Drawn By:

REZONING  
 SUBMITTAL (DRAFT)

SITE PLAN  
 04



## ATTACHMENT B – MARICOPA COUNTY ASSESSOR



## 217-15-033 Land Parcel

This is a land parcel and the current owner is SFI RAINTREE SCOTTSDALE LLC. Its current year full cash value is \$2,965,500.

---

### Property Information

MCR #  
Description: LOT 7 OR N2 NE4 SW4 NW4 EX E 45F TH/OF  
Lat/Long  
Lot Size 202,946 sq ft.  
Zoning R1-35  
Lot #  
High School District SCOTTSDALE UNIFIED #48  
Elementary School District SCOTTSDALE UNIFIED SCHOOL DISTRICT  
Local Jurisdiction SCOTTSDALE  
S/T/R 7 3N 5E  
Market Area/Neighborhood 05/013  
Subdivision (0 Parcels)

---

### Owner Information

#### SFI RAINTREE SCOTTSDALE LLC

Mailing Address 180 GLASTONBURY BLVD STE 201, HARTFORD, CT 06033  
In Care Of ISTAR FINANCIAL INC - DAWN ZUKOWSKI  
Deed Number [111003433](#)  
Last Deed Date 12/06/2011  
Sale Date n/a  
Sale Price n/a

---

## Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

**The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)**

Tax Year	2021	2020	2019	2018	2017
Full Cash Value	\$2,965,500	\$2,793,000	\$2,660,000	\$2,809,700	\$2,809,700
Limited Property Value	\$2,395,901	\$2,281,810	\$2,173,152	\$2,069,669	\$1,971,113
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$359,385	\$342,272	\$325,973	\$310,450	\$295,667
Property Use Code	0032	0032	0032	0032	0032
PU Description	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice



## ATTACHMENT C – TRAFFIC COUNTS

**Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745**

Volumes for: Tuesday, August 25, 2020

City: Scottsdale

Project #: 20-1329-001

Location: 90th St. north of Raintree

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB		
00:00	2	2			12:00	33	26				
00:15	0	1			12:15	38	28				
00:30	1	0			12:30	23	27				
00:45	1	4	1	4	8	12:45	44	138	32	113	251
01:00	1	2			13:00	29	25				
01:15	0	0			13:15	25	24				
01:30	2	0			13:30	34	43				
01:45	1	4	1	3	7	13:45	23	111	37	129	240
02:00	1	3			14:00	22	33				
02:15	3	0			14:15	26	41				
02:30	4	3			14:30	30	45				
02:45	0	8	1	7	15	14:45	34	112	50	169	281
03:00	2	0			15:00	30	54				
03:15	0	0			15:15	29	41				
03:30	0	1			15:30	34	43				
03:45	0	2	1	2	4	15:45	26	119	39	177	296
04:00	1	0			16:00	28	33				
04:15	2	2			16:15	33	30				
04:30	4	3			16:30	28	58				
04:45	2	9	3	8	17	16:45	35	124	52	173	297
05:00	1	3			17:00	37	36				
05:15	0	7			17:15	38	41				
05:30	6	4			17:30	37	29				
05:45	5	12	2	16	28	17:45	41	153	28	134	287
06:00	11	11			18:00	30	32				
06:15	10	12			18:15	18	26				
06:30	10	11			18:30	22	38				
06:45	18	49	17	51	100	18:45	20	90	29	125	215
07:00	20	18			19:00	13	20				
07:15	16	11			19:15	30	22				
07:30	33	31			19:30	17	14				
07:45	22	91	18	78	169	19:45	13	73	23	79	152
08:00	28	36			20:00	18	13				
08:15	25	39			20:15	20	9				
08:30	26	35			20:30	11	15				
08:45	24	103	54	164	267	20:45	9	58	11	48	106
09:00	19	41			21:00	6	10				
09:15	22	42			21:15	4	6				
09:30	23	22			21:30	5	4				
09:45	28	92	20	125	217	21:45	8	23	11	31	54
10:00	25	21			22:00	7	5				
10:15	29	19			22:15	2	7				
10:30	25	28			22:30	6	4				
10:45	18	97	24	92	189	22:45	7	22	2	18	40
11:00	48	29			23:00	2	2				
11:15	32	33			23:15	2	4				
11:30	32	30			23:30	1	1				
11:45	44	156	41	133	289	23:45	0	5	1	8	13

**Total Vol.**      627      683      **1310**      1028      1204      **2232**

GPS Coordinates:      33.621162, -111.886952

		Daily Totals		
NB	SB	EB	WB	Combined
1655	1887			<b>3542</b>

	AM			PM		
Split %	47.9%	52.1%	37.0%	46.1%	53.9%	63.0%
Peak Hour	11:00	08:30	11:00	17:00	14:15	16:30
Volume	156	172	289	153	190	325
P.H.F.	0.81	0.80	0.85	0.93	0.88	0.93



## ATTACHMENT D – TRIP GENERATION





0.7 FAR

General Office																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office	710	142.06	1000 SF GFA	9.74	50%	50%	1.16	86%	14%	1.15	16%	84%	1,384	692	692	165	142	23	163	26	137	Average
General Office	710	142.06	1000 SF GFA	2.71	50%	50%	0.37	86%	14%	0.47	16%	84%	385	193	192	53	46	7	67	11	56	Minimum
General Office	710	142.06	1000 SF GFA	27.56	50%	50%	4.23	86%	14%	3.23	16%	84%	3,915	1,958	1,957	601	517	84	459	73	386	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office	710	142.06	1000 SF GFA	$\ln(T)=0.97\ln(X)+2.50$	50%	50%	$T=0.94(X)+26.49$	86%	14%	$\ln(T)=0.95\ln(X)+0.36$	16%	84%	1,492	746	746	160	138	22	159	25	134	Equation
General Office				Standard Deviation	5.15		0.47			0.42			N/A									
General Office				Number of Studies	66		35			32			N/A									
General Office				Average Size	171		117			114			N/A									
General Office				R <sup>2</sup>	0.83		0.47			0.88			N/A									



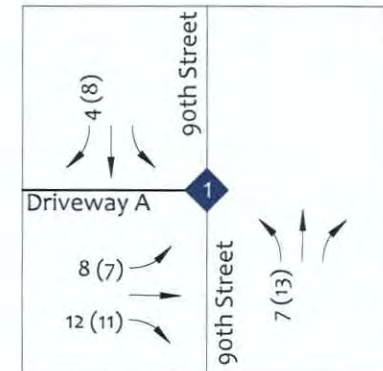
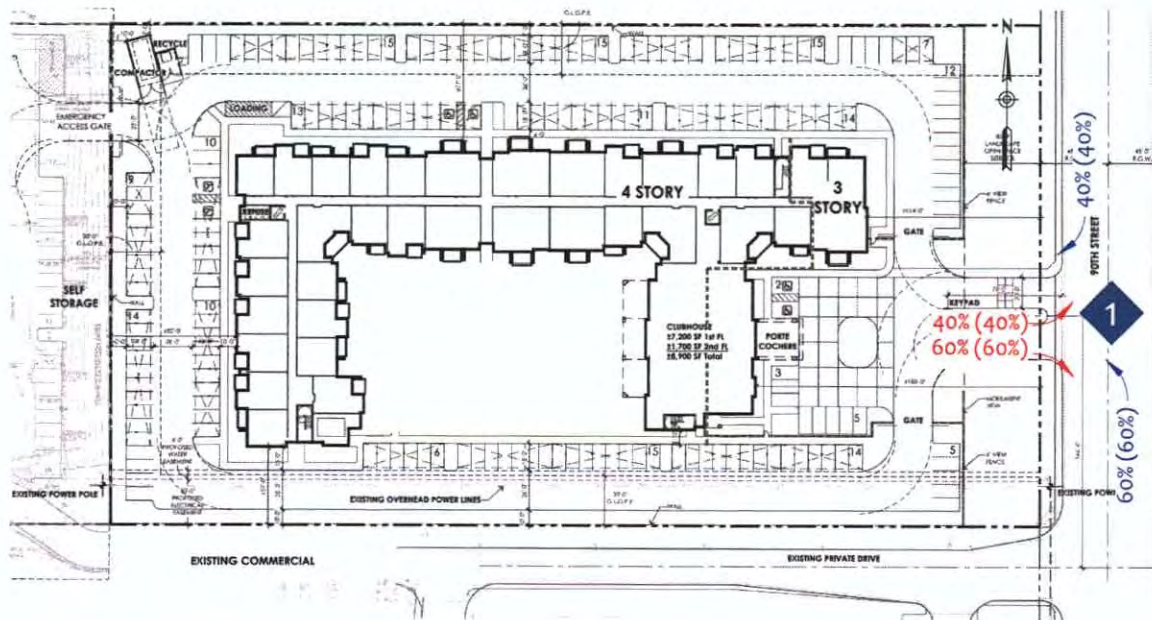





## ATTACHMENT E – SITE DISTRIBUTION AND SITE VOLUMES



E



Legend

- AM(PM) Peak Hour Traffic Volumes
- AM(PM) Inbound Trip Distribution Percentages
- AM(PM) Outbound Trip Distribution Percentages
-  Intersection

## EXHIBIT 'A'

### LEGAL DESCRIPTION G.L.O. EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES ABANDONMENT

PORTIONS OF THE LAND DESCRIBED AS PARCEL NO. 2 IN THE TRUSTEE'S DEED AND BILL OF SALE RECORDED IN DOCUMENT NUMBER 2011-1003433 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 33 FEET, SOUTH 33 FEET, AND WEST 33 FEET OF SAID PARCEL NO. 2.

CONTAINING 49,302 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.



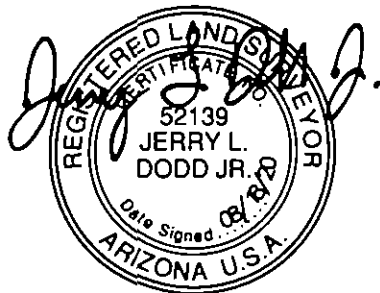
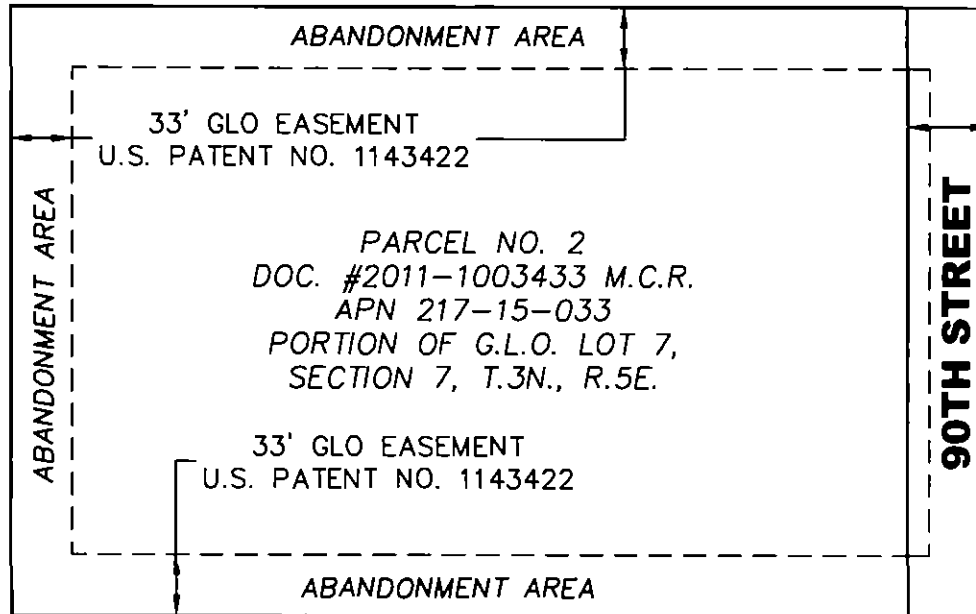
SURVEY INNOVATION GROUP, INC.  
22425 N. 16<sup>TH</sup> STREET, SUITE 1  
PHOENIX, AZ 85024

SIG JOB NO. P5338

EXHIBIT 'B'  
G.L.O. EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES  
ABANDONMENT



NTS



NOTE: THIS IS NOT  
A BOUNDARY SURVEY

SIG JOB# P5338

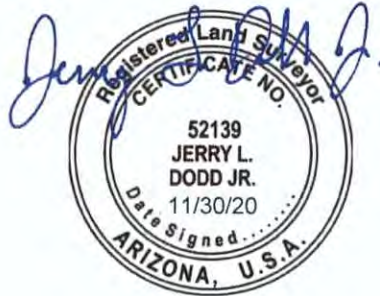
**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**PUBLIC NON-MOTORIZED ACCESS EASEMENT  
DEDICATION**

THE EAST 15 FEET, WHICH LIES IN THE PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN THE TRUSTEE'S DEED AND BILL OF SALE RECORDED AS NUMBER 2011-1003433, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN G.L.O. LOT 7 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

EASEMENT DEDICATION CONTAINING 4,935 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.



