



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

The Osborn

November 19, 2021

Overview

This Citizen Review Report is being performed in association with a request for a Conditional Use Permit and modification to the previously approved zoning of Downtown Mixed-Use Type 2 Planned Block Development with Downtown Overlay (D/DMU- Type 2 PBD DO) to allow for a residential health care facility on an approximately 3.59+/- acre site located at the southwest corner of Scottsdale Road and Osborn Road. This proposal is in conformance with the City of Scottsdale's newly adopted 2035 General Plan and the Old Town Scottsdale Character Area Plan. 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, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach since July 2021. The outreach team visited **over 215 residential neighbors and nearby businesses** to get their feedback on the project. A majority of this feedback was favorable to this proposal.

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 Thursday, November 18, 2021. The distribution of this notification **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 for longer than the advertised time. There were 24 views of the online website. The development team did not receive any emails or phone calls with questions or comments. However, the development team will continue to be accessible by phone and email 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 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



November 3, 2021

Dear Neighbor:

We are pleased to tell you about an upcoming request (914-PA-2021) by the Empire Group of Companies to develop a new, residential health care facility on the 3.59+/- acre parcel located at the southwest corner of Scottsdale Road and Osborn Road (currently the Olive Garden restaurant). This new residential health care facility will consist of both minimal and specialized care as well as approximately 11,000 square feet of non-residential uses (i.e. restaurant, retail, etc). The zoning on the site is not changing as part of this request. The specific request is to modify the previously approved zoning of Downtown Mixed-Use Type 2 Planned Block Development with Downtown Overlay (D/DMU- Type 2 PBD DO) to allow for this residential health care facility use on the property as it differs from the existing restaurant use. The residential health care facility use is a permitted use under the D/DMU- Type 2 PBD DO zoning category. This proposal is in conformance with the City of Scottsdale's newly adopted 2035 General Plan and the Old Town Character Area Plan.

In accordance with public safety procedures during the COVID-19 crisis, we will be hosting this 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.technicalsolutionsaz.com/open-house.html and will be accessible on Thursday, November 18, 2021. The project team will then be available on November 18, 2021 from 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionsaz.com during that time to talk to the project team.

If you are unable to access the Virtual Open House online, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com and we will be happy to provide you information about the proposal. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President



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:

914-PA-2021

Project Name:

Location:

SWC Scottsdale Rd and Osborn

Site Posting Date:

11/05/21

Applicant Name:

Technical Solutions

Sign Company Name:

Dynamite Signs

Phone Number:

480-440-5066

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

Applicant Signature

Date

11/05/21

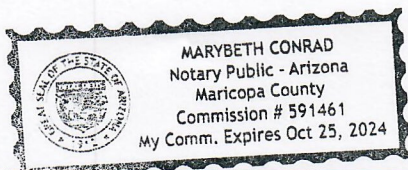
Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the

5th

day of

November 20 21



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

Neighborhood Open House Meeting:

Date: Thursday, November 18, 2021

Time: 4:30-6:00 PM

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

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

Site Address: SWC of Scottsdale Road and Osborn Project Overview:

- Request: The request is to modify the previously approved zoning of Downtown Mixed-Use Type 2 Planned Block Development with Downtown Overlay (D/DMU- Type 2 PBD DO) to allow for a residential health care facility use on the property as it differs from the existing restaurant use.
- Site Acreage: 3.59+/- acres
- Site Zoning: D/DMU- Type 2 PBD DO

Applicant Contact:

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

Pre-Application#: 914-PA-2021

City Contact:

