

*Draft DRB Notification Letter to be mailed to 750' list upon application to the City.

Date: July __, 2024

Re: Toll Brothers at Cavasson / NEC of Cavasson Boulevard & Miller Road

Dear Neighbor:

We want to inform you that Toll Brothers is processing an application for Development Review Board approval for the site plan, elevations, and landscaping of a new residential community on a 11.27+/- acre site located at the northeast corner of Cavasson Boulevard and Miller Road, to allow for a new, for-sale, residential townhome community within the Cavasson PCD which is part of the larger Crossroads East master plan. The proposal includes 136 luxury residences resulting in a density of 12.07 dwelling units/acre. No change to the existing PCP PCD zoning or AMU- R General Plan – Greater Airpark Character Area Plan designation is necessitated by the proposal. The residences will have individual garages (two spaces per residence) and there will be approximately 54 (+/-) guest parking spaces throughout the development. The community is centered around a recreational amenity and each residence will have their own private outdoor living space.

This development review application will be heard by the Development Review Board at a public hearing in the future. No hearing dates to review this request have been scheduled at this time.

In the meantime, if you have any questions, please contact Michele Hammond at Berry Riddell on behalf of Toll Brothers, at 480-385-2753 or mh@berryriddell.com. The City of Scottsdale Project Coordinator for the project is Greg Bloemberg, who can be reached at 480-312-4306 or gbloemberg@ScottsdaleAZ.gov. Pre-Application Case: 375-PA-2024

Thank you,

Michele Hammond
Principal Planner