



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Northsight Residential Health Care

November 4, 2022

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to amend the existing zoning case (14-ZN-1991) utilizing the PCD overlay on an approximately 5.78+/- acre site located at 13875 N. Northsight Boulevard. The existing zoning of C-2 PCD will not change as part of this request. The proposed project would result in a new, minimal and specialized care Residential Health Care Facility. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone, one-on-one meetings, and door-to-door outreach since September 2022. The outreach team visited **over 150 surrounding residences** to get their feedback on the project. A majority of this feedback was favorable to this proposal and several signatures of support were collected during those visits.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the

development team. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on November 2, 2022 for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

2 interested people attended the Open House. Attendees were generally supportive of the project with one neighbor adjacent to the south having questions regarding height and traffic. All of these questions were answered by the development team to the best of their ability. The development team will continue to be accessible by phone and email subsequent to the Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

- Notification Letter
- Notification List
- Affidavit of Posting
- Sign-in Sheets



October 18, 2022

Notice of Neighborhood Meeting

Dear Neighbor:

As the population in Scottsdale ages, it is important for our community to provide the opportunity for our seniors to continue to live in Scottsdale. We are pleased to inform you of an upcoming request (763-PA-2022) for the 5.78+/- acre site located at 13875 N. Northsight Boulevard (currently a vacated bank building) to create a new boutique senior living community. The proposed project would have the potential to provide a maximum of 270 beds for specialized and minimal healthcare. The existing zoning (C-2 PCD) of this location will not change as part of this request, as these uses are permitted in the C-2 district. The proposal is merely to amend the older zoning case (14-ZN-1991) to allow for the proposed senior living facility.

You are invited to attend an open house to discuss this proposal. The open house will be held on **Wednesday, November 2, 2022** from **5 p.m. to 6 p.m.** in the **General Meeting Room** of the Holiday Inn & Suites North- Airpark, located at **14255 N. 87th Street**.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
11111 LLC	1724 W 4TH ST	TEMPE	AZ	85282
13845 NORTH NORTHSIGHT BOULEVARD LLC	3200 N CENTRAL AVE STE 950	PHOENIX	AZ	85012
14000 PIEDMONT LLC	1819 E SOUTHERN AVE SUITE B10	MESA	AZ	85204
ANSCO PROPERTIES INC	20173 N 83RD PL	SCOTTSDALE	AZ	85255
BALTER NEIL T/LYNN TR	8628 E SHARON DR	SCOTTSDALE	AZ	85260
BANICA MARIN	6636 E THUNDERBIRD RD	SCOTTSDALE	AZ	85254
BEANS AND ROSES LLC	13880 N NORTHSIGHT NO C101	SCOTTSDALE	AZ	85260
BLUE MOOSE LLC	13840 N NORTHSIGHT BLVD UNIT 101	SCOTTSDALE	AZ	852603665
CHH INVESTMENTS LLC	8070 E MORGAN TRL STE 120	SCOTTSDALE	AZ	85258
CIM OFC SCOTTSDALE AZ LLC	2398 E CAMELBACK RD 4TH FLR	PHOENIX	AZ	85016
DARLAR LLC	15170 N HAYDEN RD 6B	SCOTTSDALE	AZ	85260
DEACON FAMILY TRUST	8576 E SHARON DR	SCOTTSDALE	AZ	85260
ELIZABETH HAKAL LIVING TRUST/PALMIERI FAMILY TRUST	8658 E DAVENPORT DR	SCOTTSDALE	AZ	85260
ELLEN M INGERSOLL FAMILY TRUST	8655 E SHARON DR	SCOTTSDALE	AZ	85260
GILDAR JACK S/LISA K TR	13720 N 85TH PL	SCOTTSDALE	AZ	85260
GLICKMAN WILLIAM R/VALERIE J	10632 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
HANSEN ROBERT KARL	8501 E THUNDERBIRD	SCOTTSDALE	AZ	85258
HAYDEN CENTER INVESTMENTS LLC	14555 N SCOTTSDALE RD SUITE 160	SCOTTSDALE	AZ	85254
HLKM INVESTMENTS LLC	13835 N NORTHSIGHT BLVD STE 205	SCOTTSDALE	AZ	852603940
HLKM INVESTMENTS LLC	9150 E DEL CAMINO DR STE 109	SCOTTSDALE	AZ	85258
JL DIVERSIFIED LLC	PO BOX 1350	SELMA	CA	93662
K AND F ASSOCIATES LLC	13880 N NORTHSIGHT BLVD C 105	SCOTTSDALE	AZ	85260
LEBOVITZ AARON/MALLORY	8714 E SHARON DR	SCOTTSDALE	AZ	85260
MERIDIAN USA LLC	PO BOX 6230	SCOTTSDALE	AZ	85261
MIDFIRST BANK	3030 E CAMELBACK RD	PHOENIX	AZ	85016
MIREF NORTHSIGHT LLC	ONE FRONT STREET STE 550	SAN FRANCISCO	CA	94111
MITCHEL HIRSH REVOCABLE TRUST	13720 N 87TH STREET	SCOTTSDALE	AZ	85260
NEXTGEN WORLDWIDE HQ LLC	16454 N 91ST ST STE 103	SCOTTSDALE	AZ	85260
NORTHSIGHT 101 DEVELOPMENT LLC	14300 N NORTHSIGHT BLVD STE 116	SCOTTSDALE	AZ	85260
NORTHSIGHT HOSPITALITY LC	14255 N 87TH ST	SCOTTSDALE	AZ	85260
NORTHSIGHT LANDING LLC	3108 CLEARWATER DR STE A	PRESCOTT	AZ	86305
NORTHSIGHT PARTNERS LLC	1356 N 96TH PL	SCOTTSDALE	AZ	85260
NORTHSITE PROJECT LLC	13880 N NORTHSIGHT BLVD STE C-115	SCOTTSDALE	AZ	85260
NUGENT WILLIAM L	4653 CARMEL MTN RD STE 308-221	SAN DIEGO	CA	92130
PARK BREAK L L C	9785 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85258
PAYSON DENTAL CARE P C	11040 N 96TH ST	SCOTTSDALE	AZ	85260
PIMA COMMERCE CENTER INVESTORS L L C	8940 E RAINTREE DR NO 200	SCOTTSDALE	AZ	85260

