

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

2nd Street and Bishop

May 7, 2019

Overview

This Citizen Review Report is being performed in association with an application (890-PA-2018) to rezone the approximately 1.5 acre site located at the southwest corner of Bishop Land and Second Street from Highway Commercial, Downtown Overlay (C-3 ,DO) to Downtown/Downtown Mixed-Use Type 3, Planned Block Development, Downtown Overlay (D/DMU-3, PBD, DO). This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing at appropriate times throughout the planning process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the planning process. Communication with impacted and interested parties has taken place with verbal, written and electronic contact.

Community Involvement

The outreach team began communicating with neighboring property owners, downtown merchants, and community members by door- to-door contact and one-on-one meetings prior to sending an open house announcement. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will continue to be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on April 29, 2019 at the Hotel Valley Ho for

those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

Four interested people attended the Open House. (See attached sign in sheet. Please note one attendee signed in his wife, but she was not actually present at the open house.) Attendees had questions about parking and potential impact on views. These questions were addressed to the best of the team's ability and knowledge at the Open House. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheet



April 16, 2019

Re: 7125 East 2nd Street – 890-PA-2018

Dear Property Owner or Interested Citizen:

Our office represents Morgan Group, Inc. with regards to the roughly 1.5-acre site located at the southwest corner of Bishop Lane and 2nd Street in downtown Scottsdale, as seen on the attached exhibit. The purpose of this letter is to introduce ourselves and to let you know we have filed a preliminary application (890-PA-2018) with the City of Scottsdale to rezone the Property from Highway Commercial, Downtown Overlay (C-3, DO) to Downtown/Downtown Mixed-Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3, PBD, DO). The intent of this application is to enable the development of a new, 8-story multifamily residential project.

The Property has a General Plan designation of Mixed-Use Neighborhoods. More importantly, the Property falls within the boundaries of the Old Town Character Area Plan, the comprehensive policy document that guides growth and development decisions for Scottsdale's downtown. The Old Town Character Area Plan designates the Property as Downtown Mixed-Use Type-3. The requested zoning sought by this application aligns perfectly with these assigned designations. Additionally, the project is currently designed to fully adhere to the setback, stepback and parking requirements of the City ordinance.

The subject site consists of an unused surface lot and two underutilized buildings. The northern building is vacant, and the southern building is used primarily for storage. The envisioned project with just under 200 residences is designed as an urban, residential community befitting of this downtown location. The street frontages of Bishop Lane and 2nd Street will be improved with new, wide sidewalks, landscaping and shade trees. Ground floor residences will front onto Bishop, creating a new, neighborhood feel to the street. The two existing curb cuts along Bishop will be consolidated into a single driveway leading into a port-a-cochere style resident drop-off / pick-up area and a fully internalized parking garage. Common area features are located at the hard corner of Bishop and 2nd and within a small rooftop amenity area.

In order to discuss this application and any questions you may have, we have scheduled an open house on Monday, April 29, 2019 from 5:00-6:00pm, at the Hotel Valley Ho - Dunes Room, 6850 East Main Street, Scottsdale. Feel free to stop by any time during this hour. If this date and time are not convenient, we would be happy to speak with you individually. Please contact me at 602.230.0600 or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Bryan Cluff at 480.312.7088 or at BCluff@Scottsdaleaz.gov. In the future, you should be receiving notification postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By 
George Pasquel III



CONCEPTUAL SITE PLAN SCALE: 1" = 20'-0" 0 10' 20' 40'

SHEET 1 OF 1

2ND STREET AND BISHOP LANE

Scottsdale, Arizona

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.932.8280 www.todd8190c.com

Project No. 18-2028-00 Date 04-14-2019

THE MORGAN GROUP, INC.