Bryan Cluff
480-312-2258
BCluff@ScottsdaleAZ.gov

Posting Date: 11/05/2021

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

11/5/21 09:29:19

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
4TH ST 4TH PO LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
ACPTS PHX LLC	20403 W CRESCENT DR	BUCKEYE	AZ	85396
AERIUM ENCORE LLC	301 1103-95 ST SW	EDMONTON	AB	T6X0P8
AERIUM LLC	8901 E PIMA CENTER PARKWAY SUITE 100	SCOTTSDALE	AZ	85258
AIELLO COHEN CROWELL PARTNERSHIP	2810 W BRIARWOOD TER	PHOENIX	AZ	85045
ALBERS DANIEL J	12637 OHERN ST	OMAHA	NE	68137
ALCAZAREN PATRICK	3309 N 70TH ST UNIT 114	SCOTTSDALE	AZ	85251
ALFAREEDOZ LLC	3425 N 70TH ST	SCOTTSDALE	AZ	85251
ALLISON JARED	3233 N 70TH ST UNIT 1007	SCOTTSDALE	AZ	85251
ANGUS PLAZA LLC	3238 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
ARBOGAST AUDREY	3309 N 70TH ST NO 202	SCOTTSDALE	AZ	85251
ARIZONA BANK	120 N STONE	TUCSON	AZ	85701
ARIZONA DENTAL ASSOCIATION	3193 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251-6491
ASHFORD SCOTTSDALE LP	7500 N DOBSON RD	SCOTTSDALE	AZ	85256
BAHMAN TRUST	4008 N 65TH PL	SCOTTSDALE	AZ	85251
BAILEY STEVEN J	3307 N 70TH ST	SCOTTSDALE	AZ	85251
BENNETT CHARLA DILL	7023 E 4TH ST 103	SCOTTSDALE	AZ	85251
BERGMAN JANICE C/GAYTON FORDYCE	910 HILL POND RD	FORT COLLINS	CO	80526
BLAU ELLIOT	7002 E OSBORN	SCOTTSDALE	AZ	85251
BRAUN NIKKI ANN/PAT	3309 N 70TH ST UNIT 207	SCOTTSDALE	AZ	85251
BRE/HV PROPERTIES LLC	P O BOX 49550	CHARLOTTE	NC	28277
BUCHLI KEITH R	3309 N 70TH ST	SCOTTSDALE	AZ	85251
BUTTRUM LAVONA/PREPEJCHAL GARY/BEVERLY J	3313 SW WASHINGTON ST	PEORIA	IL	61602
CAREY FAMILY LIVING TRUST	4203 E DUBOIS AVE	GILBERT	AZ	85298
CASA GRANADA TOWNHOUSES CORP	4645 E COTTON GIN LOOP	PHOENIX	AZ	85285
CHAMBERLIN GERALD A/KARLA M	3233 N 70TH ST UNIT 1024	SCOTTSDALE	AZ	85251
CHP SCOTTSDALE MEDICAL PAVILION LLC	300 W CLARENDON AVE STE 240	PHOENIX	AZ	85013
COHEN JUSTIN A	12279 E KALIL DR	SCOTTSDALE	AZ	85259
COLONIAL REALTY LIMITED PARTNERSHIP	6815 POPLAR AVENUE SUITE 500	GERMANTOWN	TN	38138
CONNELL WINE LOFTS	200 CONNELL DR	BERKELEY HEIGHTS	NJ	7922
COTTINGHAM JASON	3309 N 70TH ST UNIT 112 UNIT 122	SCOTTSDALE	AZ	85251
CUSTER CRAIG	5023 S CONVENT LN	PHILADELPHIA	PA	19114
DEMERIS THEODORE J/PAMELA S	3233 N 70TH ST UNIT 1008	SCOTTSDALE	AZ	85251
DENNYS REALTY INC	3345 MICHAELSON DR STE 200	IRVINE	CA	92715
DESERT IRONWOOD LLC	5217 E WHITTON AVE	PHOENIX	AZ	85018
DOERING ERIC/EVE	5362 BOLSA AVE NO B	HUNTINGTON BEACH	CA	92649
DONNELLY KENNEDY	3309 N 70TH ST UNIT 218	SCOTTSDALE	AZ	85251
DOS PERROS INVESTMENTS LLC	1707 E WEBER DR NO 10	TEMPE	AZ	85281
DRINKWATER CROSSING LLC	5027 E CALLE DEL NORTE	PHOENIX	AZ	85018
EDGINGTON AIMEE	6961 E OSBORN RD UNIT G	SCOTTSDALE	AZ	85251
ERSKINE LELAND G/GARCIA DEBRA A	3309 N 70TH ST UNIT 115	SCOTTSDALE	AZ	85251
ES ROYALE LLC	UNIT 3190 BOX 143	DPO	AA	34024

