

Preserve IV

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (568-PA-2021) of the proposed preliminary plat application on a 40-acre (+/-) property (APN: 217-01-013) generally located at the northwest corner of the 122nd St. alignment and the Pinnacle Peak Rd. alignment. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sonoran Crest residential community (R1-130 ESL) to the north, the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the east, vacant property (R1-130 ESL) to the south and the Saguaro Canyon at Troon residential community (R1-18-ESL) to the to the west.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.30 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

This request for preliminary plat approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale neighborhood consistent with the surrounding development. This proposed submittal will look for approval of a proposed 12-lot single-family residential subdivision that will take access from Toll Brothers adjacent Sereno Canyon development, to the east, lessening the impact to the surrounding neighborhoods and wash corridors.

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

01.31.2022

Attachments:

Neighborhood Letter

Notification List