2008 CONDO PROPERTIES LLC
5718 WESTHEIMER RD SUITE 2100
HOUSTON, TX 77057

7150 HOLDINGS LLC
7150 E MAIN ST
SCOTTSDALE, AZ 85251

ARC SCOTTSDALE HOLDINGS LLLP
3225 N CENTRAL AVE STE 100
PHOENIX, AZ 85012

BENNETT CHARLA DILL
7023 E 4TH ST 103
SCOTTSDALE, AZ 85251

BRE/HV PROPERTIES LLC
P O BOX 49550
CHARLOTTE, NC 28277

CARAZ PROPERTIES/THAJA
GLOBA/SCHUBERTH JEAN E
P O BOX 8271
SCOTTSDALE, AZ 85252

CONNELL WINE LOFTS
200 CONNELL DR
BERKELEY HEIGHTS, NJ 7922

DENISE H DOWERS TRUST
3801 N GOLDWATER BLVD UNIT G303
SCOTTSDALE, AZ 85251

EAST MAIN STREET PROPERTIES LLC
4300 N MILLER RD SUITE 104
SCOTTSDALE, AZ 85251

GREIN TIMOTHY D/ARISMENDI
LUISANNA
3707 N MARSHALL WAY UNIT 2
SCOTTSDALE, AZ 85251

2ND SDALE LLC
8300 N HAYDEN RD
SCOTTSDALE, AZ 85258

7165 MAIN LLC
7169 E MAIN ST
SCOTTSDALE, AZ 85251

ARTS DISTRICT DEVELOPMENT I LLC
5718 WESTHEIMER RD STE 2100
HOUSTON, TX 77057

BESPOKE LAND LLC
7134 E STETSON DR SUITE 400
SCOTTSDALE, AZ 85251

BUTTRUM LAVONA/PREPEJCHAL
GARY/BEVERLY J
3313 SW WASHINGTON ST
PEORIA, IL 61602

CHURCHPLACE INC
3625 N MARSHALL WAY
SCOTTSDALE, AZ 85251

CONROY GOLDWATER LLC
15 EXCHANGE HAVOR
JERSEY CITY, NJ 7302

DESERT IRONWOOD LLC
5217 E WHITTON AVE
PHOENIX, AZ 85018

GATEWAY AT MAIN ST PLAZA CONDO
ASSOC
9000 E PIMA CENTER PARKWAY NO 300
SCOTTSDALE, AZ 85258

GUST E AND CONNIE D DEKAVALLAS
REVOCABLE TRUS
7039 E MAIN ST UNIT A205
SCOTTSDALE, AZ 85251

7103 E MAIN LLC
7340 E MAIN ST SUITE 200
SCOTTSDALE, AZ 85251

ACPTS PHX LLC
20403 W CRESCENT DR
BUCKEYE, AZ 85396

BANK OF AMERICA ARIZONA (IMPS-
LEASE)
101 N TRYSON ST
CHARLOTTE, NC 28255

BLOY DEBRA TR
5668 N SCOTTSDALE RD
PARADISE VALLEY, AZ 85253

CAMELVIEW ADVENTURES INC
7121 E MAIN ST
SCOTTSDALE, AZ 85251

COLLINS REALTY ASSOCIATES LLC
10 RYE RIDGE PLAZA 200
RYE BROOK, NY 10573

CONSTANCE M LEARNIHAN
REVOCABLE TRUST
PO BOX 628
FRANKFORT, MI 49635

DOWNTOWN SCOTTSDALE GUIDON
LLC
7154 E STETSON SUITE 330
SCOTTSDALE, AZ 85251

GHSTC LLC
3801 N GOLDWATER BLVD UNIT G209
SCOTTSDALE, AZ 85251

H&B AZ PROPERTIES LLC
7130 E MAIN ST
SCOTTSDALE, AZ 85251

HASKEW KEVIN ANTHONY/LORETTA
JANE
3801 N GOLDWATER BLVD UNIT G-405
SCOTTSDALE, AZ 85251

HOUSTONS RESTAURANTS INC
2525 E CAMELBACK
PHOENIX, AZ 85016

JARSON SCOTT A/DEBORAH S
3707 N MARSHALL WAY UNIT 5
SCOTTSDALE, AZ 85251

JOHNSON AND LANDT FAMILY TRUST
3725 HILL DR
COLORADO SPRINGS, CO 80906

LALOMA 5 LLC
16347 E SEGUNDO DR
FOUNTAIN HILLS, AZ 85268

LATISA L L C
708 CANYON RD STE 3
SANTA FE, NM 87501

MAIN STREET GALLERIES LLC
P O BOX 14567
SCOTTSDALE, AZ 85267

MARION LLC
PO BOX 28576
