

McDowell Mountain Manor

PUBLIC PARTICIPATION REPORT

This Public Participation Report is in association with the request (342-PA-2022), with the City of Scottsdale, for the reapproval of the McDowell Mountain Manor preliminary plat located on a +/-40-acre property (APN: 217-01-025A) at the southwest corner of Ranch Gate Road and 128th Street. The entire property, currently zoned R1-43 ESL, is undeveloped and is adjacent to the Sereno Canyon residential community (R1-43 ESL) to the west and vacant property (R1-130 ESL) to the north, east and south.

The City of Scottsdale General Plan 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 0.75 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can allow up to 1.00 du/ac.

McDowell Mountain Manor (1-PP-2021) was approved by the Development Review Board on December 16, 2021. This request for re-approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale neighborhood consistent with the surrounding development. This proposed resubmittal would look to update the previously approved 32-lot single-family residential plan to the proposed 30-lot plan (below) to address minor modifications, which includes moving the proposed access through the adjacent Toll Brothers gated Sereno Canyon development to the west.

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.

04.08.2022

Attachments:

Neighborhood Letter

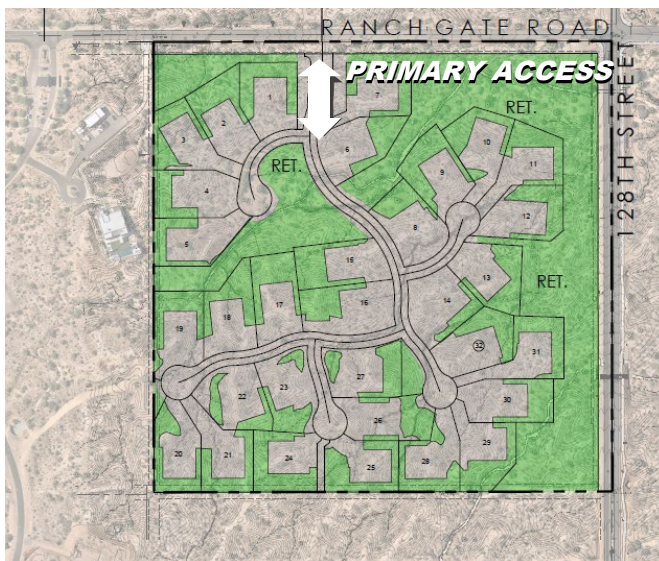
Notification List

Dear Neighbor:

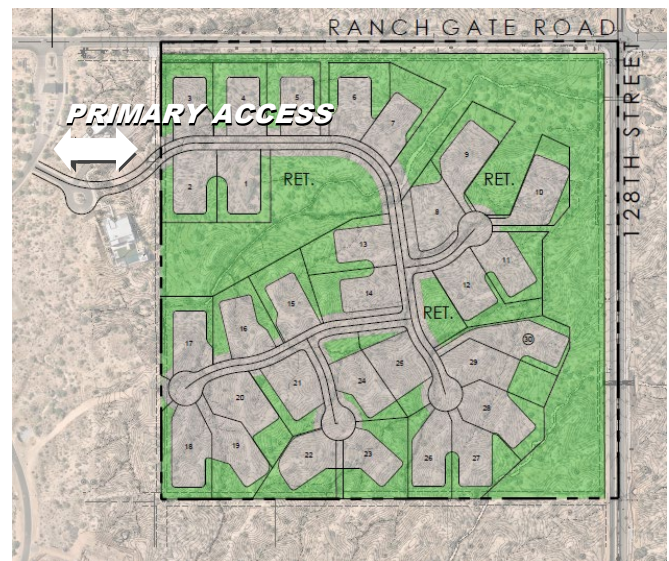
On behalf of Toll Brothers, we are pleased to inform you about an upcoming request (342-PA-2022), with the City of Scottsdale, for the reapproval of the McDowell Mountain Manor preliminary plat located on a +/-40-acre property (APN: 217-01-025A) at the southwest corner of Ranch Gate Road and 128th Street. The entire property, currently zoned R1-43 ESL, is undeveloped and is adjacent to the Sereno Canyon residential community (R1-43 ESL) to the west and vacant property (R1-130 ESL) to the north, east and south.