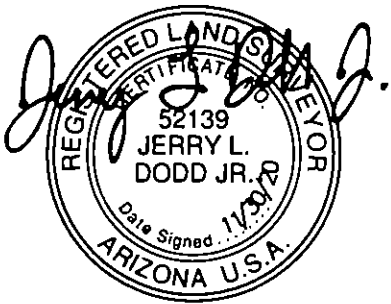
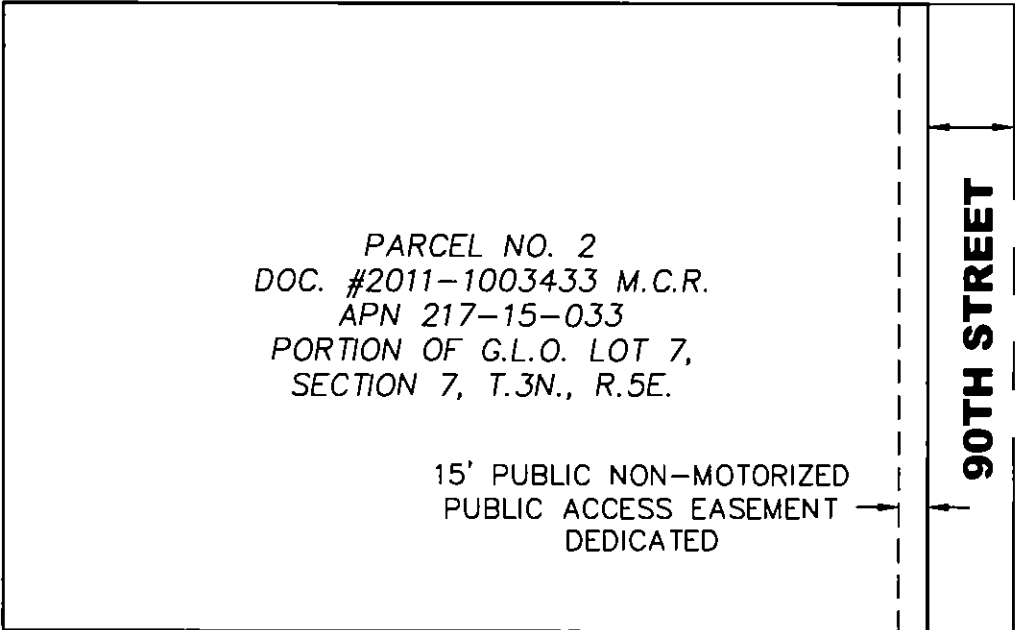
SURVEY INNOVATION GROUP, INC.  
22425 N. 16<sup>TH</sup> STREET, SUITE 1  
PHOENIX, AZ 85024

SIG JOB NO. P5338

EXHIBIT 'B'  
PUBLIC NON-MOTORIZED ACCESS EASEMENT  
DEDICATION



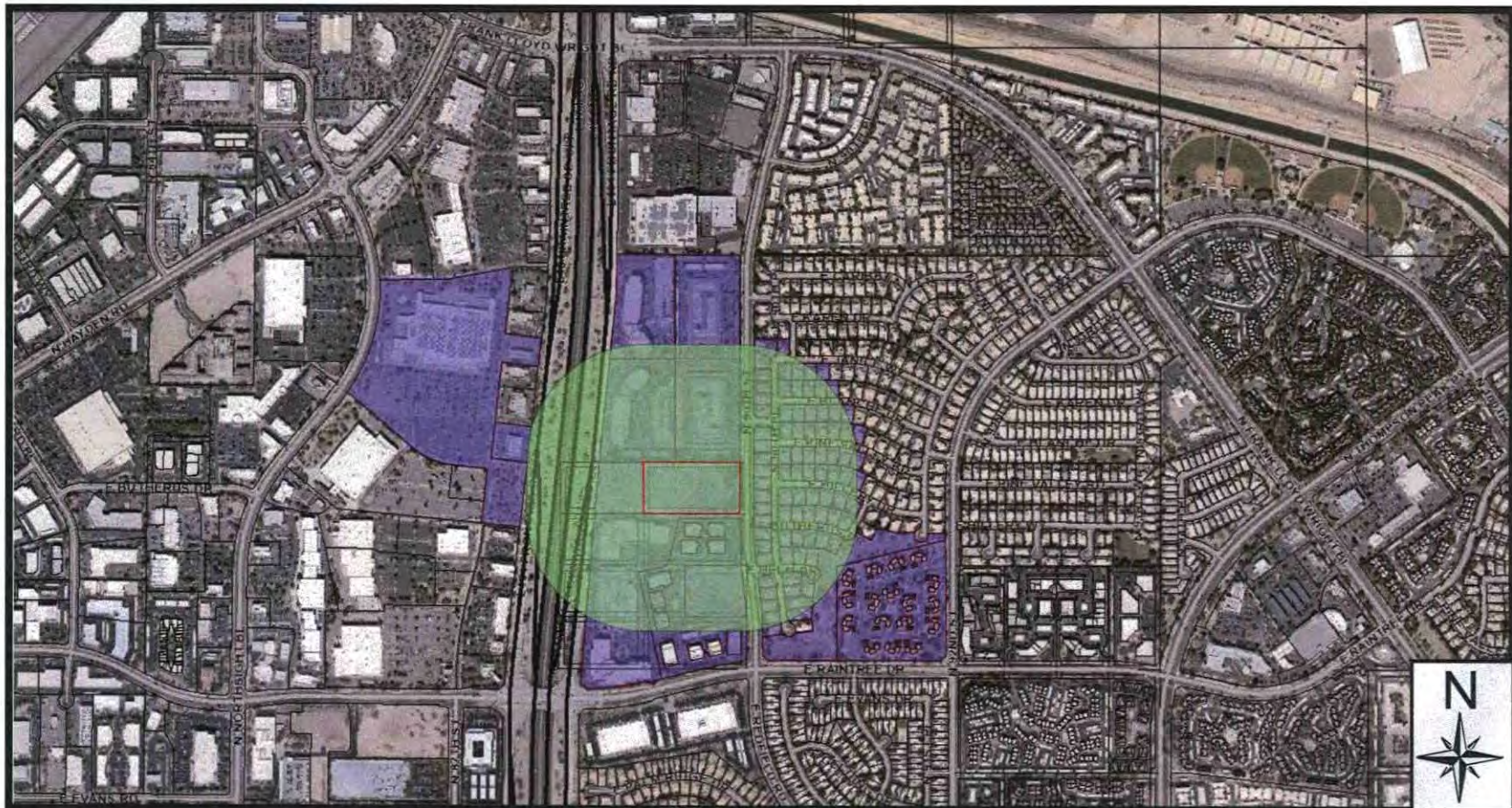
NTS



NOTE: THIS IS NOT  
A BOUNDARY SURVEY

SIG JOB# P5338

# City Notifications – Mailing List Selection Map Greystar Active Independent Living Rezoning





**Additional Notifications:**

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
October 22, 2020

**Map Legend:**

-  Site Boundary
-  Properties within 750-feet

Postcards: 176

**16-ZN-2020**

**From:** [Paurich St Clair](#)  
**To:** [Posler, Kathryn](#)  
**Cc:** "MARILU AND JOHN"  
**Subject:** ABOUT CASE # 16-ZN-2020 ON 90TH STREET  
**Date:** Friday, December 11, 2020 1:02:35 PM

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**External Email: Please use caution if opening links or attachments!**

To whom it may concern.

My husband John and I are not happy about the project that is the "GREYSTAR active independent living" for 90<sup>th</sup> Street.

We are original owners of this house on 90 Place. We have been here for about 27 years and have watched everything grow. We have not been UNHAPPY with a project until this one. It does not belong in this area. It will cause too much traffic and hassles for all of us in the housing area across from this project. This could be more office space but not a 4 story building to house all aging people. It just does not belong there. I am sure there will be many traffic accidents caused from this project. I am sure there are many options for you to plan it somewhere else.

Thank you for your time.

The very unhappy home owners from the other side of the street.

Marilu and John.

Marilu  
602-421-2460  
jandml@cox.net  
Enjoy your journey in life





**Stephanie Mack**  
14850 N. Frank Lloyd Wright Blvd.  
Scottsdale, Arizona 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Mack", written over a horizontal line.



**HORIZON**  
**MODERN DENTISTRY AND ORTHODONTICS**

Alma Ramirez 14858 N. Frank Lloyd Wright Blvd. #65A  
Scottsdale, Arizona 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



**Emily Attel**

---

14692 N. Frank Lloyd Wright Boulevard, Suite 141 Scottsdale, AZ 85260

---

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "Emily Attel", with a long horizontal line extending to the right.



## Dariyn Sandoval

14692 N. Frank Lloyd Wright Boulevard, Suite 141 Scottsdale, AZ 85260

---

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "DS", written in a cursive style.



Iris Kleinfeld

14858 N. Frank Lloyd Wright Blvd. #161  
Scottsdale, Arizona 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

**LA CUCINA**  
BISTRO & WINE BAR

M. Ramos  
14692 N. Frank Lloyd Wright Blvd. #147  
Scottsdale, Arizona 85260

April 1, 2021

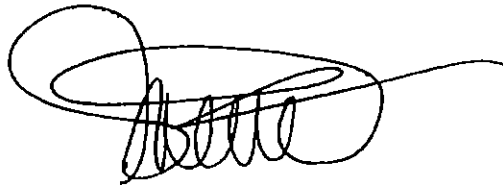
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Ramos', with a large, stylized flourish above the name.



James Bodeneller

14684 N. Frank Lloyd Wright Boulevard Scottsdale, AZ 85260

---

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,



# AFFORDABLE HOME CARE

A Skilled Approach to Senior Home Care

Seth Layman

9324 E. Raintree Drive, #100A  
Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,





Rachel Morris  
9360 E. Raintree Drive, #103  
Scottsdale, AZ 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Rachel Morris". The signature is written in a cursive style with a long, sweeping underline.



Janelle Crabtree  
9324 E. Raintree Drive, Suite #110  
Scottsdale, AZ 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Janelle Crabtree". The signature is fluid and cursive, with the first name "Janelle" written in a larger, more prominent script than the last name "Crabtree".



**Francisco Aceves**  
**Endocrinology Associates**  
9328 E. Raintree Drive  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



Kailee Linhart- Office Assistant  
Clark & Schloss Family Law, PC  
9364 E. Raintree Drive, #107  
Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kailee Linhart', written in a cursive style.