FICADENTI DAVID ANTHONY	3233 N 70TH ST UNIT 1006	SCOTTSDALE	AZ	85251
FIRST BAPTIST CHURCH OF SCOTTSDALE	7025 E OSBORN RD	SCOTTSDALE	AZ	85251
FISHER ROBERT P/GINGER L/THEODORE G	PO BOX 2950	SCOTTSDALE	AZ	85252
FLAGSTAFF MOUNTAIN VIEW INC	PO BOX 207	FLAGSTAFF	AZ	86002
FRANE THOMAS J/CAROL L	7904 DELCON DR	FORT WAYNE	IN	46809
FRANKE RICHARD L/SUSANNAH M	3233 N 70TH ST UNIT 1003	SCOTTSDALE	AZ	85251
FUNKE BENJAMIN M	810 W HOWE ST	TEMPE	AZ	85281
GANAJIAN ARMAND CHARLES	20811 N 62ND DR	GLENDALE	AZ	85308
GILL-BACHAND FAMILY LIVING TRUST	13796 N 93RD PL	SCOTTSDALE	AZ	85260
GO DIVING PROPERTIES LLC	218 W VINEDO LN	TEMPE	AZ	85284
GOASLIND MARTIN V/SYBIL A	2037 E ROYAL CIR	SALT LAKE CITY	UT	84108
GW LAND INVESTMENT LLC	6991 E CAMELBACK RD STE D300 PMB 324	SCOTTSDALE	AZ	85251
HAMILTON MARY G	7314 E OSBORN DR	SCOTTSDALE	AZ	85251
HANSON JAMES/TRACY	313 NORTH MAIN STREET	VIROQUA	WI	54665
HAVRANEK MATTHEW	6953 E OSBORN RD UNIT F	SCOTTSDALE	AZ	85251
HAYES JOHN G/VIVIAN	75 TRENT CT	BURR RIDGE	IL	60527
HEINRICH GRANT R/MELISSA S	3233 N 70TH ST UNIT 1012	SCOTTSDALE	AZ	85251
HERENDEEN ANGELINE	3309 NORTH 70TH STREET UNIT 110	SCOTTSDALE	AZ	85251
HOLVECK THELMA L TR	6944 E OSBORN RD	SCOTTSDALE	AZ	85251
HOUSTON STEVEN H/LESLIE K TR	266 ZENITH ST	CHULA VISTA	CA	91942-5848
IVORY HOSPITALITY LLC	P O BOX 207	FLAGSTAFF	AZ	86002
JACOB P WESTERHOF REVOCABLE TRUST	6208 INDIAN MOUND DE	MCFARLAND	WI	53558
JOHNSON BRIAN WAYNE	7024 E 6TH ST UNIT 204	SCOTTSDALE	AZ	85251
JONES BARBARA F	1524 S SHERMAN ST	DENVER	CO	80210-2622
JONES KEAL/EMMY	3233 N 70TH ST NO 1010	SCOTTSDALE	AZ	85251
KULKARNI NITIN V/MANJUSHREE N	1100 TIMBERLINE PL	ALPHARETTA	GA	30005
LAKE SCOTTSDALE PROPERTIES LLC	104 WILMOT RD MS NO 1435	DEERFIELD	IL	60015
LANE SUSAN	205 S SENATE ST	CHANDLER	AZ	85225
LANGA PROPERTIES V LLC	6019 N 80TH PL	SCOTTSDALE	AZ	85250
LINDQUIST DERON S	25671 LE PARC UNIT 13	LAKE FOREST	CA	92630
LOIS FAGAN FAMILY TRUST	6953 E OSBORN RD UNIT E	SCOTTSDALE	AZ	85251
LORRAINE HAUSMANN ELLIS FAMILY TRUST	626 S LAKE AVE	PASADENA	CA	91106
LOW STEPHANIE DANICA	7024 E 6TH ST	SCOTTSDALE	AZ	85251
MADISON MARIE ROSE SEPARATE PROPERTY TRUST	3233 N 70TH ST UNIT 1005	SCOTTSDALE	AZ	85251
MAGUIRE ALLAN/MAYO S	6004 E PHELPS RD	SCOTTSDALE	AZ	85254
MALLET ANDREW ALAN/MATTETT DONNAMAE TUASON	829 FAIRCHILD CT	FOLSOM	CA	95630
MARK NELSON AND CAROLYN HILD REVOCABLE TRUST	589 S ROOSEVELT ST	TEMPE	AZ	85281
MCCARTHY PAUL R/JAIME L	178 LOCHSA CT	LEWISTON	ID	83501
MICHALOVE SAMUEL	3309 N 70TH ST UNIT 206	SCOTTSDALE	AZ	85251
MNAZ INVESTMENT PROPERTIES LLC	11811 N TATUM BLVD SUITE 1060	PHOENIX	AZ	85028
MORA-EGELAND RUBY	3309 N 70TH ST UNIT 216	SCOTTSDALE	AZ	85251
MOSES DAYLE A	1125 N YORK CIR	MESA	AZ	85203
MUNE CHELSEA JEAN	3309 N 70TH ST UNIT 212	SCOTTSDALE	AZ	85251

