



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Camelot Homes- Shadow Ridge North

December 27, 2021

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-130 ESL to R1-43 ESL PRD on an approximately 29.5+/- acre site located at the southwest corner of 128th Street and Juan Tabo Road. The proposed project would result in a new gated, luxury residential community. This proposal is in conformance with the City's 2035 General Plan land use designation. This Citizen Review Report will be updated throughout the process.

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

Community Involvement

The outreach team has been communicating with neighboring property owners, HOAs, and community members by telephone, one-on-one meetings, and small group meetings since October 2021.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and provided information on a Virtual Open House that was held on December 14, 2021. The distribution of this notification well **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. A detailed description and visuals for the project were posted online as well as an opportunity for neighbors to provide comments/questions by phone or by email to the development team. The website and its accessibility date/time were posted on the Early Notification Sign on the property and the website was available from Thursday 12/16 through Monday 12/20.

There were 21 unique views of the online website. The development team did not receive any e-mails but did receive 1 phone call from a neighbor with questions regarding lot placement. These questions were all answered by the development team to the best of their ability. Additionally, the development team has met with and provided project updates to Coalition of Greater Scottsdale regarding the project's progress.

The development team will continue to be accessible by phone and email subsequent to the Virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. 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 manner. 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



December 2, 2021

Dear Neighbor:

We are pleased to tell you about our upcoming request (1014-PA-2021) to develop a luxury, single-family, large lot gated residential community on the vacant +/-29.5 acre parcel (Maricopa County Assessor's Parcel #'s 217-01-018D, 018E, 018G, 018J, 018P, 018Q, 018R, & 018S) located at the southwest corner of 128th Street and Juan Tabo Road. This luxury residential community will consist of only 19 homes on +/-29.5 acres and include over 13 acres of preserved Sonoran Desert. The specific request is for a Zoning District Map Amendment from R1-130 ESL to R1-43 ESL PRD. This proposal is in conformance with the City of Scottsdale's newly adopted 2035 General Plan Land Use Map.

For those of you who are not familiar with Camelot Homes, we are a Scottsdale based, homegrown, family-owned company. For over 50 years, three generations of the Hancock family have been building luxury home communities in Scottsdale and in Arizona. We take pride in every home we build, and our multiple award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ.

In accordance with public safety protocol during the COVID-19 crisis, we will be hosting an open house virtually, allowing for questions and comments, just as they would be if there were an in person open house. Information will be posted on the web link www.technicalolutionsaz.com/open-house.html and will be accessible on **Thursday, December 16, 2021**. The project team will then be available on December 16, 2021 from **4:30 PM to 6 PM** to respond to questions or comments and gather your input. Please feel free to **call (602) 957-3434** or email info@technicalolutionsaz.com during that time to talk to the project team.

If you are unable to access the Virtual Open House online and/or have any additional questions throughout this process, please contact our neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com and they will be happy to provide you information about the proposal. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or DMcClay@ScottsdaleAZ.gov.

