



## **Public Participation**

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August 16, 2023

Greg,

I am writing to provide information regarding the actions leading up to and during the Pickle & Pour neighborhood meeting as indicated within the *COS Public Participation Form* under subsection item *Step2*.

The original notification letter was sent via traditional mail to their respective contacts on August 1, 2023. A second letter, sent in the same fashion, was sent on August 15, 2023, addressing a typo regarding the day of the meeting. The meeting took place on Tuesday, August 15, 2023, at Trevor's located in south Scottsdale. The meeting commenced promptly at 6:00 PM and concluded at 7:30 PM. During this time, three distinct attendees arrived, each within 15 minutes of the others. Notably, two of these attendees were city officials—Solange Whitehead and Kathy Littlefield. The third attendee was Beth, the General Manager of the Hertz Rental establishment on the property. Beth, while not disclosing her last name, expressed enthusiasm for the prospect of a pickleball recreation center in the neighborhood. Both Solange and Kathy shared in her excitement. Solange mentioned that efforts are underway to introduce more pickleball courts in south Scottsdale, and she welcomed businesses like Pickle & Pour that contribute to expanding such facilities.

The attendees praised the thoughtful design of the proposed facility and noted its advantageous street placement. This placement was seen not only as beneficial for business but also as a means of mitigating acoustics from ongoing activities for the neighboring properties to the north. Solange recommended collaboration with an acoustician to further investigate this matter. We conveyed that we had already conducted research on this front and had engaged a consultant with prior experience in designing pickleball facilities. We emphasized that the facility's layout is strategically oriented to direct sounds toward the street, away from adjacent properties—akin to an amphitheater's design. We assured the attendees of our commitment to working with the acoustician to address any lingering concerns.

Collectively, all attendees acknowledged the absence of such amenities in the area and recognized the potential community benefits that projects like Pickle & Pour could bring. They expressed confidence in the local business community's support for this initiative and eagerly anticipate the realization of this project.

Thank you for your attention.

Sincerely,

Vince Dalke  
President  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)  
480-589-3793



August 1, 2023

Dear Neighbor,

We intend to apply for a Conditional Use Permit for development of the property located at 7300 E. McDowell Road. This request is for construction of a new 3,584 S.F. pickleball facility on a 2.16-acre parcel. The parcel is zoned C-3. The case number assigned to this project is 374-PA-2023 and Key Code 789H0.

This letter is being sent to all property owners within 750 feet of the property at the request of the City of Scottsdale. Enclosed for your review is a copy of the site plan of the proposed development. If you have any questions regarding this proposal, please call me at 480-589-3793 or e-mail me at [vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com).

The design team is hosting an Open House Meeting, Monday, August 15, 2023, from 6pm – 7:30pm at Trevor's Liquors, 7340 E. McDowell Rd, Scottsdale, Arizona. At this Open House you will have the opportunity to ask questions of the Owner and Design team regarding this project and the potential impacts it may have to the neighborhood.

The City of Scottsdale has assigned this case to Greg Bloemberg of their Planning Division staff. He can be reached at 480-312-4306 or [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Dalke', is positioned above the printed name.

Vince Dalke  
President  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)  
480-589-3793