N AND D RESTAURANTS INC	PO BOX 695019	ORLANDO	FL	32869-9901
NALEPA BRYCE DAVID	3309 N 70TH ST UNIT 100	SCOTTSDALE	AZ	85251
NESLUND NICHOLAS/GERALD	6937 E OSBORN RD UNIT F	SCOTTSDALE	AZ	85251
NIKKHAH MEHDI	6929 E OSBORN RD UNIT F	SCOTTSDALE	AZ	85251
NOGUE LIVING TRUST	9217 N HORIZON TRAIL	FOUNTAIN HILLS	AZ	85268
NORTHSHORE ASSOCIATES LLC	3333 E BAYAUD AVE NO 409	DENVER	CO	80209
ONTIVEROS STEVEN/LUCINDA LEE	7023 E 4TH ST UNIT 105	SCOTTSDALE	AZ	85251
OT DOMINO ONE LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
OT DOMINO THREE LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
OT DOMINO TWO LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
OTHMAN HASAN/YUSRA	PO BOX 922	SCOTTSDALE	AZ	85252
PALMER ALEXANDER	7024 E 6TH ST UNIT 102	SCOTTSDALE	AZ	85251
PARNAMI MOHIT	3309 N 70TH ST NO 220	SCOTTSDALE	AZ	85251
PAYNE CLAIRE E	6945 E OSBORN RD	SCOTTSDALE	AZ	85251
PELCOM LLC	2101 E MARSHALL AVE	PHOENIX	AZ	85016
PENINGER JAMES/MICHELLE	5939 E INCA ST	MESA	AZ	85205
PJE INVESTMENTS LLC	PO BOX 2055	EUGENE	OR	97402
POLLIFRONE FAMILY TRUST	5301 E YUCCA ST	SCOTTSDALE	AZ	85254
PRAMUKH LLC	27306 N 24TH DR	PHOENIX	AZ	85085-8731
PRICE APRIL	7024 E 6TH ST UNIT 106	SCOTTSDALE	AZ	85251
PRP PROBERTIES L L C	3307 N 70TH ST NO 211	SCOTTSDALE	AZ	85251
RAUFMANN FAMILY TRUST	6953 E OSBORN RD UNIT G	SCOTTSDALE	AZ	85251
RBSM PROPERTIES LLC	16010 N 114TH WAY	SCOTTSDALE	AZ	85255
RCBH LLC	PO BOX 51	CAVE CREEK	AZ	85327
REDLINGER TROY	3309 N 70TH ST NO 120	SCOTTSDALE	AZ	85251
RENOVATE AZ LLC	8110 E WILSHIRE DR	SCOTTSDALE	AZ	85257
ROOM FOR INTERPRETATION LLC	7038 E OSBORN RD	SCOTTSDALE	AZ	85251
ROYER DONALD E/DEBORAH L	183 MONARCH BAY	DANA POINT	CA	92629
SACKS FAMILY TRUST	3233 N 70TH ST NO 1013	SCOTTSDALE	AZ	85251
SCHAIRER DEREK	6945 E OSBORN RD UNIT E	SCOTTSDALE	AZ	85251
SCHINDLER MATT	3309 N 70TH ST UNIT 101	SCOTTSDALE	AZ	85251
SCHMIESTER MARY L	6929 E OSBORN RD UNIT D	SCOTTSDALE	AZ	85251
SCHULTZ FAMILY TRUST	6121 E FOREST ST	APACHE JUNCTION	AZ	85119-9509
SCOTT CODUTE LIVING TRUST	3233 N 70TH ST UNIT 1004	SCOTTSDALE	AZ	85251-6960
SCOTTSDALE APTS JV LLC	1 E WACKER DR STE 1600	CHICAGO	IL	60601-1901
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
SCOTTSDALE HEALTHCARE HOSPITALS	3604 WELLS FARGO STE C	SCOTTSDALE	AZ	85251
SCOTTSDALE HIX LLC	4350 VON KARMAN AVE - 400	NEWPORT BEACH	CA	92660
SMITH MICHELLE	6937 E OSBORN RD UNIT E	SCOTTSDALE	AZ	85251-6216
SMITH SHELBY C	4209 N 33RD ST	PHOENIX	AZ	85018
SNOWFLAKE INVESTMENTS LLC	PO BOX 12752	SCOTTSDALE	AZ	85267
SNOWFLAKE INVESTMENTS LLC	13325 N 83RD PL	SCOTTSDALE	AZ	85260
SREIT GRIFFIN SCOTTSDALE LLC	591 W PUTNAM AVE	GREENWICH	CT	6830