Scarlet Perez  
Hotel Contracting Services  
9364 E. Raintree Drive, #102  
Scottsdale, AZ 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads 'Scarlet Perez'. The signature is written in a cursive style with a large, stylized 'S' and a question mark at the end.

# Scottsdale Endocrinology

Maggie Boetts  
9336 E. Raintree Drive, #150  
Scottsdale, AZ 85260

April 1, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,



# Scottsdale Endocrinology

Cassidy Copling  
9336 E. Raintree Drive, #150  
Scottsdale, AZ 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

Cassidy Copling

A handwritten signature in black ink, appearing to read 'Cassidy Copling', with a long horizontal flourish extending to the right.



**Emilie Titchen**  
15807 E. Frank Lloyd Wright Blvd. Suite 100  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "Emilie Titchen", written over a horizontal line.





Sonoran Desert  
— DENTISTRY —

**Rhonda Yoon & Romy Pfeifle**  
9304 E. Raintree Drive, Suite 100  
Scottsdale, AZ 85260

---

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

Handwritten signatures of Rhonda Yoon and Romy Pfeifle. The signature on the left is 'Rhonda Yoon' and the signature on the right is 'Romy Pfeifle'. Both signatures are written in black ink and are underlined.

# WAXING THE CITY®

Danielle Faeythe  
14676 N. Frank Lloyd Wright Blvd. #121  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danielle Faeythe', with a long horizontal flourish extending to the right.

# WAXING THE CITY®

Allhai Gallogly  
14676 N. Frank Lloyd Wright Blvd. #121  
Scottsdale, AZ 85260

April 2, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Allhai Gallogly". The signature is written in a cursive style with a large, looping "G" at the end.



**Scott Koches**  
14676 N. Frank Lloyd Wright Blvd. Suite 125  
Scottsdale, AZ 85260

April 3, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Scott Koches". The signature is written in a cursive, flowing style.



**Lisa Morales**  
9312 E. Raintree Drive  
Scottsdale, AZ 85260

**April 2, 2021**

**Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251**

**Dear Mayor Lane and Council Members:**

**I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.**

**I hope that you vote to approve this proposed project.**

**Sincerely,**

A handwritten signature in blue ink, appearing to read 'Lisa Morales', is written below the word 'Sincerely,'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.



**Sarah Hoefler**  
9336 E. Raintree Drive, #140  
Scottsdale, AZ 85260

April 1, 2021


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,



Sarah Hoefler



**Eric Cash** - 15681 N. Hayden Road, #112 - Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "Eric Cash", written in a cursive style.

# PET MARKET

My Pet's Choice!

Isabelle Cooper - 15745 N. Hayden Road, #114 - Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,





# PET MARKET

My Pet's Choice!

Chelsea Baggett - 15745 N. Hayden Road, #114 - Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,





**Nick Broener**

**Owner**

15745 N. Hayden Road, #115  
Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



**John French**  
15745 N. Hayden Road, #121  
Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "John French". The signature is fluid and cursive, with a long horizontal line extending to the right.



**Robert Robles**  
15745 N. Hayden Road, #121  
Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Robles". The signature is stylized and written in a cursive-like font.



**Julius Oriekun**  
15745 N. Hayden Road, #121  
Scottsdale, Arizona 85260

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Julius Oriekun". The signature is written in a cursive, flowing style.

**From:** Prescott Smith <[prescott@technicalolutionsaz.com](mailto:prescott@technicalolutionsaz.com)>  
**Sent:** Friday, June 11, 2021 2:47 PM  
**To:** Posler, Kathryn <[KPosler@Scottsdaleaz.gov](mailto:KPosler@Scottsdaleaz.gov)>  
**Cc:** Susan Bitter Smith <[sbsmith@technicalolutionsaz.com](mailto:sbsmith@technicalolutionsaz.com)>  
**Subject:** 16-ZN-2020 90th Street and Raintree Support

**⚠ External Email: Please use caution if opening links or attachments!**

Katie,

Please see the attached support documents for the Greystar project located near 90th Street and Raintree. Please add these to the Council packet and distribute as needed. Thanks so much!

--

Prescott Smith  
\*Vice President\*  
Technical Solutions  
(602) 957-3434  
[Prescott@technicalolutionsaz.com](mailto:Prescott@technicalolutionsaz.com)



Shontel Tsoni  
15223 N. 87<sup>th</sup> Street  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Shontel Tsoni", written in a cursive style.

**Philip Hernandez**  
8799 E. Frank Lloyd Wright Blvd. Suite #2  
Scottsdale, Arizona 85260



March 28, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Hernandez". The signature is fluid and cursive, with a long horizontal stroke at the end.





**Epimenio Nigrete Jr.**  
15745 N. Hayden Road  
Scottsdale, Arizona 85260

March 28, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.



**Brittany Kennedy** 15745 N. Hayden Road Scottsdale, Arizona 85260

---

March 28, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Kennedy". The signature is fluid and cursive, with a long horizontal flourish at the end.



Cell  
Phone  
Repair

**Rick Gaderick**- Owner  
15689 N. Hayden Road #126  
Scottsdale, Arizona 85260

---

March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



**Josh Herbert**  
**Owner**  
**15689 N. Hayden Road #127**  
**Scottsdale, Arizona 85260**

March 25, 2021

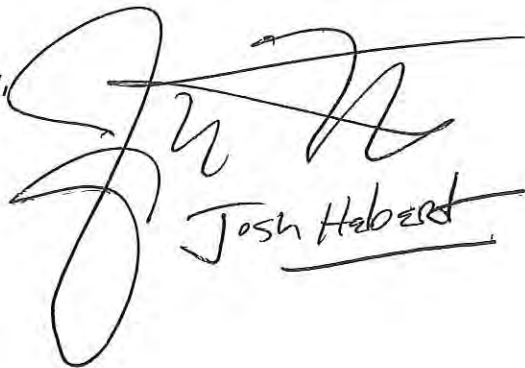
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



Josh Herbert

# new serenity SPA

David Greer - 15609 N. Hayden Road #138 - Scottsdale, Arizona 85260

March 28, 2021

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Greer', with a long horizontal flourish extending to the right.

# Paulene's Nail Salon

PROFESSIONAL NAIL CARE FOR LADIES AND GENTLEMEN

Duc Ong - 15641 N. Hayden Road, Unit 133  
Scottsdale, Arizona 85260

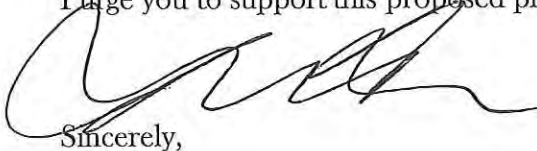
March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.



Sincerely,



Tony Holck  
15641 N. Hayden Road, Suite B1/B2  
Scottsdale, Arizona 85260

**March 28, 2021**

**Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251**

**Dear Mayor Lane and Council Members:**

**I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.**

**I hope that you vote to approve this proposed project.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Tony Holck". The signature is fluid and cursive, with a large loop at the end.



Todd Wather  
15641 N. Hayden Road, Suite B1/B2  
Scottsdale, Arizona 85260

March 28, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Todd Wather". The signature is written in a cursive style with a long horizontal line extending to the right.



Allen Awfe

Havana Smoke & Cigar Shop  
15577 N. Hayden Road • Suite 106  
Scottsdale, Arizona 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Awfe', written in a cursive style.

**Kevin Corona**

15577 N. Hayden Road • Suite 105  
Scottsdale, Arizona 85260



March 27, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

*K. Corona*



**Shaw Wei Lee- Owner**  
15577 N. Hayden Road, Suite C-103  
Scottsdale, Arizona 85260

March 25, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

SHAW WEI LEE  
Veggie Village

**Tuesday Morning**

Karina Oleveros  
15449 N. Hayden Road, Suite 101  
Scottsdale, Arizona 85260

**March 28, 2021**

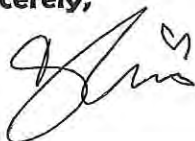
**Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251**

**Dear Mayor Lane and Council Members:**

**I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.**

**I hope that you vote to approve this proposed project.**

**Sincerely,**



3/27/21



**Mariela Mancilla**  
**15540 N. Hayden Road**  
**Scottsdale, Arizona 85260**

March 28, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

*Mariela Mancilla*



**Joe Valenzuela** - 15515 N. Hayden Road - Scottsdale, Arizona 85260

March 28, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be the name "Joe Valenzuela". The signature is stylized with a large, sweeping initial letter.



Alexis Mirelas  
14843 N. Northsight Blvd  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "Alexis Mirelas", written over a horizontal line.

Madison Mundell  
Massage Envy  
8698 E. Raintree Drive, #105  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Madison Mundell'. The signature is stylized with a large initial 'M' and a long, sweeping underline.

Madison Mundell



Abigail Carpenter  
Hand & Stone- Massage and Facial Spa  
15233 N. 87<sup>th</sup> Street, Suite 100  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abigail Carpenter', written in a cursive style.

**Tim Bowen**  
**Kure CBD & Vape**  
14651 N. Northsight Blvd, STE 139  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Tim Bowen". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Alyzea Santanglio  
Sweetwaters Coffee & Tea  
14850 N. 87<sup>th</sup> Street, Suite #110  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alyzea Santanglio', with a stylized flourish at the end.

**Josh Hunt**  
**Hunt's Kitchen & Design- Owner**  
14651 N. Northsight Blvd, STE 137  
Scottsdale, Arizona 85260

---

March 26, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Josh Hunt', written in a cursive style with a long horizontal flourish extending to the right.

Sunny Chopra  
Tandoori Times- Owner  
14891 N. Northsight Blvd, STE 119  
Scottsdale, Arizona 85260

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March 27, 2021

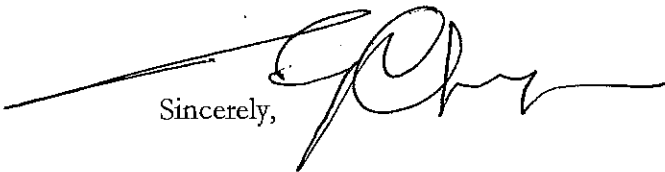
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sunny Chopra', written over a horizontal line.

Andrea Guy  
Canyon Falls Spa & Salon  
14891 N. Northsight Blvd, STE 121  
Scottsdale, Arizona 85260

---

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Guy', written over a long horizontal line that extends across the width of the page.

**Reilly Mulligan**

**One Stop Nutrition**

14747 N. Northsight Blvd, Suite 113  
Scottsdale, Arizona 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'RM', followed by a long horizontal line extending to the right.

Jeff Briese  
New York Pizza Department  
14884 N. Pima Road  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'JTB', with a horizontal line extending to the right.



**Amanda Andrews**  
**Canyon Falls Spa & Salon**  
14891 N. Northsight Blvd, STE 121  
Scottsdale, Arizona 85260

---

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Andrews". The signature is written in black ink and is positioned below the "Sincerely," text.

Markus Zimmer  
Bicycle Ranch  
15454 N. Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

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March 31, 2021

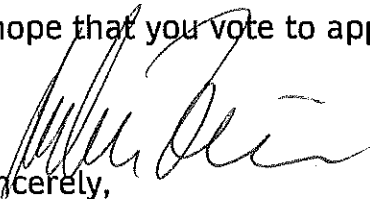
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



**Jessica Baskoff**  
**Teriyaki Madness**  
14884 N. Pima Road, Suite 101A  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



Jessica Baskoff

Semyon Bangiyev  
Goodfellas Barber Shop- Owner  
14884 N. Pima Road, Unit 104  
Scottsdale, Arizona 85260

March 26, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Semyon Bangiyev', written in a cursive style.