Sincerely,

Ryan Benscoter
Land Acquisition & Entitlement Manager

Juan Tabo Road



Property Line

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
ASTERIA 31 LLC	6607 N SCOTTSDALE RD SUITE H-100	SCOTTSDALE	AZ	85250
BIXLER DENISE	6040 N 62ND PL	PARADISE VALLEY	AZ	85253
CAV-RANCH LLC	14555 N SCOTTSDALE RD # 330	SCOTTSDALE	AZ	85254
CND-STORYROCK LLC	1111 N POST OAK RD	HOUSTON	TX	77055
FURLAN FAMILY TRUST	7931 E SOLANO DR	SCOTTSDALE	AZ	85250
GEM DEVELOPMENT LLC	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
GILLINGWATER DENIS C & STEPHANIE A	6701 E CLINTON ST	SCOTTSDALE	AZ	85254
HHL LAND LLC	3003 N CENTRAL AVE UITE 2600	PHOENIX	AZ	85012-2913
KATH DANIEL W/JENNIFER A	24885 N 124TH PL NO 30	SCOTTSDALE	AZ	85255
MICHAEL K MERRION 2007 TRUST	12441 E DESERT VISTA DR	SCOTTSDALE	AZ	85255
MOHR FAMILY REVOCABLE LIVING TRUST	5546 E SHANGRILA RD	SCOTTSDALE	AZ	85254
PALMER AUGUST V/CARL E	1113 N HIGHWAY 101 UNIT 21	DEPOE BAY	OR	97341
ROSEWOOD-STORYROCK 1 LLC	8601 N SCOTTSDALE RD SUITE 320	SCOTTSDALE	AZ	85253
ROTHWELL DONALD EARL/BARBARA ANN TR	9856 N 67TH ST	SCOTTSDALE	AZ	85253
SAGE CREEK SCOTTSDALE 128 LLC	7356 E VAQUERO DR	SCOTTSDALE	AZ	85258
SERENO CANYON HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
SERENO CANYON HOMEOWNERS ASSOCIATION	8767 E VIA DE VENTURA	SCOTTSDALE	AZ	85258
STEWART MONTANA R/REBECCA A	12477 E DESERT VISTA DR	SCOTTSDALE	AZ	85255
TERRY M ADAMS IRREVOCABLE TRUST	24787 N 124TH PL	SCOTTSDALE	AZ	85259
THOMAS BRUCE D/DONNA	2401 HAMPSHIRE PL	SPRINGFIELD	IL	62711
TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA STE 390	SCOTTSDALE	AZ	85258
TOLL BROTHERS AZ CONSTRUCTION COMPANY	250 GILBRALTER RD	HORSHAM	PA	19044
VAHABZADEH-HAGH MEHRDAD/JEAN FILBURN LIV TR	7574 E PASARO DR	SCOTTSDALE	AZ	85266
WEXLER REVOCABLE TRUST	15828 W STAR VIEW LN	SURPRISE	AZ	85374



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:

1014-PA-2021

Project Name:

Location:

SWC of 128th Street & Juan Tabo Road

Site Posting Date:

12/06/21

Applicant Name:

Technical Solutions

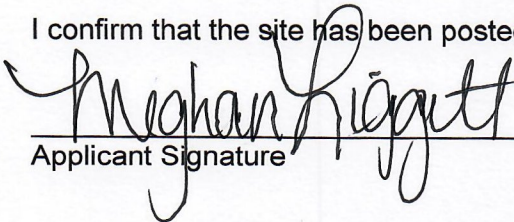
Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3034

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


Applicant Signature

12/06/21
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 6th day of December 2021




Notary Public

My commission expires: 10-25-24

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

Virtual Open House Meeting:

Date: Thursday, December 16, 2021

Time: 4:30-6:00 PM

Location: www.technicalolutionsaz.com/open-house.html

Open House Contact- (602) 957-3434 or info@technicalolutionsaz.com

Site Address: SWC of 128th Street & Juan Tabo Road

Project Overview:

- Request: The request is for a Zoning District Map Amendment from R1-130 ESL to R1-43 ESL PRD to create a 19-home luxury, gated residential community on approximately 29.5 acres. This proposal is in conformance with the City of Scottsdale's newly adopted 2035 General Plan Land Use Map.
- Site Acreage: 29.5+/- acres
- Current Zoning: R1-130 ESL

Applicant Contact:

John Berry
480-385-2727
MH@BerryRiddell.com

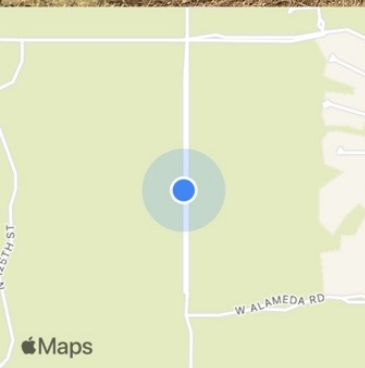
City Contact:

Doris McClay
480-312-4214
DMcClay@ScottsdaleAZ.gov

Pre-Application#: 1014-PA-2021

Posting Date: 12/06/2021

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



Dec 6, 2021 at 12:06:17 PM
N 33° 42' 31", W 111° 48' 18"
24550 N 128th St
Scottsdale AZ 85262