

**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**2<sup>nd</sup> Street and Bishop**  
September 16, 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.

Subsequent to the neighborhood open house, the development team met with the leadership of the Scottsdale Galley Association to discuss parking for the project. 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.

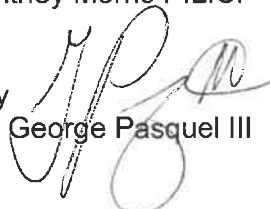
The Property has a General Plan designation of Mixed-Use Neighborhoods. More importantly, the Property falls within the boundaries of the Old Town Character Area Plan, the comprehensive policy document that guides growth and development decisions for Scottsdale's downtown. The Old Town Character Area 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](mailto:George@WitheyMorris.com). You can also reach the City's Project Coordinator, Bryan Cluff at 480.312.7088 or at [BCluff@Scottsdaleaz.gov](mailto: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



SCALE: 1" = 20'-0"  
0 10' 20' 40'

SHEET  
**1**  
OF 1

**CONCEPTUAL SITE PLAN**

**2ND STREET AND BISHOP LANE**

Scottsdale, Arizona

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

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

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

MALLETT 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

TAVASSOLI MOGHTADA  
8214 E MARIPOSA DR  
SCOTTSDALE, AZ 85251

THOMAS M AND ELIZABETH E PALMER  
FAMILY TRUST  
7023 E 4TH ST NO 101  
SCOTTSDALE, AZ 85251

UNIQUE INC  
7232 E 1ST ST  
SCOTTSDALE, AZ 85253

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

WILLMOTH GEORGE B & FERN M TR  
P O BOX 907  
SCOTTSDALE, AZ 85252

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

Go to avery.com/templates  
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Bend along line to expose Pop-up Edge

5160

9-ZN-2019  
9/23/2019

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



# 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

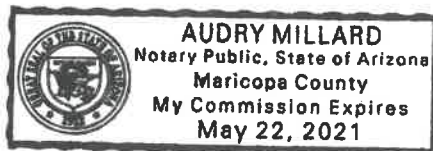
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

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:** Withey 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/bldgresources/Presapp/Search>

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

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Scottsdale, AZ 85251

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PLC - George Pasquel III  
602-230-0600  
George@WitheyMorris.com

**City Contact:** Bryan Cluff  
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Bcluff@ScottsdaleAZ.gov

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