Natalia Sloven  
Goodfellas Barber Shop  
14884 N. Pima Road, Unit 104  
Scottsdale, Arizona 85260

March 30, 2021

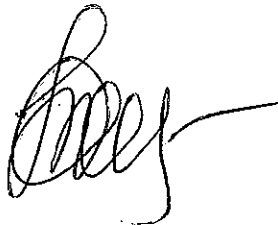
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Natalia Sloven', with a long horizontal flourish extending to the right.

Sara Criscione  
UPS Store- Owner  
14843 N. Northsight Blvd, Suite 111  
Scottsdale, Arizona 85260

March 26, 2021

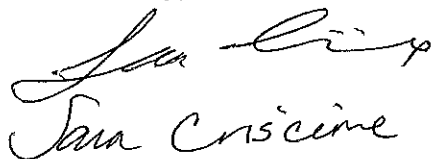
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



Sara Criscione

Pedro Hernandez

Subway

14651 N. Northsight Blvd, STE 130  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



**An Nguayan**  
**L & A Nail Spa**  
14884 N. Pima Road, Unit 101  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'An Nguayan', written over a horizontal line.



Josh Dee  
**BBQ Island**  
14987 N. Northsight Blvd  
Scottsdale, Arizona 85260

---

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Josh Dee', with a stylized flourish at the end.

Michael Davies  
Kure CBD & Vape  
14651 N. Northsight Blvd, STE 139  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Davies', written over the word 'Sincerely,'.

Eric Gomez

Code Ninjas

14891 N. Northsight Blvd, STE #129

Scottsdale, Arizona 85260

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March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

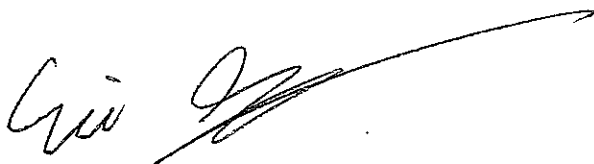
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I hope that you vote to approve this proposed project.

Sincerely,

Eric Gomez

A handwritten signature in black ink, appearing to read "Eric Gomez", with a long, sweeping horizontal line extending to the right.

Kayla Berg

Dogtopia

14747 N. Northsight Blvd, STE 101  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Kayla Berg". The signature is written in a cursive style and is positioned below the word "Sincerely,". A long, thin horizontal line extends from the end of the signature across the page.

Joseph Cost  
Sweetwaters Coffee & Tea  
14850 N. 87<sup>th</sup> Street, Suite #110  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Cost', written over a horizontal line.

Anna Velazquez  
Brooklyn Bedding  
8698 E. Raintree Drive, #107  
Scottsdale, Arizona 85260


March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely, 

**Alex Fry**  
**Capriotti's Sandwich Shop**  
15227 N. 87<sup>th</sup> Street, Suite 107  
Scottsdale, Arizona 85260

March 29, 2021

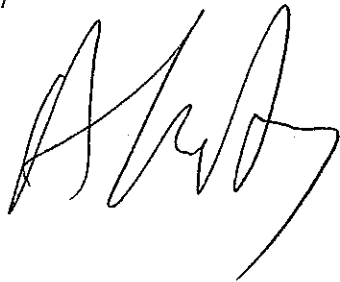
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Fry', written in a cursive style.

Julia DiGrazia

Ski Pro

8698 E. Raintree Drive, #100  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'JD', written over a horizontal line.



Hayleigh Clark  
Sweetwaters Coffee & Tea  
14850 N. 87<sup>th</sup> Street, Suite #110  
Scottsdale, Arizona 85260

March 30, 2021

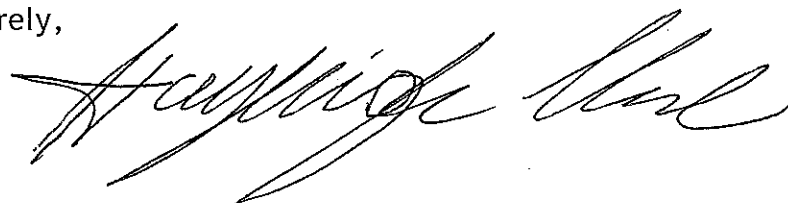
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Hayleigh Clark". The signature is fluid and cursive, written over a white background.

**Sandra Kratzman**  
**Starbucks**  
15227 N. 87<sup>th</sup> Street, Suite 100  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra Kratzman". The signature is written in a cursive, flowing style with a long horizontal flourish at the end.

B. Perez  
Dunkin' donuts  
15223 N. 87<sup>th</sup> Street, Suite 125  
Scottsdale, Arizona 85260

March 30, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Perez', with a long horizontal line extending to the right from the end of the signature.

Larei Heath  
Sally Beauty  
15231 N. 87<sup>th</sup> Street  
Scottsdale, Arizona 85260

March 29, 2021

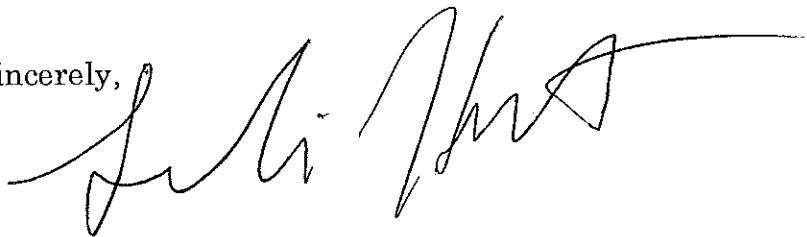
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

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I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Larei Heath", with a long horizontal flourish extending to the right.

Kauyauh Palfish  
Z Cleaners  
14939 N. Northsight Blvd  
Scottsdale, Arizona 85260

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March 31, 2021

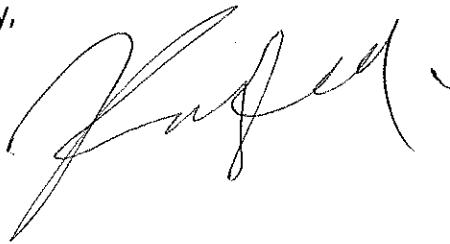
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

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I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kauyauh Palfish". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

**Nicolina Kondos**

**US Cryotherapy Scottsdale**

14747 N. Northsight Blvd, STE 108  
Scottsdale, Arizona 85260

March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicolina Kondos', with a long horizontal flourish extending to the right.

**Anthony Snider**  
**Dunkin' Donuts**  
15223 N. 87<sup>th</sup> Street #125  
Scottsdale, Arizona 85260

March 29, 2021

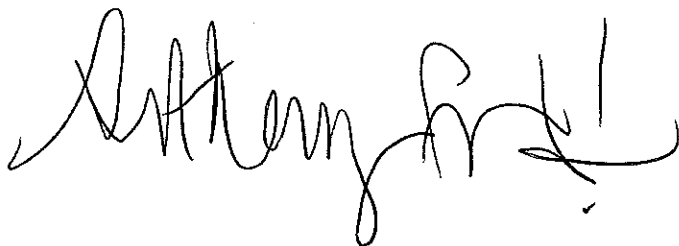
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Snider". The signature is fluid and cursive, with a prominent loop at the end.

**Ilya Rostoriz**  
**Pro Source Vapes**  
15223 N. 87<sup>th</sup> Street #115  
Scottsdale, Arizona 85260

March 28, 2021

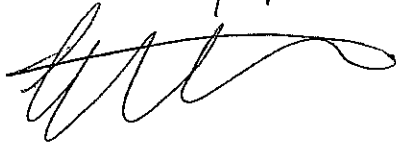
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely, Ilya

A handwritten signature in black ink, appearing to be 'Ilya Rostoriz', with a long, sweeping flourish extending to the right.



Toan Le  
The Nail Spa- Owner  
15231 N. 87<sup>th</sup> Street, Suite 110  
Scottsdale, Arizona 85260

March 25, 2021

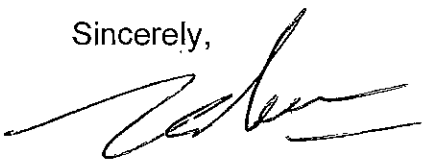
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



TOAN LE

Drew Joshi

Verizon

14900 N. Pima Road, Suite 106  
Scottsdale, Arizona 85260

March 31, 2021

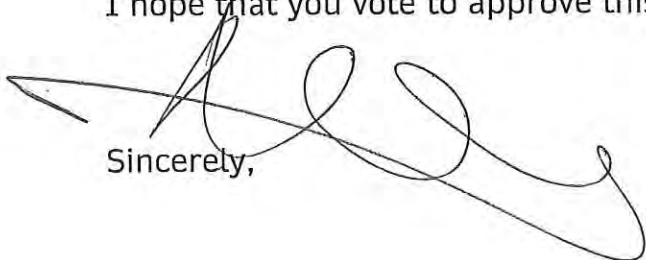
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Drew Joshi', written over the word 'Sincerely,'.

**Roberta Duffield**  
**AZ Alterations- Owner**  
15231 N. 87<sup>th</sup> Street, Suite 115a  
Scottsdale, Arizona 85260

March 26, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This independent living community will allow our community to age in place and continue to support the surrounding businesses. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,  


**Andrew Mauren**  
**US Cryotherapy Scottsdale**  
14747 N. Northsight Blvd, STE 108  
Scottsdale, Arizona 85260

March 29, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice addition to the neighborhood. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents and businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Mauren". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

ANDREW MAUREN

Aidan Birdues

GNC

15560 N. Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

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March 31, 2021

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,



**Marcus Whitehurst**  
**Streets of New York**  
15560 N. Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

---

March 30, 2021


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I work at a nearby business, and I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development and will help support the surrounding businesses and restaurants. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to the neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

Marcus Whitehurst 

David Andrudt  
9098 E. Caribbean Lane  
Scottsdale, AZ 85260

September 16, 2020


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



Jenna Goss  
9058 E. Caribbean Ln.  
Scottsdale, AZ 85260

September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Jenna Goss". The signature is written in a cursive style with a long, sweeping underline that extends to the right.



**Eric Silston**

9092 E. Caribbean Ln.  
Scottsdale, AZ 85260

September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Silston", followed by a horizontal flourish line.

**Heather Cantin**  
**9026 E. Caribbean Lane**  
**Scottsdale, AZ 85260**

September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather Cantin', with a long horizontal flourish extending to the right.

*Jeff Wareing*

9039 E. Caribbean Ln.  
Scottsdale, AZ 85260

September 16, 2020

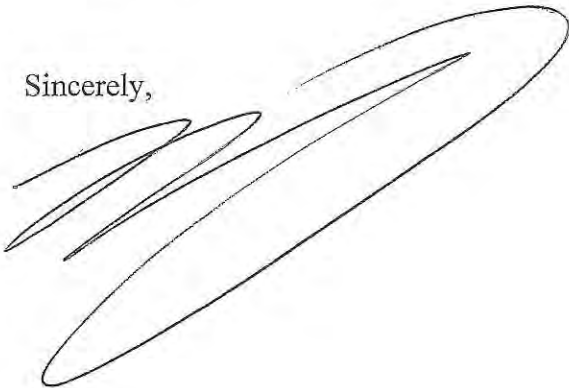
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

**Christine Williams  
9047 E. Caribbean Ln.  
Scottsdale, AZ 85260**

**September 16, 2020**

**Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251**

**Dear Mayor Lane and Council Members:**

**Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.**

**I urge you to support this proposed project.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Christ Williams", written in a cursive style.

Dana Welch  
9087 E. Caribbean Lane  
Scottsdale, AZ 85260

September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,



Dana Welch

Michael Kanoge  
9163 E. Caribbean Lane  
Scottsdale, AZ 85260

September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'MK', with a long horizontal flourish extending to the right.