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PREVIOUSLY APPROVED PLAN



PROPOSED PLAN

If you have any questions about this application, please contact me at 602.313.7206 or keith.nichter@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely,



Keith Nichter
Kimley-Horn

750' Mailing List

| Parcel Number | Owner | Mailing Address |
|---------------|---------------------------------------|--|
| 217-01-001P | WILLIAMSON RICK A/CHRISTINE L | PO BOX 27542 SCOTTSDALE AZ 85255 |
| 217-01-001R | SCOTTSDALE CITY OF | 3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251 |
| 217-01-001T | RANCH GATE PARTNERS LLC | 14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254 |
| 217-01-007B | BIXLER DENISE | 6040 N 62ND PL PARADISE VALLEY AZ 85253 |
| 217-01-007H | BIXLER DENISE | 6040 N 62ND PL PARADISE VALLEY AZ 85253 |
| 217-01-018D | GILLINGWATER DENIS C & STEPHANIE A | 6701 E CLINTON ST SCOTTSDALE AZ 85254 |
| 217-01-018E | MOHR FAMILY REVOCABLE LIVING TRUST | 5546 E SHANGRILA RD SCOTTSDALE AZ 85254 |
| 217-01-018G | FURLAN FAMILY TRUST | 7931 E SOLANO DR SCOTTSDALE AZ 85250 |
| 217-01-018J | WEXLER REVOCABLE TRUST | 15828 W STAR VIEW LN SURPRISE AZ 85374 |
| 217-01-018Q | GEM DEVELOPMENT LLC | 5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ 85253 |
| 217-01-018R | GEM DEVELOPMENT LLC | 5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ 85253 |
| 217-01-018S | GEM DEVELOPMENT LLC | 5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ 85253 |
| 217-01-025A | HHL LAND LLC | 3003 N CENTRAL AVE UITE 2600 PHOENIX AZ 85012-2913 |
| 217-01-139 | KATH DANIEL W/JENNIFER A | 24885 N 124TH PL NO 30 SCOTTSDALE AZ 85255 |
| 217-01-151 | STEWART MONTANA R/REBECCA A | 12477 E DESERT VISTA DR SCOTTSDALE AZ 85255 |
| 217-01-156A | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ 85209 |
| 217-01-209 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-210 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-211 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-217A | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ 85209 |
| 217-01-248 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-249A | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-250 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-273 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-274 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-275 | THOMAS BRUCE D/DONNA | 2401 HAMPSHIRE PL SPRINGFIELD IL USA 62711 |
| 217-01-276 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-277 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ 85209 |
| 217-01-278 | SERENO CANYON HOMEOWNERS ASSOCIATION | 8767 E VIA DE VENTURA SCOTTSDALE AZ 85258 |
| 217-01-279 | SERENO CANYON HOMEOWNERS ASSOCIATION | 8767 E VIA DE VENTURA SCOTTSDALE AZ 85258 |
| 217-01-281 | SERENO CANYON HOMEOWNERS ASSOCIATION | 8767 E VIA DE VENTURA SCOTTSDALE AZ 85258 |
| 217-01-286 | STORYROCK DEVELOPMENT CORPORATION | 14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254 |
| 217-01-287 | STORYROCK DEVELOPMENT CORPORATION | 14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254 |
| 217-01-297 | STORYROCK DEVELOPMENT CORPORATION | 14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254 |
| 217-01-313 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-314 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |

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| 217-01-315 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-316 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-317 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-318 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 250 GILBRALTER RD HORSHAM PA USA 19044 |
| 217-01-526 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258 |
| 217-01-527 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ 85209 |
| 217-01-762 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-763 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-764 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-765 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-766 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-767 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-774 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-775 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-797 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-801 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-881 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-882 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-884 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |
| 217-01-896 | CND-STORYROCK LLC | 1111 N POST OAK RD HOUSTON TX 77055 |