PREUL MARK C/KAREN B	8628 E DAVENPORT DR	SCOTTSDALE	AZ	85260
REGION RENTALS LLC	9170 E BAHIA DR STE 106	SCOTTSDALE	AZ	85260
RICHARD J AND SALLY K CURRIER TRUST	1413 HIDDEN MESA VIEW DR	EL CAJON	CA	92018
RODRIGUEZ FAMILY TRUST	13670 N 87TH ST	SCOTTSDALE	AZ	85260
RUSSELL H TWIFORD III FAMILY REVOCABLE TRUST I	8658 E SHARON DR	SCOTTSDALE	AZ	85260
RYAN FAMILY TRUST	13770 N 87TH ST	SCOTTSDALE	AZ	85255
S & S BROKOWSKY REVOCABLE TRUST	1795 BOULDER RIDGE TRL	RENO	NV	89523
SALT CASTLE TRUST	245 COUGAR DR	SEDONA	AZ	86336
SCOTTSDALE AAAI INVESTMENTS LLC	5605 W EUGIE AVE NO 200	GLENDALE	AZ	85304
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
SHARYL LIN BANCROFT REVOCABLE LIVING TRUST	8625 E SHARON AVE	SCOTTSDALE	AZ	85260
STAMPEDE HOLDINGS LLC	4717 E BERNEIL DR	PHOENIX	AZ	85028
STAVE PROPERTIES LLC	14020 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260
STUKU HOLDINGS LLC	14301 NW EXPRESSWAY	PIEDMONT	OK	73078
SWIFTSURE REALTY CORPORATION	P O BOX 876	VALLEY FORGE	PA	194960876
TERRY L ANDERSON FAMILY TRUST	29002 N 46TH ST	CAVE CREEK	AZ	85331
VAUGHN DEREK A	13629 N 85TH ST	SCOTTSDALE	AZ	85260
VITALITY HOLDINGS LLC	4735 E ARROYO VERDE DR	PARADISE VALLEY	AZ	85253
VIVEK SANDEEP P/LILLIAN A TR	8576 E DAVENPORT DR	SCOTTSDALE	AZ	85260
WESTAR 101 LLC	8300 N HAYDEN RD STE 207	SCOTTSDALE	AZ	85258
WESTERN ADVENTIST FOUNDATION	8767 E VIA DE VENTURA STE 300	SCOTTSDALE	AZ	852583385
WESTPORT BLVD PROPERTY LLC	410 N 5TH ST	SALINA	KS	67401
WILLIAM T PIPER AND MIRIAM J PIPER COLORADO REVOCABLE TRUST	8556 E SHARON DR	SCOTTSDALE	AZ	85260

Early Notification of Project Under Consideration

Neighborhood Open House Meetings:

Date: Wednesday, November 2, 2022
Time: 5:00-6:00 PM
Location: Holiday Inn & Suites Scottsdale North - Airpark (14255 N. 87th Street)
General Meeting Room / Contact: info@TechnicalSolutionsAZ.com

Site Address: 13875 N. Northsight Boulevard
Project Overview:

- Request: The request is to amend the existing zoning of C-2 PCD to allow for a new boutique senior living community consisting of approximately 270 total beds and residences of specialized and minimal health care.
- Site Acreage: 5.78+/- acres
- Current Zoning: C-2 PCD

Applicant Contact:

John Berry 480-385-2727
info@berryriddell.com

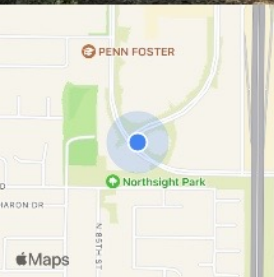
Case#: 763-PA-2022

City Contact:

Brian Cluff 480-312-2258
BCluffScottsdaleAZ.gov

Posting Date:
10/20/22

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



Oct 20, 2022 10:19AM
13875 N Northsight Blvd
Maricopa County



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: 763-PA-2022

Project Name: _____

Location: 13875 N. Northsight Boulevard

Site Posting Date: 10/20/22

Applicant Name: Technical Solutions

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

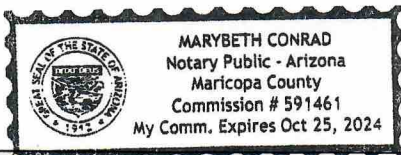
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad
Applicant Signature

10/20/22
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 10/20/22



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