SCOTTSDALE, AZ 85255

MG-SCOTTSDALE LLC
4643 S ULSTER 1500
DENVER, CO 80237

MORAN MICHELLE
1159 FAIRWAY GARDENS NE
ATLANTA, GA 30319

HAYSTACK HOLDINGS LLC
P O BOX 9787
SCOTTSDALE, AZ 85252

HUMBL LLC
4602 N ROYAL VIEW DR
PHOENIX, AZ 85018

JEFFREY L JOHNSON REVOCABLE TRUST
3801 N GOLDWATER BLVD UNIT 306
SCOTTSDALE, AZ 85251

LAKE SCOTTSDALE PROPERTIES LLC
104 WILMOT RD MS NO 1435
DEERFIELD, IL 60015

LANE SUSAN
205 S SENATE ST
CHANDLER, AZ 85225

LIMMER JAMES R/KAREN E
P O BOX 4280
SCOTTSDALE, AZ 85261

MAIN STREET PROPERTIES 7149 LLC
4300 N MILLER RD STE 104
SCOTTSDALE, AZ 85251

MCCARTHY PAUL R/JAIME L
178 LOCHSA CT
LEWISTON, ID 83501

MILENA LLC
4300 N MILLER RD STE 104
SCOTTSDALE, AZ 85251

MOUNTAIN STATES TELEPHONE &
TELEGRAPH CO
1801 CALIFORNIA ST
DENVER, CO 80202

HOUSTON STEVEN H/LESLIE K TR
266 ZENITH ST
CHULA VISTA, CA 91942

JACOB P WESTERHOF REVOCABLE
TRUST
6208 INDIAN MOUND DE
MCFARLAND, WI 53558

JF VENTURES LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

LAKE SCOTTSDALE PROPERTY LLC
104 WILMOT RD MS NO 1435
DEERFIELD, IL 60015

LARSEN LARSEN ENTERPRISES LLC
4235 N MARSHALL WAY
SCOTTSDALE, AZ 85251

LUTHER LLC
PO BOX 28576
SCOTTSDALE, AZ 85255

MALLET GREGORY ALAN/GRACE
ANNETTE TR
12198 CARROLTON RD
ESCALON, CA 95320

MCFADDEN JANE A
3707 N MARSHALL WAY - UNIT 1
SCOTTSDALE, AZ 85251

MINSKER FAMILY TRUST
3801 N GOLDWATER BLVD UNIT G407
SCOTTSDALE, AZ 85251

MS WHITE ENTERPRISES LLP
6245 E MCDONALD DR
PARADISE VALLEY, AZ 85253

MSP 206 LLC
5718 WESTHEIMER 2100
HOUSTON, TX 77057

MSP G404 LLC
5718 WESTHEIMER NO 2100
HOUSTON, TX 77057

NEXT GEN OLD TOWN LLC
3335 E INDIAN SCHOOL RD SUITE 100
PHOENIX, AZ 85018

OTHMAN HASAN/YUSRA
PO BOX 922
SCOTTSDALE, AZ 85252

PUEBLO ARTS CORP
3625 BISHOP LN
SCOTTSDALE, AZ 85251

RENOVATEAZ LLC
8110 E WILSHIRE DR
SCOTTSDALE, AZ 85257

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE HEALTHCARE HOSPITALS
3604 WELLS FARGO STE C
SCOTTSDALE, AZ 85251

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252

SMITH ROBERT/MARION
1308 CROSS CREEK RD
MAHOMET, IL 61853

MSP 207 LLC
5718 W WESTHELMER NO 2100
HOUSTON, TX 77057

NELSON VIERA
3801 N GOLDWATER BLVD UNIT 305
SCOTTSDALE, AZ 85251

OLSEN TRAVIS
4033 E MAIN ST A200
SCOTTSDALE, AZ 85251

PELCOM LLC
2101 E MARSHALL AVE
PHOENIX, AZ 85016

QUAYLE PATRICK J
3707 N MARSHALL WY NO 4
SCOTTSDALE, AZ 85251

ROE ROBERT ARNEY/SHEILA
BIRMINGHAM TR
10800 E CACTUS RD UNIT 10
SCOTTSDALE, AZ 85259

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SCOTTSDALE POST #44 AMERICAN
LEGION
7145 E 2ND ST
SCOTTSDALE, AZ 85251