August 7, 2023      **DAY/DATE CLARIFICATION ONLY**

Dear Neighbor,

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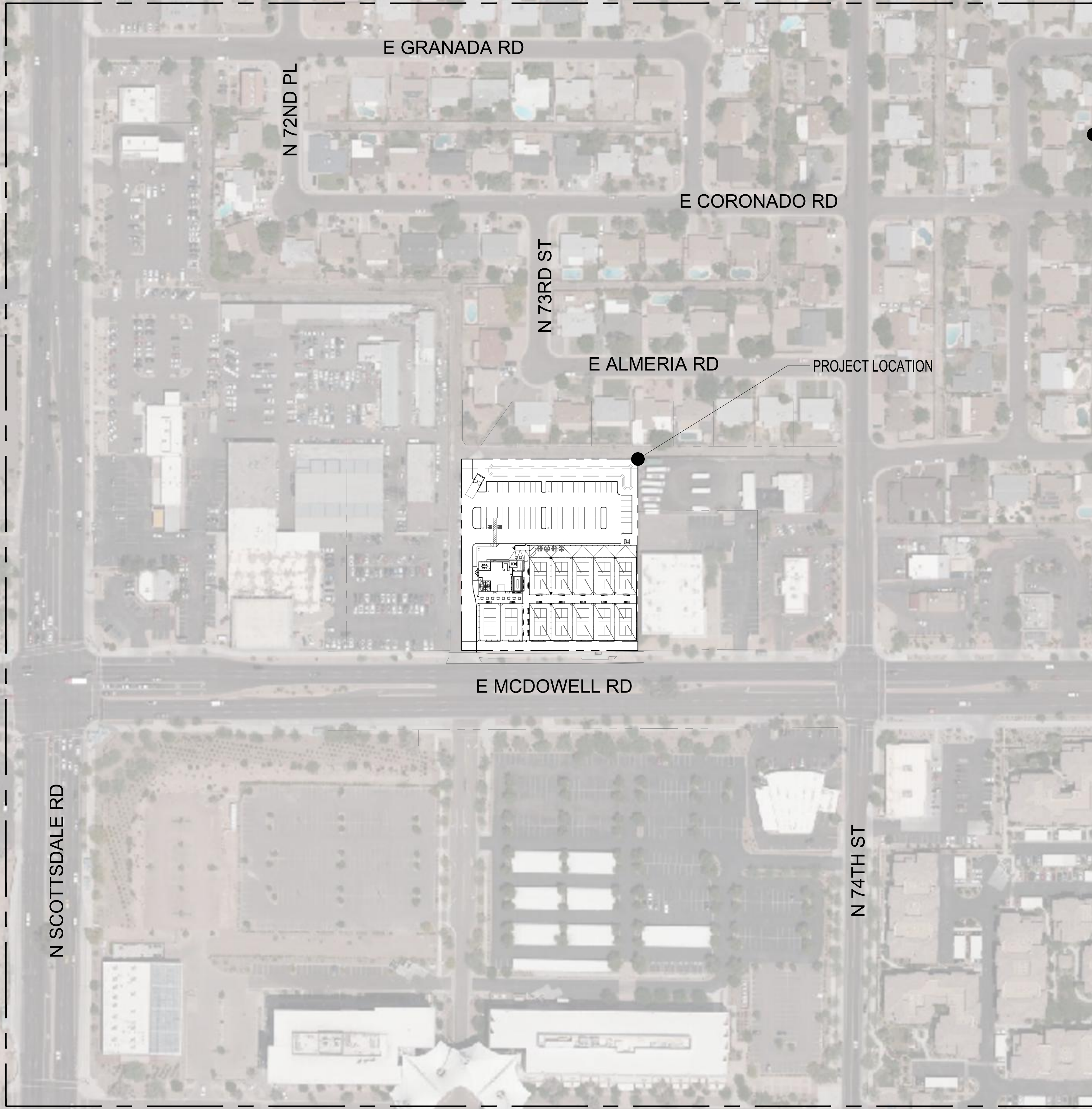
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Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Dalke', is positioned above the typed name.

Vince Dalke  
*President*  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)  
480-589-3793





N 72ND PL

E GRANADA RD

E CORONADO RD

N 73RD ST

E ALMERIA RD

PROJECT LOCATION

MEETING  
NOTIFICATION  
AREA

E MCDOWELL RD

N SCOTTSDALE RD

N 74TH ST



Owner	Company	Address	City	State	Zip
Commissioner Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
Commissioner William Scarbrough	City of Scottsdale Planning Commission	5639 E. Edgemont Ave.	Scottsdale	AZ	85257
Commissioner Joe Young	City of Scottsdale Planning Commission	7234 E. Shoeman Lane, Suite #8	Scottsdale	AZ	85251
Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way	Scottsdale	AZ	85259
Commissioner Christian Serena	City of Scottsdale Planning Commission	6929 N. Hayden Rd., Suite C4194	Scottsdale	AZ	85250
Commissioner Diana Kaminski	City of Scottsdale Planning Commission	7447 E. Indian School Road, Suite 105	Scottsdale	AZ	85251
Commissioner Barney Gonzales	City of Scottsdale Planning Commission	6349 N. Cattletrack Rd.	Scottsdale	AZ	85250
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	1850 N, Central Ave. ste 1700	Phoenix	AZ	85004
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
ADOT Central District - Red Letter	Arizona Department of Transportation	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
SRP Land Department atten: Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB10W	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255
Tom Durham	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259

Dave Ortega - Mayor Wade Tinant	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
Maggie Keasler Steve Perone Kurt Jones Edmond Richard Susan Demmitt/Nick Sobraske Prescott Smith Paul Alessio	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
		7127 E. 6th Ave.	Scottsdale	AZ	85251
		7474 E. Earll Dr. #108	Scottsdale	AZ	85251
	Tiffany & Bosco P.A.	2525 E. Camelback Road	Phoenix	AZ	85016
	Vice Chair Community Council of Scottsdale	2119 N 69th Place	Scottsdale	AZ	85257
	Gammage & Burnham	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
	Technical Solutions	5111 N. Scottsdale Road, Suite 260	Scottsdale	AZ	85260
		7527 E. Tailspin Lane	Scottsdale	AZ	85255



