



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Camelot Homes- Shadow Ridge North

~~December 27, 2021~~

February 2022

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.

February 2022 Update

In response to the one phone call that was received from a neighboring Property Owner, the Camelot Homes team set up a meeting to discuss our proposed site plan. That meeting took place on January 26, 2022 at Camelot's office. The neighbor (the owner of Parcel #217-01-018N) noted some concerns with the lots that back up to his parcel and has asked for additional information as it relates to setback distances, etc. Camelot has provided the neighbor with this information (outlined in Exhibit A below) and is in continued contact with him in regards to any additional concerns that he may have. An additional meeting with this landowner is scheduled to occur within the next two (2) weeks from this resubmittal date.

Additionally, Camelot Homes has had multiple informal discussions with Toll Brothers (the master developer and current owner of the Property and Lots to the direct West within Sereno Canyon and the Party in escrow to purchase the McDowell Mountain Manor site directly to the North) in regards to the Subject Property. There have been no stated concerns and the discussions have been related to working together on future site constraints, the abandonment of Juan Tabo Rd., etc. At this time, Toll Brothers is in support of this proposed rezone.

Exhibit A