STALWICK HOWIE/JENNIFER	315 W RIVERSIDE STE 301	SPOKANE	WA	99201
STOCKERT LAVONNE A	3309 N 70TH ST NO 123	SCOTTSDALE	AZ	85251
STORBECK FAMILY TRUST	15536 58TH RD	UNION GROVE	WI	53182
SUPPES BRINLEY	6945 E OSBORN RD UNIT D	SCOTTSDALE	AZ	85251
THOMAS M AND ELIZABETH E PALMER FAMILY TRUST	7023 E 4TH ST NO 101	SCOTTSDALE	AZ	85251
UCCELLI ANDREW A/ALI	575 ALAMEDA	SAN CARLOS	CA	94070-2906
VANTAGE RETIREMENT PLANS LLC	920 E CARVER RD	TEMPE	AZ	85284
VERMETTE ROBERT/DELMAN ILA	3233 N 70TH ST UNIT 1022	SCOTTSDALE	AZ	85251
WANDERSON PROPERTIES LLC	505 S MADISON DR	TEMPE	AZ	85281
WARRAICH SHERAZ A/SARAH	7917 S 28TH WAY	PHOENIX	AZ	85042
WEISHAR EVAN	6929 E ORBORN RD UNIT C	SCOTTSDALE	AZ	85251
WILLIAM G ATKINS AND SHERI CHRISTINE ATKINS REVOCABLE INTER-VLOS TRUST	2409 W VIA SAVELLI	PHOENIX	AZ	85086
WINTERS SETH M/HEATHER	496 MOUNTAINVILLE CIR	ALPINE	UT	84004
WRIGHT BRIAN ALLEN	3309 N 70TH ST #118	SCOTTSDALE	AZ	85251
YAMRON KAREN J	1651 RIVERBELLE DR	LAKE HAVASU CITY	AZ	86404
YOUNG ROBERT K	3233 N 70TH ST UNIT 1014	SCOTTSDALE	AZ	85251
ZIMA CAPITAL LLC	17012 N 57TH ST	SCOTTSDALE	AZ	85254
ZIMBRO NANCY C/WILLIAM J	6929 E OSBORN RD NO E	SCOTTSDALE	AZ	85251
ZINDA GLADYS H	3309 N 70TH STREET # 119	SCOTTSDALE	AZ	85251
ZOUKIS ANN	6019 N 80TH PL	SCOTTSDALE	AZ	85250