

# **Tuscany at McCormick Ranch**

9000 E. San Victor  
Scottsdale, AZ 85258

**47-PA-2023**

**Stipulation Modification for Rezoning Case 21-ZN-97  
Stipulation Modification for Conditional Use Permit Case 35-UP-97  
Narrative**

**May 24, 2023**



3101 N. Central Avenue, Suite 1000  
Phoenix, Arizona 85012  
Phone: 602-265-0094

### **Purpose of Request**

Tuscany at McCormick Ranch is an existing residential health care facility that was constructed in 2002. In 1997, the site was rezoned (21-ZN-97) from C-O PCD to R-5 PCD along with a General Plan Amendment (10-GP-97) from Category 32 (Major Office) to Category 17 (12-22 units/acre). Additionally, a Use Permit (35-UP-97) was approved in 1997 to allow the residential health care facility. The rezoning case and Use Permit stipulated to 71 units maximum, however 73 units were constructed via an approved Site Plan signed off by the City of Scottsdale. The purpose of this request is to “clean up” the unit count and allow the existing 73 units. No construction or other site changes will take place.

### **Open House**

We will hold an open house to allow any property owners or HOA members to ask questions about the rezoning and conditional use permit. Per conversations with City Staff, we will provide a virtual open house instead of in-person due to the minor nature of the request. We will mail a first-class letter to all property owners and HOA’s within 750’ along with City Staff. The letter will go out at least 10 days before the meeting. Please note that City Staff has advised that school districts need not be notified since this is an existing development.

Open House Details:

April 25<sup>th</sup>, 2023

5:00-6:00pm

<https://us02web.zoom.us/j/84397186325>

### **Signage**

A “Project Under Consideration” sign has been posted on the site. An Affidavit of Posting for both Planning Commission and City Council Hearings will be provided 20 days prior to the hearing dates.

### **Follow-Up**

We will maintain contact with all interested parties to ensure that there is effective neighborhood involvement. If needed, we may hold additional open houses to address any questions or concerns that necessitate another meeting. The City will be alerted of any communication we receive.

*Tuscany at McCormick Ranch  
Rezoning and Use Permit Citizen Review Plan*