Debbie Nierman  
9001 E. Karen Dr.  
Scottsdale, AZ 85260

September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink that reads "Debbie Nierman". The signature is written in a cursive style with a large, looping initial "D".

**Jordan Kirk**  
**9017 E. Karen Drive**  
**Scottsdale, AZ 85260**

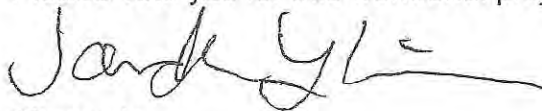
September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

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Please vote yes for this wonderful project.

A handwritten signature in black ink, appearing to read "Jordan Kirk", with a long horizontal flourish extending to the right.

Sincerely,



Wendy Rodriguez  
9025 E. Karen Dr.  
Scottsdale, AZ 85260

September 16, 2020

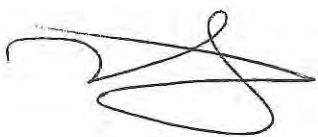
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

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I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Wendy Rodriguez', with a stylized flourish at the end.

Jake F. Anderson  
9041 East Karen Dr.  
Scottsdale, AZ 85260

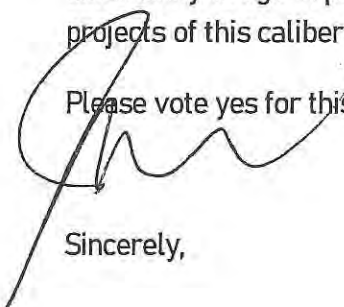
September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.



Sincerely,

Corrine Wickman  
9049 E. Karen Dr.  
Scottsdale, AZ 85260

September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Corrine Wickman". The signature is written in a cursive, flowing style.

*Ellie Hanchett*  
9023 E. Karen drive  
Scottsdale, AZ 85260

September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

*Ellie Hanchett*

Teresa Reeder-Wampler  
9081 E. Karen Dr.  
Scottsdale, AZ 85260


September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

A handwritten signature in black ink, appearing to read 'Teresa Reeder-Wampler', with a long horizontal flourish extending to the right.

Sincerely,

John Arringa  
9080 E. Karen Dr.  
Scottsdale, AZ 85260

September 17, 2020

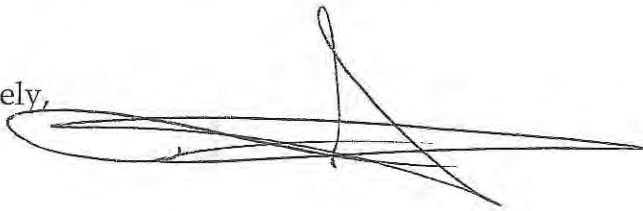
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "John Arringa", written over a horizontal line. The signature is stylized with a large loop at the top and a long horizontal stroke.

Jennifer Adams  
9146 E. Janice Way  
Scottsdale, AZ 85260  
September 18, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Adams". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Jana Kempole  
9170 East Janice Way  
Scottsdale, AZ 85260

September 17, 2020

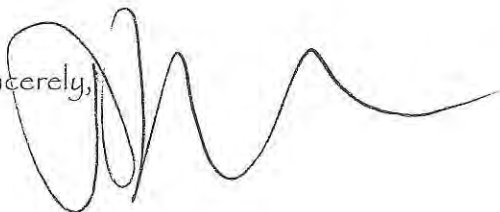
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jana Kempole', written over the word 'Sincerely,'.



Adam Baumann  
9014 E. Janice Way  
Scottsdale, AZ 85260

September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Baumann". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Michael Pinkerton  
9002 E. Janice Way  
Scottsdale, AZ 85260  
September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Pinkerton', written in a cursive style.

Jason Dosch  
9132 E. Blanche Dr.  
Scottsdale, AZ 85260

September 18, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'JD' with a long horizontal flourish extending to the right.

**Juan Francisco Valdavia**

9131 E. Blanche Drive  
Scottsdale, AZ 85260

September 18, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan Valdavia', written over a horizontal line.

Terry McArthur  
9070 E. Pine Valley Road  
Scottsdale, AZ 85260

September 17, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Terry McArthur', written in a cursive style.

**Reuben Reyes**  
**15083 N. 91st Way**  
**Scottsdale, AZ 85260**

September 17, 2020

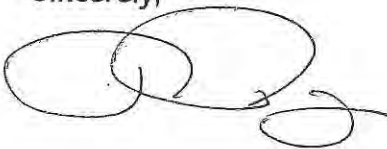
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Reuben Reyes', written over a large, faint circular stamp or watermark.

Michael G. Cherry  
9093 E. Pine Valley Rd.  
Scottsdale, AZ 85260

September 19, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Michael G. Cherry". The signature is written in dark ink and is positioned below the typed name and address.

Gino Tonewusik  
9061 E. Hillery Dr.  
Scottsdale, AZ 85260

September 19, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Gino Tonewusik', written in a cursive style.



Terry Chia  
9023 E. Butherus Dr.  
Scottsdale, AZ 85260

September 19, 2020

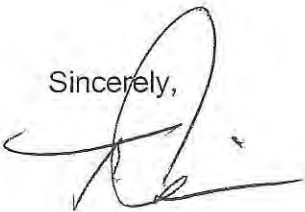
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Terry Chia', written over the word 'Sincerely,'.

***Jeannette Togyani***

9056 East Hillery Drive  
Scottsdale, AZ 85260

September 18, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeannette", with a long horizontal flourish extending to the right.

**John D. Walden**  
14924 N. 91st Way  
Scottsdale, AZ 85260

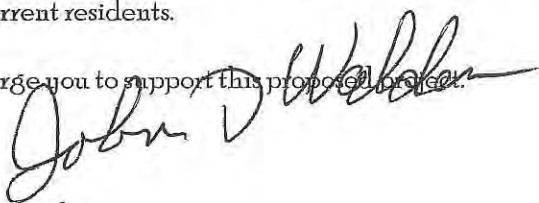
September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

  
Sincerely,

Maria McDaniel  
9105 E. Hillery Dr.  
Scottsdale, AZ 85260

September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

*Maria McDaniel*

Kai Wharton  
14794 N 90th Pl.  
Scottsdale, Az 85260  
September 21, 2020

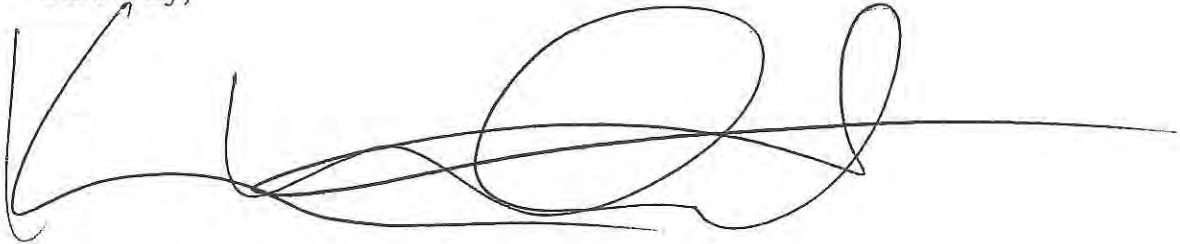
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kai Wharton', written over a horizontal line. The signature is fluid and cursive, with a large loop in the middle and a long horizontal stroke extending to the right.

Derek Walton  
14886 N. 90th Place  
Scottsdale, AZ 85260

September 21, 2020

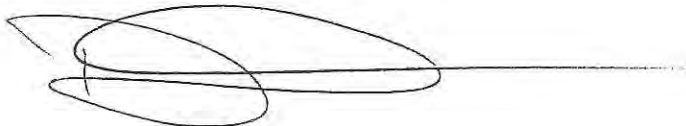
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Marcia Loft  
9100 E. Raintree drive #102  
Scottsdale, AZ 85260  
September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Marcia Loft". The signature is written in black ink and is positioned below the word "Sincerely,".

Roberta Hawkins  
9100 E. Raintree drive #103  
Scottsdale, AZ 85260

September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Roberta Hawkins". The signature is written in black ink and is positioned below the word "Sincerely,".



*Katrina Morrell*  
9100 E. Raintree drive #120  
Scottsdale, AZ 85260

September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

*Katrina Morrell*

Carlos Noguera  
9100 E. Raintree drive #222  
Scottsdale, AZ 85260

September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos Noguera', with a large, sweeping flourish underneath.

Bobbie Schaet  
9100 E. Raintree drive #122  
Scottsdale, AZ 85260

September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Bobbie Schaet". The signature is written in black ink and is positioned below the typed name "Bobbie Schaet".

Patty McNamara  
9100 E. Raintree drive #226  
Scottsdale, AZ 85260  
September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Patty McNamara". The signature is written in a cursive, flowing style with some loops and a long tail on the final letter.

Pablo Valenzuela  
9100 E. Raintree drive #223  
Scottsdale, AZ 85260

September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pablo Valenzuela', with a long horizontal flourish extending to the right.

Pat Bocks  
9100 E. Raintree Dr. #144  
Scottsdale, AZ 85260

September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be the name 'Pat Bocks', written in a cursive style.

Annabella Pronest  
9100 E. Raintree Dr. #145  
Scottsdale, AZ 85260  
September 21, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Annabella Pronest", written in a cursive style. The signature is positioned to the right of the word "Sincerely,".

Helen Arnold  
9100 E. Raintree Dr. #150  
Scottsdale, AZ 85260

September 23, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

A handwritten signature in black ink that reads "Helen Arnold". The signature is written in a cursive style with a large initial "H".

Sincerely,



Mac Mckee  
9100 E. Raintree Dr. #218  
Scottsdale, AZ 85260

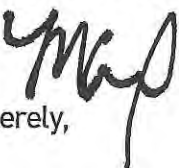
September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,  


**Kelly Anderson**

9100 E. Raintree Dr. #216

Scottsdale, AZ 85260

September 21, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

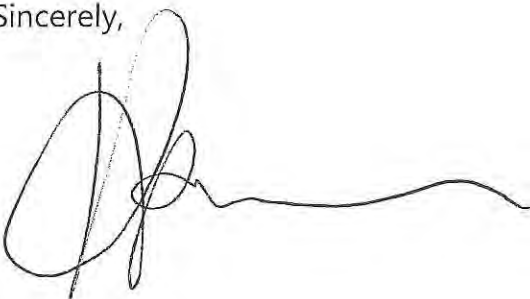
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Anderson', with a long horizontal flourish extending to the right.

Steve Consolati  
9100 E. Raintree Dr. #129  
Scottsdale, AZ 85260

September 22, 2020


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Consolati". The signature is fluid and cursive, with the first name "Steve" and last name "Consolati" clearly distinguishable.

9/22/20

Mark Crimson  
9100 E. Raintree Dr. #128  
Scottsdale, AZ 85260

September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Crimson". The signature is written in a cursive style with a large, stylized "M" and "C".

Arnold Siegel  
9100 E. Raintree Drive #229  
Scottsdale, AZ 85260

September 22, 2020

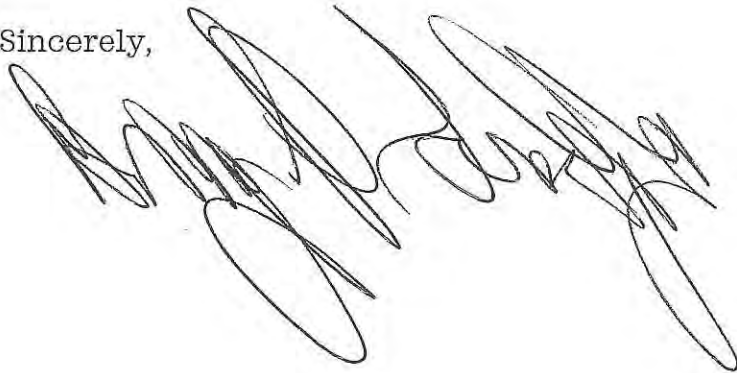
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arnold Siegel', written in a cursive style.