# 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: 374-PA-2023

Project Name: \_\_\_\_\_

Location: 7300 E McDowell Rd

Site Posting Date: 8/03/2023

Applicant Name: Dalke Design Group

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

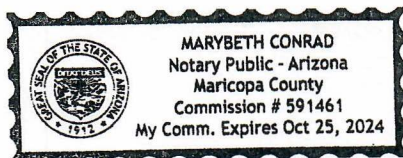
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Ruggett  
Applicant Signature

8/03/2023  
Date

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

Acknowledged before me on 6-09-23



Marybeth Conrad  
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 Meetings:

Date: August 15, 2023  
Time: 6:00pm-7:30pm  
Location: Trevor's Liquors – 7340 E. McDowell Rd, Scottsdale, Arizona.

Site Address: 7300 E McDowell Rd, Scottsdale, AZ

### Project Overview:

- Request: Conditional Use Permit
- Description of Project and Proposed Use: Pickleball Facility
- Site Acreage: 2.16 acres
- Site Zoning: C-3

### Applicant/Contact:

Vince Dalke, Dalke Design Group  
480-589-3793  
vince@dalkedesigngroup.com

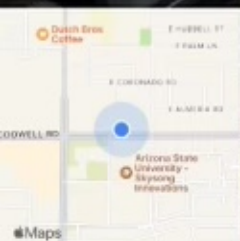
### City Contact:

Greg Bloemberg  
480-312-4306  
gbloemberg@scottsdaleaz.gov

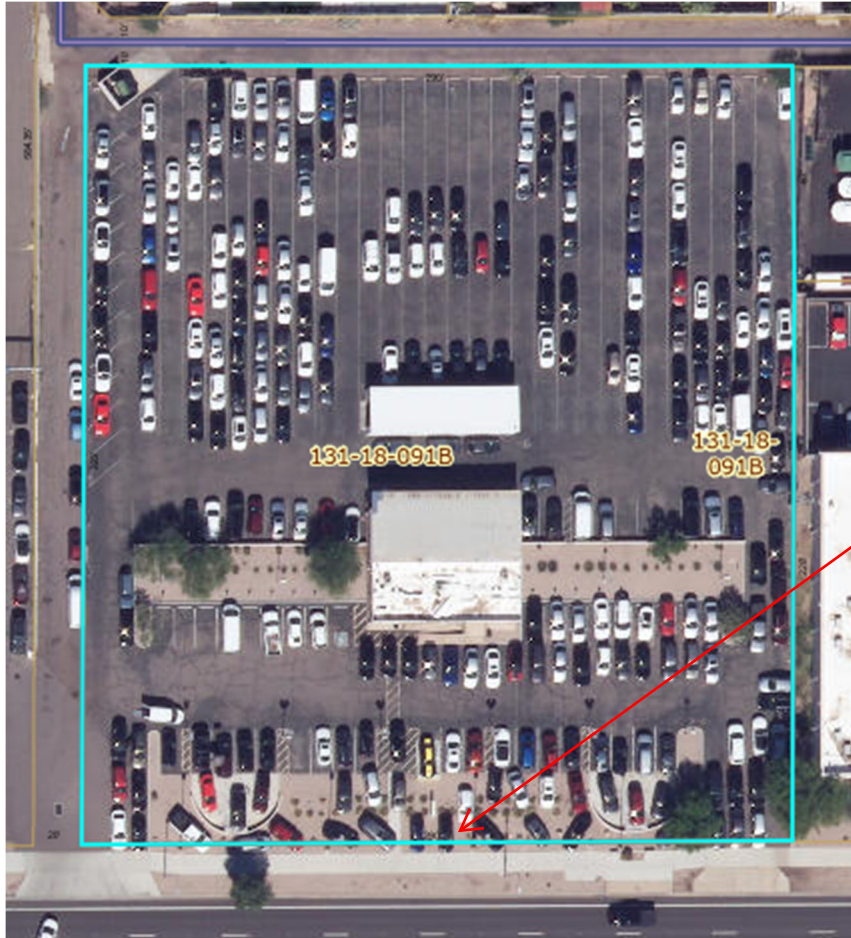
Pre-Application #: 374-PA-2023

Posting Date: 8/3/2023

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



Aug 03, 2023 05:57AM  
7300 E McDowell Rd  
Maricopa County



LOCATE SIGN HERE

Project: Pickle and Pour  
Date: 8/15/23  
RE: Neighborhood meeting

Name	Address	E-mail address/ Phone
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Kathy Littlefield	8924 E. Sheena Ave.	602-568-5248
Solange Whitehead	WHITEHEAD	

@SCOTTSDALE  
AZ.gov