SHIPP LTD
P O BOX 356
SCOTTSDALE, AZ 85252

SMITH SHELBY C
4209 N 33RD ST
PHOENIX, AZ 85018

MSP A206 LLC
5718 WESTHEIMER STE 2100
HOUSTON, TX 77057

NEXT GEN BISHOP LLC
3335 E INDIAN SCHOOL RD STE 100
PHOENIX, AZ 85018

ONTIVEROS STEVEN/LUCINDA LEE
7023 E 4TH ST UNIT 105
SCOTTSDALE, AZ 85251

PJE INVESTMENTS LLC
PO BOX 2055
EUGENE, OR 97402

RCBH LLC
PO BOX 51
CAVE CREEK, AZ 85327

SAVAGE FAMILY PARTNERSHIP LTD
7 PARLIAMENT PLACE
DALLAS, TX 75225

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD NO 100
SCOTTSDALE, AZ 85251

SEARLES WARREN L/MARY L TR
14555 N SCOTTSDALE RD STE 140
SCOTTSDALE, AZ 85254

SINGH RANDHIR/GURDEEP K
5552 W PARKVIEW LN
GLENDALE, AZ 85310

SORBA ROBERT/ALAN
1742 N SEDGWICK ST UNIT 2
CHICAGO, IL 60614

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Pat. avery.com/patents

SREGOR LLC
3213 N 81ST PL
SCOTTSDALE, AZ 85251

UNIQUE INC
7232 E 1ST ST
SCOTTSDALE, AZ 85253

WILLMOTH GEORGE B & FERN N TR
PO BOX 907
SCOTTSDALE, AZ 85252

TAVASSOLI MOGHTADA
8214 E MARIPOSA DR
SCOTTSDALE, AZ 85251

WAGNER COMMUNITY PROPERTY
TRUST
1210 N WETHERLY DR
LOS ANGELES, CA 90069

THOMAS M AND ELIZABETH E PALMER
FAMILY TRUST
7023 E 4TH ST NO 101
SCOTTSDALE, AZ 85251
WILLMOTH GEORGE B & FERN M TR
P O BOX 907
SCOTTSDALE, AZ 85252

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[Pat: avery.com/patents](http://Pat:avery.com/patents)

Tom Anglin

LoLoma Cove HOA

16441 N 91st St #104

Scottsdale, AZ 85260

Stephanie Low

LoLoma Cove HOA

7024 E 6th St #205

Scottsdale, AZ 85251

Go to avery.com/templates
Use Avery Template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

5160®

AVERY®



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 890-PA-2018

Project Name: BISHOP LANE

Location: SWC BISHOP LANE + 2ND STREET

Site Posting Date: 4/15/19

Applicant Name: WITNEY MORRIS PLC - GEORGE PASQUEL

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

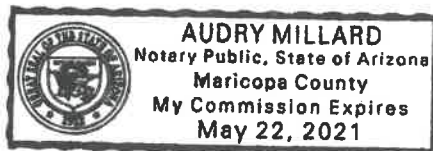
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

George Pasquel
Applicant Signature

4/19/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 19th day of April 2019



Audry Millard
Notary Public

My commission expires: May 22, 2021

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday, April 29, 2019
Time: 5:00 P.M. - 6:00 P.M.
Location: Hotel Valley Ho - 6850 E. Main St.
Scottsdale, AZ 85251

Location: 7125 E. 2nd Street, Scottsdale, AZ 85251

Project Overview:

- Request: Rezoning to Downtown/Downtown Mixed Use Type-3, Planned Block Development, Downtown Overlay (D/DIMU-3, PBD, DO)
- Description of Project & Proposed Use: New 8-story residential community of +/-200 residences
- Site Zoning: Highway Commercial, Downtown Overlay (C-3, DO)
- Site Acreage: +/- 1.5 acres

Applicant Contact: Bryan Morris,
PLC - George Pasquel III
602-230-0600
George@WitheyMorris.com

City Contact: Bryan Cluff
480-312-2258
Bcluff@ScottsdaleAZ.gov

Case #: 890-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://eservices.scottsdaleaz.gov/bidgresources/Presapp/Search>

*Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal.

Early Notification of Project Under Consideration

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Scottsdale, AZ 85251

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- Site Acreage: +/- 1.5 acres

Applicant Contact: Bryan Morris,
PLC - George Pasquel III
602-230-0600
George@WitheyMorris.com

City Contact: Bryan Cluff
480-312-2258
Bcluff@ScottsdaleAZ.gov

Case #: 890-PA-2018 Available at City of Scottsdale: 480-312-7000

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