Ken Karolik  
9100 E. Raintree Drive #130  
Scottsdale, AZ 85260  
September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

  
Sincerely,

Roseanne Karolik  
9100 E. Raintree Drive #130  
Scottsdale, AZ 85260

September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed independent living facility located 90<sup>th</sup> Street and Raintree Drive. An upscale, independent living community would be a well-received addition to this area and be a nice buffer to the neighborhood from the upcoming storage facility to the west. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.



Sincerely,

Joe Fritz  
9100 E. Raintree Dr. #144  
Scottsdale, AZ 85260  
September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Fritz". The signature is written in a cursive style with a large, stylized initial "J".



Joseph Negron  
15380 North 90th Place  
Scottsdale, AZ 85260

September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed Greystar Independent Living project located near 90<sup>th</sup> Street and Raintree. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the surrounding commercial and industrial uses. This independent living community will allow our community to age in place and is certainly compatible with the neighborhood. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Negron". The signature is written in dark ink and is positioned below the word "Sincerely,".

Matt Sidebotton  
14776 N. 90th Pl.  
Scottsdale, AZ 85260  
September 22, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of Greystar's proposed independent living community located near Raintree and 90<sup>th</sup> Street. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition to our neighborhood. Greystar will certainly build something that we can be proud of in our city.

I hope that you vote to approve this proposed project.

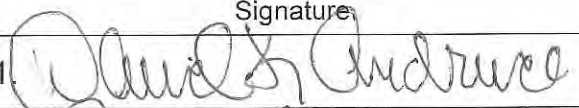
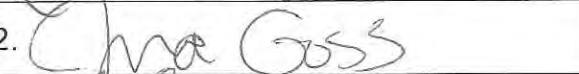



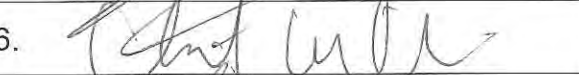






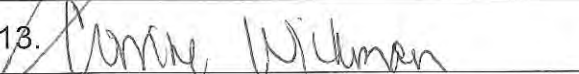

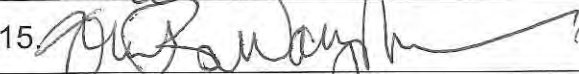
Sincerely,

A handwritten signature in black ink, appearing to read "Matt Sidebotton". The signature is written in a cursive style with a large, sweeping flourish at the end.

**PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING**

To the Mayor, City Council and City Clerk:


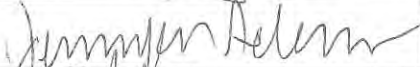


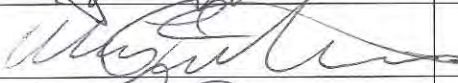







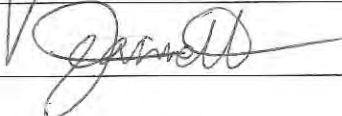
We, the undersigned, support the proposed Greystar Active Independent Living development, located just north of 90<sup>th</sup> Street and Raintree Drive in Scottsdale. This project will provide a much-needed independent living community in this area of Scottsdale. As a portion of our population ages, it is important to provide residential communities with the necessary services and activities to best assist those people. This project will be a welcomed addition to our neighborhood and to the City as a whole.

Signature	Printed Name	Address	Date of Signing
1. 	David Andruch	9098 E CARIBBEAN LN	9/16/2020
2. 	Jemma Goss	9058 E Caribbean lane	9/16/20
3. 	Erik Silstrom	9092 E. Caribbean Ln	9/16/20
4. 	Heather Cantin	9026 E. Caribbean Ln.	9/16/20
5. 	Jeff Ware	9039 E. Caribbean Ln.	9/16/20
6. 	Christine Williams	9047 E. Caribbean Ln.	9/16/20
7. 	Dana Welch	9087 E Caribbean LN	9/16/20
8. 	Michael Kanock	9163 E CARIBBEAN	9/16/20
9. 	Debbie Nierman	9001 E Karen Dr	9/16/2020
10. 	Jordan Kirk	9017 E. Karen Dr. Scottsdale AZ 85260	9/16/20
11. 	Wendy Rodriguez	9025 E Karen Dr. Scottsdale, AZ 85260	9/16/20
12. 	Joe F. Anderson	9041 E Karen Dr Scottsdale, AZ	9/16/2020
13. 	Corrine Wickman	9049 E Karen Drive Scottsdale Az	9/16/2020
14. 	ELLYE HANCOCK	9023 E. Karen Drive - " " "	9-16-2020
15. 	Teresa Reed	9081 E. Karen Dr Scottsdale AZ	85260 9/16/20

**PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING**

To the Mayor, City Council and City Clerk:

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	Signature	Printed Name	Address	Date of Signing
1.		Joaquin ARRIBAGA	9080 E Karen Dr	9-17-20
2.		Jennifer Adams	9146 E. Janice Way	9-17-20
3.		Jana Karpell	9170 E JANICE WAY	9.17.20
4.		Adam Baumann	9014 E. Janice Way	9.17.20
5.		Michael Pinkerton	9002 E. Janice Way	9-17-20
6.		Jason Dosek	9132 E. Blanche Dr	9/17/20
7.		Fernando VALDIVIA	9131 Est Blanche DR	9/17/20
8.		Terry McArthur	9070 E. Pine Valley Rd.	9/20/20
9.		Reuben Reyes	15083 N 91st Way	9/20/20
10.		Michael G. Cherry	9093 E. Pine Valley Road	9/20/20
11.		Gina Torowick	9061 E. Hilkey Dr.	9/20/20
12.		Terry CNA	9028 E. Hilkey Dr	9/20/20
13.		Jeannette Toghiani	9056 E. Hilkey Dr	9/20/20
14.				
15.				

PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING

To the Mayor, City Council and City Clerk:

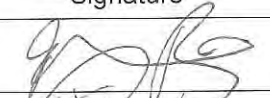
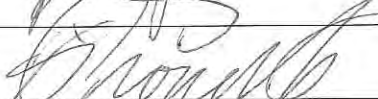
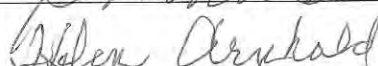
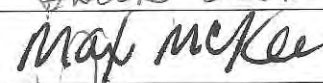
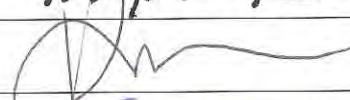
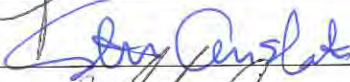



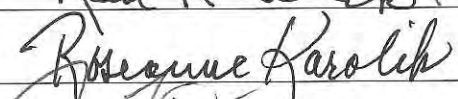

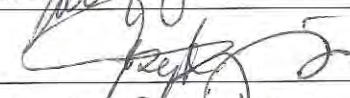

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	Signature	Printed Name	Address	Date of Signing
1.		John D Walden	14924 N 90 Way	9-21-20
2.		MARIA MCDANIEL	9105 E. HILLERY DR, JCTS AZ 85260	9.21.20
3.		Kai Wiseman	14784 W. 90th Pl Scottsdale, AZ 85260	9.21.20
4.		JULIA LICHT	14722 N 90th Place Scottsdale, AZ 85260	9-21-20
5.		M. Puchty	14722 N 90th Pl., Scottsdale, AZ 85260	9/21/2020
6.		DERREK WALTER	14880 N 90th " "	" "
7.		MARCIA LOTT	9100 E <del>Hot St</del> <sup>Raintree</sup> 102	9/21/2020
8.		ROBERTA HAWKINS	9100 E RAINTREE DR 103	9/21/2020
9.		JAMES STEVENSON	9100 E RAINTREE DR 100 SCOTTSDALE AZ 85260	9-21-2020
10.		KATRINE MORRELL	9100 E Raintree Dr. <sup>128</sup> Scottsdale AZ	9-21-20
11.		CARLOS NOVENA	9100 E. Raintree Dr Unit 222 Scottsdale AZ	9-21-20
12.		BOBBIE SCHAEFF	9100 E Raintree Dr #120 Scottsdale AZ	9-21-20
13.		PATTY MCNAMEARA	9100 E. Raintree Dr. #220	9-21-20
14.		MAHI MOTAYJINI	9100 E Raintree Dr. #132 " "	" "
15.		PABLO VALENZUELA	9100 E. Raintree Dr. #233 Scottsdale AZ	9.21.20

PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING



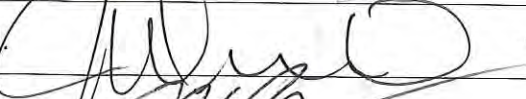



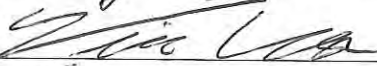

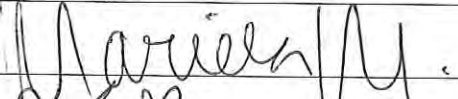

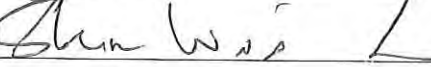


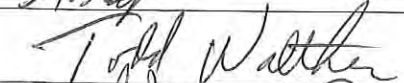
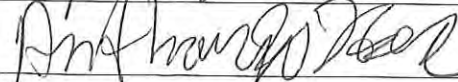
To the Mayor, City Council and City Clerk:

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	Signature	Printed Name	Address	Date of Signing
1.		PAT ROCKS	9100 E RAINTREE # 144, SCOTTSDALE AZ 85260	9/22/20
2.		ANNABELLA PROVEST	9100 E. RAINTREE # 145 SCOTTSDALE AZ	9/22/20
3.		HELEN ARTHOLD	9100 E Raintree Dr # 100	
4.		max mckee	# 218	9/22/2020
5.		Kelly Anderson	9100 E Raintree # 210	9/22/2021
6.		STEVE CONSOLETTI	9100 E RAINTREE DR. UNIT 129	9/22/20
7.		Mark Crisman	9100 E Raintree Dr Unit 128	9-22--20
8.		<del>ROSEANNE KAROLIK</del> KEN KAROLIK	9100 E Raintree Dr	9-22-20
9.		KEN KAROLIK	Ken Karolik	9.22.20
10.		ROSEANNE KAROLIK	9100 E. RAINTREE, DR. UNIT 138	9.22.20
11.		Joe Fritz	9100 E Raintree #11	9-22-20
12.		JOSEPH NEGRON	15380 N. 90 <sup>th</sup> R.	9-22-20
13.		Matt Sidebottom	14776 N. 90 <sup>th</sup> PL	9-22-20
14.				
15.				

PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING

Mayor, City Council and City Clerk:  
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Signature	Printed Name	Address	Date of Signing
1. 	John French	15745 N. HAYDEN STE 121	3/27/2021
2. 	Robert Robles	15745 N. Hayden Ste 121	3/27/2021
3. 	JULIUS ORTUOKUN	15745 N Hayden Rd Ste 121	3/21/21
4. 	Nick Broemer	15745 N HAYDEN RD "	3-21-21
5. 	Isabelle Cooper	15745 N Hayden Rd Suite 114	3/27/21
6. 	Chelsea Baggett	15745 N Hayden Rd Suite 114	3/27/21
7. 	Eric Cash	15681 N Hayden Rd Ste 112	3/27/21
8. 	Joe Valenzuela	15475 N NorthSight Blvd	3-27-21
9. 	Mariela Mancillas	15540 N Hayden Rd	3/27/21
10. 	Karina Oliveros	15577 N <sup>Hayden</sup> FLW Blvd <del>St</del> 101	3/27/21
11. 	SHAN WEI LEE	15577 N Hayden Rd, c103	3/27/21
12. 	Kevin Corona	15577 N. Hayden Rd. c 105	3/27/21
13. 	Allen Aufe	15577 N. Hayden Rd. c. 106	3/27/21
14. 	Todd Walther	15641 N. Hayden Rd. Ste B1/B2	3/27/21
15. 	Tony Holck	↑ Listed above	3/27/21

**PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING**

To the Mayor, City Council and City Clerk:

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Signature	Printed Name	Address	Date of Signing
	David Greer	15641 W HAYDEN RD, 133 Scottsdale AZ 85260	3/27/21
	David Greer	15609 N. Hayden Rd #138, Scottsdale, AZ	3/27/21
	Josh Hebert	15689 N Hayden Rd ste 127 Scottsdale AZ 85260	3/27
	Rick Gaderick	15689 N. Haydes Rd suite 126 Scottsdale 85260	3/27
	Epimenio Negrata Jr	15745 N Hayden Rd Scottsdale Az 85260	3/27/21
	Brittany Kennedy	15740 N Hayden Rd Scottsdale AZ 85260	3/27/21
	Philip Hernandez	8799 E. Frank Lloyd Wright BLVD	3/27/21
	Shontel Tsosie	15223 N. 87th St.	3/27/21
	Iyah Koskiewicz	15223 N 87th St	3/26/21
	Anthony Snider	15223 N. 87th St. Scottsdale, 85260	3/27/21
	Anthony Snider	<del>15223 N. 87th St. Scottsdale, 85260</del>	<del>3/27/21</del>
	Dawn Healy	15223 N 87th St. Scottsdale 85256	3/27/21
	Lane Heath	15231 N 87th St Scottsdale 85256	3/27/21
	Joan Le	15231 N. 87th St Scottsdale 85260	3/30-21
	Alberta Dulluck	15231 N. 87th St. Scottsdale 85260	3-30-21



PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING

To the Mayor, City Council and City Clerk:

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	Signature	Printed Name	Address	Date of Signing
1.		Sandy Krauszman	15227 N Northside Scottsdale 85240	3/30/21
2.		Alex Fry	15227 N. 87th St	3/30/21
3.		Bail Carpenter	15233 N. 87th St.	3/30/21
4.		Ana Velazquez	8698 E Raintree Dr	3/30/21
5.		Madison Mundell	8698 E Raintree Dr	3/30/21
6.		Julia DiGrazia	9696 E Davenport Dr / 8690 E Raintree	3/30/21
7.		Alyzea Santangelo	14850 N 87th St.	3/30/21
8.		Joseph Cook	14850 N 87th St.	3/30/21
9.		Hayleigh Clark	14850 N 87th St	3/30/21
10.		Jeff Briese	14884 N Pima Rd	3/30/21
11.		Semyon Bandojev	14884 N PIMARD #104	3/30/21
12.		Natalia Stover	14884 N PIMA RD # 104	3/30/21
13.		An Nguyen	14874 N PIMA RD # 104	3/30/21
14.		Jessica Buxoff	14884 N Pima Rd # 101A	3/30/21
15.		Drew Jose	14900 N Pima Rd # 104.	3/30

**PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING**

To the Mayor, City Council and City Clerk:




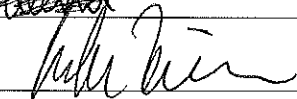
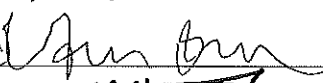

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Signature	Printed Name	Address	Date of Signing
	Alexis Mireles	14843 N Northsite Blvd Scottsdale, AZ 8524260	3/30/2021
	Reilly Milligan	" N. Northsite Blvd. Scottsdale, AZ	3/30/2021
	Sara Cmscion	14747 N. Northsight Blvd Scottsdale AZ 85260	3/30/2021
	ANDREW MAUREN	14747 N Northsight Blvd, Scottsdale AZ 85260	3/30/2021
	Nilolina Kondos	14747 N Northsight Blvd, Scottsdale AZ 85260	3/30/2021
	Dawn Brown	11616 E Raintree Dr.	3/30/2021
	Kayla Berg	<del>14747 N. Northsight Blvd Scottsdale AZ</del>	3/30/2021
	<del>Pedro Hernandez</del>	14747 N. Northsight Blvd suite #101	3/30/2021
	Pedro Hernandez	14651 N. Northsight Blvd suite #143	3-30-21
	Tim Bowen	<del>14651 Northsight 3815 S. 174th Ave Camelback NE S coup off</del>	
	Michael Davis	14651 N Northsight Blvd Suite #139	3/30/21
	Josh Hunt	14651 N Northsight Blvd Suite #139	3-30-21
	SUNAY CHOPRA	14891 N Northsight Blvd Suite #119	3/28/21
	Daniela Grey	14891 North Northsight Blvd suite #121	3/30/21
	Amanda Andrus	14891 North Northsight Blvd suite #121	3/30/21

**PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING**

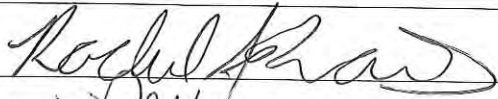
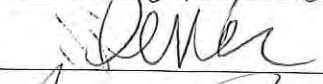
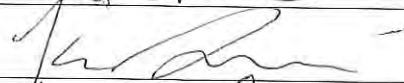
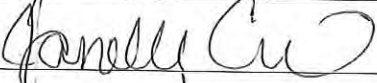
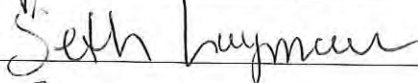
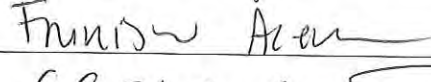


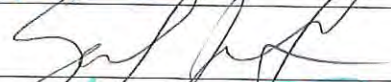



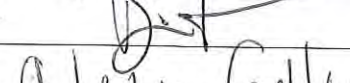
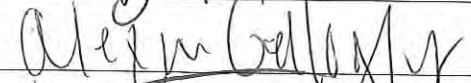

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed Greystar Active Independent Living development, located just north of 90<sup>th</sup> Street and Raintree Drive in Scottsdale. This project will provide a much-needed independent living community in this area of Scottsdale. As a portion of our population ages, it is important to provide residential communities with the necessary services and activities to best assist those people. This project will be a welcomed addition to the neighborhood and to the City as a whole.

Signature	Printed Name	Address	Date of Signing
1. 	Eric Gomez	14891 N. Northsight Blvd Ste Suite 124	3/30/21
2. 	Josh Doe	14487 N. Northsight Blvd 182	3/30/21
3. 	Kerach Park	117 E. Michigan Ave Phoenix	3/30/21
4. 	MARKUS ZIMMER	CD 14939 N- Northsight Blvd	3/30/21
5. 	Aidan Girdoch	15454 N. FLW BLVD #A1 SCOTTSDALE AZ 85260	3/30/2021
7. 	Marcus Whitehurst	15560 N Frank Lloyd Wright Blvd	3-30-2021
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15.			

PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING

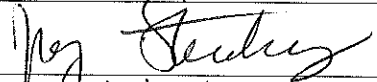



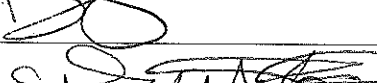
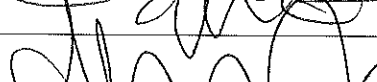
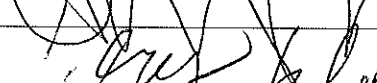


Council and City Clerk:  
 I, \_\_\_\_\_, do hereby support the proposed Greystar Active Independent Living development, located just north of 90<sup>th</sup> Street and Raintree Drive in Scottsdale. This project will provide a much-needed independent living community in Scottsdale. As a portion of our population ages, it is important to provide residential communities with the necessary services and activities to best assist those people. This project will be a welcomed addition to our community and to the City as a whole.

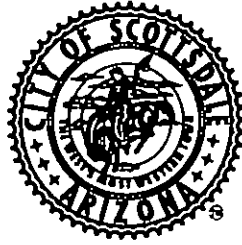
Signature	Printed Name	Address	Date of Signing
1. 	Rachel Morris	9360 E. Raintree Dr. Scottsdale, AZ 85160	4/2/21
2. 	SCARLETT PONCE	9304 E. Raintree Dr Scottsdale AZ	4/2/21
3. 	Kailu Linhavi	9344 E. Raintree Dr Ste 107	4/2/21
4. 	Janelle Crabtree	9324 E. Raintree Drive Suite 110	4/2/21
5. 	Seth Layman	9324 E. Raintree Dr Suite 100A	4/2/21
6. 	Francisco Aceves	9328 E. Raintree Dr	4/2/21
7. 	Cassidy Copling	9336 E Raintree Dr. Suite 150	4/2/21
8. 	Maggie Boelts	9336 E Raintree Dr. Suite 150	4/2/21
9. 	Sarah Hoefel	9336 E. Raintree Dr. Ste #140	4/2/21
10. 	Lisa Morales	9312 E Raintree	4/2/21
11. 	Ronda Yoon	9304 E Raintree Dr. St 100 Scottle	4/2/21
12. 	P. Pfeife	" - "	4/2/21
13. 	Daniela Fayyith	14676 N. Frank Lloyd Wright Blvd	4/2/21
14. 	Alia Gullod	14676 N. Frank Lloyd Wright Blvd	4/2/21
15. 	Emilie Titcher	14676 N. Frank Lloyd Wright Blvd.	4/2/21

**PETITION IN SUPPORT OF GREYSTAR ACTIVE INDEPENDENT LIVING**

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed Greystar Active Independent Living development, located just north of 90<sup>th</sup> Street and Raintree Drive in Scottsdale. This project will provide a much-needed independent living community in this area of Scottsdale. As a portion of our population ages, it is important to provide residential communities with the necessary services and activities to best assist those people. This project will be a welcomed addition to our neighborhood and to the City as a whole.

	Signature	Printed Name	Address	Date of Signing
1.		Jay Steedley	10185 E. Meadow Hill dr.	4/2/21
2.		Scott Koches	3323 W Via del Sol / Stretchzone 14676 N. Frank Lloyd Wright Blvd	4/2/21
3.		James Baden Miller	<del>4200 E.</del> 14684 N. Frank Lloyd Wright Blvd.	4/2/21
4.		Emily Attel	14692 N. Frank Lloyd Wright Blvd.	4/2/21
5.		Daryn Sanabral	14692 N. Frank Lloyd Wright Blvd	4/2/21
6.		Ramon Mani	14692 N. Frank Lloyd Wright Blvd	4/2/21
7.		Alma Ramirez	14868 N Frank Lloyd Wright Blvd Suite 165A	4.2.21
8.		Iris Kleinfeld	14858 N Frank Lloyd Wright Blvd	4.2.21
9.		Stephanie Mack	14850 N. Frank Lloyd Wright Blvd Ste 100	4/2/21
10.				
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**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
SPECIAL MEETING  
Scottsdale Airport Aviation Business Center  
Stearman/Thunderbird Meeting Room  
Second floor 15000 N. Airport Drive  
Scottsdale, Arizona  
MEETING HELD ELECTRONICALLY  
Wednesday, April 7, 2021**

**MINUTES**

**PRESENT:** John Berry, Chair  
Charles McDermott, Vice Chair  
Larry Bernosky  
Ken Casey  
Cory Little  
Peter Mier  
Rick Milburn

**STAFF:** Gary Mascaro, Aviation Director  
Carmen Williams, Aviation Finance & Administration Manager  
Chris Read, Assistant Aviation Director-Operations  
Tiffany Domingo, Staff Coordinator  
Katie Posler, Senior Planner

**GUESTS:** John B. Berry

**CALL TO ORDER**

Chair Berry called the meeting to order at 5:00 p.m.

**ROLL CALL**

A formal roll call confirmed the presence of Commissioners as noted above.

1. Regular Meeting: March 17, 2021

COMMISSIONER MIER MADE A MOTION TO APPROVE THE REGULAR MINUTES OF MARCH 17, 2021. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

## **REGULAR AGENDA            ITEMS 1-3**

1. Discussion and Possible Action for Recommendation to the Planning Commission and City Council regarding case 16-ZN-2020 (Zoning District Map Amendment) to rezone Single-Family Residential (R1-35) to Commercial Office (C-O) zoning to allow for the development of a minimal residential health care facility on a +/-4.5-acre site located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.

Katie Posler, Senior Planner, provided a brief overview of the property and surrounding development. The site has been vacant since annexation in the 1960's. The General Plan designates the area as a mixed use neighborhood. The site is located in the greater Airpark Character Area, which was adopted by City Council in 2010. Within the Airpark Character Area is Airpark Mixed Use (AMU), which serves as a transition between employment and Airpark Mixed Use Residential (AMUR), providing a variety of uses, such as hotel, office and commercial. The property is inside area AC-1 and outside the 55 DNL noise contours. Design details were reviewed for the proposed Greystar Active Independent Living development at 90th Street and Raintree Drive. There are a total of 155 proposed units with an allowed increase to 200 units with the rezoning. Rezoning also allows an increased building height from 36 feet to 48 feet. Requirements include an avigation easement and FAA height approval prior to permit issuance. The rezoning request is from single family to commercial office to allow for the development of the minimal residential healthcare facility.

John B. Berry, the applicant (unrelated to Chair Berry or former Commissioner Brad Berry) was present to answer questions. He provided a brief presentation on the project details, stressing the fact that being located with AC-3 means that the property is farthest away from the runway. The matrix allows for the type of development being proposed. Two requirements include an avigation easement over the property and a public disclosure. They are going above and beyond by also including sound attenuation for buildings. The development meets the needs for the aging population in terms of independent living. It is well located in proximity to medical facilities.

In response to a question from Commissioner Bernosky, Mr. Berry stated that the desired time frame for development is as soon as possible.

COMMISSIONER BERNOSKY MADE A MOTION FOR RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING CASE 16-ZN-2020. VICE CHAIR MCDERMOTT SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

2. Discussion and Possible Action to Recommend to City Council, Adoption of Resolution No. 12097, authorizing Construction Manager at Risk (CMAR) Contract 2021-026-COS

with J. Banicki Construction, Inc., in the amount of \$10,755,539.09 for the Runway Rehabilitation Project at Scottsdale Airport

Chris Read, Assistant Aviation Director-Operations, stated that the project involves removal and replacement of 3 to 5 inches of existing surface placement, reconstructing the runway shoulders and blast pads, relocating existing runway lighting to meet new FAA spacing requirements and restriping runway markings. The project will be funded 100 percent by a grant from the FAA. The runway will be completely closed during construction, with the schedule to begin on July 6th and ending in mid-August. Public outreach requirements have been completed.

In response to a question from Commissioner Bernosky, Mr. Read stated that final grant approval is expected any day.

Commissioner Mier asked whether the Airport has ever had a closure of this duration in the past and if so, what ramifications resulted. Mr. Read said there was a nine-day closure in 1999 for an overlay. A similar process occurred in 2010. Widening was also done in 2000 with a 21-day closure. There were no complaints.

Commissioner Mier inquired whether other projects will be completed to take advantage of the closure. Gary Mascaro, Aviation Director, stated that they are reviewing the possibility of a seal coat on Taxiway Alpha. The major FBO operators will be using the time for major housecleaning, painting and upgrading.

Commissioner Casey asked how long the new surface will last. Mr. Read said the intent is for the work to last 20 years. They are fortunate to have funding for a very aggressive pavement preservation program.

Commissioner Casey inquired about the possibility of rain during the construction. Mr. Read acknowledged that paving cannot occur during rain and this could affect the schedule.

Vice Chair McDermott asked whether the grant covers just the GMP amount or also covers the project contingency amount. Mr. Read said it covers everything from design, GMP, contingency and construction administration. The total grant amount is \$11.5 million. In response to an additional Vice Chair question, Mr. Read stated that inspections fall under the purview of the consultant.

Commissioner Mier asked about measures taken in regards to the after hours light and noise condition effects on neighboring properties. Mr. Read said this is taken into consideration, however for all past similar projects, they have not received complaints about construction noise.

Commissioner Bernosky inquired as to whether the FAA has authority for approval and inspections of the project. Mr. Read confirmed that FAA has approved the plans at 30 percent, plans and specifications at 100 percent, construction safety plans and various other aspects.

In response to a question from Commissioner Casey, Aviation Director Mascaro stated that it is too late to make changes that would increase the runway aircraft weight capacity. It is virtually impossible to accommodate anything larger at the airport now or in the future.

VICE CHAIR MCDERMOTT MADE A MOTION TO RECOMMEND TO CITY COUNCIL ADOPTION OF RESOLUTION NO. 12097, AUTHORIZING CONSTRUCTION MANAGER AT



RISK (CMAR) CONTRACT 2021-026-COS WITH J. BANICKI CONSTRUCTION. COMMISSIONER. CASEY SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

3. Discussion and Possible Action of the Proposed Aviation Enterprise Fund Five-Year Financial Plan for FY 21/22-FY 25/26.

Carmen Williams, Aviation Finance and Administration Manager, stated that the Airport takes a conservative approach in terms of budgeting revenues and expenses to ensure that actual costs do not exceed legal appropriations. Last year at this time, COVID restrictions were beginning and the budget process was underway. There was opportunity, however, to look at revenues before the budget was adopted. Cuts were made in several areas totaling approximately \$411,000. The Five-Year Plan requires Airport Advisory Commission recommendation and City Council approval. Highlights for the budget for the next fiscal year beginning July 1st were reviewed. The total annual budget is \$3.45 million, representing an 8.48 percent increase from FY 2021, primarily due to out of budget packages. These out of budget items require the City Manager's Approval. Included this year is an increase to trade show displays at \$29,000. The U.S. Customs budget was increased by \$100,000, as the agency increased its labor rates last year. A truck replacement is programmed. There is also increased budget for additional electrical on-call contractor services at \$20,000 for troubleshooting on a taxiway segment.

The Five-Year Plan includes a line for debt service at \$1.72 million annually for the Aviation Business Center Project. This began in 2017 and will continue for 20 years. There is also a CIP transfer out at \$671,000. This includes the Airport's share of grant matches for Airport projects as well as City technology projects. Revenues include a 7.24 percent increase and a budget of \$6.3 million. Increases are derived from the new box hangar leases for Phase 1 and Phase 2, CPI increases, U.S. Customs transactions, rental cars, transient parking and landing fees. The financial impact for the upcoming runway closure are estimated at \$170,000. This year, there are no proposed changes to rates and fees. Revenue sources were reviewed. The budget will be presented to City Council on April 20th with tentative adoption on May 18th and final adoption on June 8th. The Airport's financial plan meets the City financial policy with a 120-day operating reserve as well as emergency reserves to cover fleet repair and replacement.

Chair Berry asked about the amount of the fee increase necessary to cover the U.S. Customs increase in office and salary increases. Ms. Williams stated that the increase was \$100,000 for labor fees.

Commissioner Little inquired as to the impacts for adding the third FBO. Ms. Williams stated that they were conservative in factoring in the third FBO in terms of fuel flowage. Commissioner Little asked if they utilize industry benchmarking when determining fuel flow fees. Ms. Williams said staff factors in any changing conditions.

In response to a question from Commissioner Mier, Ms. Williams stated that no full-time employees were lost during COVID and they remain with 15 full-time staff. Mr. Mascaro added a half FTE for an intern is on hold at this time.

COMMISSIONER MIER MADE A MOTION TO APPROVE THE PROPOSED AVIATION ENTERPRISE FUND FIVE-YEAR FINANCIAL PLAN FOR FY 21/22 - FY 25/26. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

#### **ADJOURNMENT**

With no further business to discuss, Chair Berry adjourned the special meeting at 5:55 p.m.

SUBMITTED BY:

eScribers, LLC



Approved 5/12/2021 BI

**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, APRIL 28, 2021**

**\*SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Joe Young, Vice Chair  
William Scarbrough, Commissioner  
Barry Graham, Commissioner  
George Ertel, Commissioner  
Renee Higgs, Commissioner

**ABSENT:**

**STAFF:** Tim Curtis  
Joe Padilla  
Ben Moriarity  
Katie Posler  
Adam Yaron  
Taylor Reynolds  
Erin Perrault  
Bronte Ibsen  
Chad Sharrard  
Lorraine Castro  
Chris Zimmer  
Nicole Garcia

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of April 14, 2021 Regular Meeting Minutes.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

**ATTACHMENT 16**

Vice Chair Young moved to approve the April 14, 2021 regular meeting minutes. Seconded by Commissioner Higgs, the motion carried unanimously with a vote of six (6) to zero (0).

## **CONSENT AGENDA**

2. 3-UP-2021 (Belles Nashville Kitchen Live Entertainment)

Request by owner for approval of a Conditional Use Permit for Live Entertainment at an existing establishment on a +/-5,579-square foot site with Downtown Retail Specialty Type-1 Downtown Overlay (D/RS-1 DO) zoning located at 7212 E. Main St. Staff contact person is Ben Moriarity, 480-312-2836. **Applicant contact person is Mike Haley, (602) 300-4006.**

**Item No. 2; Recommended City Council approve case 3-UP-2021, per the staff recommended stipulations with additional stipulations that outside speakers will be disabled for Live Entertainment, an acoustic panel will be installed in the wall shared with neighboring business, and live entertainment only allowed from 4pm-11pm Monday through Friday and 11am-11pm Saturday and Sunday, based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Vice Chair Young.**

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, and Commissioner Ertel.

3. 16-ZN-2020 (Greystar Independent Living Rezoning)

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential (R1-35) to Commercial Office (C-O) zoning on a +/-4.5-acre site located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Michele Hammond, (480) 385-2753.**

4. 7-AB-2020 (90th & Raintree GLO Abandonment)

Request for approval to abandon GLO easements located along the north, west, and south boundary of a property located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Michele Hammond, (480) 385-2753.**

**Items No. 3&4; Recommended City Council approve cases 16-ZN-2020, and 7-AB-2020 per the staff recommended stipulations based upon the finding that the proposed Zoning District Map Amendment and Abandonment are consistent and conform with the adopted General Plan. Motion by Commissioner Higgs, 2<sup>nd</sup> by Commissioner Graham.**

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, and Commissioner Ertel.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## **Non-Action Items**

5. 1-GP-2021 (Scottsdale General Plan 2035)

Pursuant to A.R.S. § 9-461.06.(E), promoting citizen participation in the adoption of a new General Plan for the City of Scottsdale (General Plan 2035), in order to revisit and revise the community's long-term objectives and land development policies for future growth, development and redevelopment and to add and amend existing General Plan elements. General Plan 2035 is intended to comply with State law requiring cities to adopt new, or readopt a General Plan every ten (10) years.

6. 6-TA-2020 (Marijuana Text Amendment (Prop. 207))

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Section 1.403 (Additional conditions for specific conditional uses), Section 3.100 (Definitions) and Article XI (Land Use Tables), and any other affected sections, in response to recent Arizona voter-approved legislation (Prop. 207) legalizing recreational marijuana. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Greg Bloemberg, 480-312-4306.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:58 p.m.