



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Aria at Silverstone

July 16, 2024

Overview

This Citizen Review Report is being performed in association with a request from K. Hovnanian Homes to build a for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. The proposed request would change the currently allowed 165,000 square feet of 3-story office use that was approved in zoning case 15-ZN-2005 to approximately 100+/- town home residences on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD). 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, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone and one-on-one meetings since January 2024. Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's **1,250' 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.

The notification also contained information regarding a neighborhood Open House that was held on April 3, 2024 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.

10 interested people attended the Open House. Attendees were very supportive of the project and several attendees indicated an interest in buying a home once they were available. Attendees were particularly pleased with the applicant's proposed traffic circulation plan which provides the main entry to the community from Williams Drive. Several attendees, as well as the representative from Vi at Silverstone, specifically mentioned that they were pleased to see that no entry was planned to 74th Street from our community.

Based on the continued feedback from the community, the development team has made several adjustments to their proposed plan including a reduction in density (from 123 to 100 residences), increased pedestrian connectivity, improved vehicular access, and a site reconfiguration that removes lots from backing up to the currently existing Vi at Silverstone community.

The development team will remain 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



March 20, 2024

Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (177-PA-2024) by K. Hovnanian Homes to build Aria at Silverstone a new, for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. This project would change the currently allowed 165,000 square feet of 3-story office use (case 15-ZN-2005) to approximately 123 townhome residences on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5-PCD). There is no change to the General Plan from the current Mixed-Use Neighborhoods land use designation required with this zoning request.

You are invited to attend an open house to discuss this new proposal. The open house will be held on **Wednesday, April 3, 2024** from **5 p.m. to 6 p.m.** in the Meeting Room of the nearby Home 2 Suites by Hilton, located at **20001 N. Scottsdale Road**.

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 Greg Bloemberg, who can be reached at 480-312-4306 or GBloemberg@ScottsdaleAZ.gov.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Susan Bitter Smith". The signature is written in a cursive style with a large, stylized 'S' at the beginning.

Susan Bitter Smith
President

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
7452 ADOBE LLC	8604 S NEWBERRY	TEMPE	AZ	85284
ALICE BUTZ KOGAN REVOCABLE TRUST	22972 N 73RD PL	SCOTTSDALE	AZ	85255
ALWAYS UNLEASHED LLC	12215 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85259
AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE	PHOENIX	AZ	85004
ARIZONA STATE LAND DEPARTMENT	1616 W ADAMS ST	PHOENIX	AZ	85003
ASH REAL ESTATE HOLDINGS LLC	8711 E PINNACLE PEAK RD UNIT 105	SCOTTSDALE	AZ	85255
BEAR MANAGEMENT LLC	1918 W GRANT ST	PHOENIX	AZ	85009
BEDDESON DANIEL/MARY	7438 E PARAISO DR	SCOTTSDALE	AZ	85255
BEHMER ADOBE LLC	8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
BRADLEY PAUL BEILINSON LIVING TRUST	4808 LA VILLA MARINA UNIT B	MARINA DEL REY	CA	90292
BURT FAMILY TRUST	23066 N 74TH PL	SCOTTSDALE	AZ	85255
C&C PROPERTY MANAGEMENT ARIZONA LLC	14241 E RIO VERDE DR	SCOTTSDALE	AZ	85262
CAGLIERO GIORGIO	23623 N SCOTTSDALE RD STE D3 PMB 102	SCOTTSDALE	AZ	85255
CAMPBELL DANIEL LAWRENCE/PENNY LEE/ROBIN	51 GRANITE RIDGE	CALGARY	AB	T3Z 3B3
CARTER TRUST	7452 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
CATHERINE CURRY REVOCABLE LIVING TRUST	7343 E PARAISO DR	SCOTTSDALE	AZ	85255
CC/PDR SILVERSTONE LLC	233 S WACKER DR 8400	CHICAGO	IL	60606
CHIN FMAILY TRUST	7336 E PARAISO DR	SCOTTSDALE	AZ	85255
CHLOE KOGAN REVOCABLE TRUST	22940 N 73RD PL	SCOTTSDALE	AZ	85255
CHRISTIAN BROTHERS AUTOMOTIVE	17725 KATY FWY STE 200	HOUSTON	TX	77094
COHEN C STEVEN/MARLA	523 RIVERDALE AVE SW	CALGARY	AB	T2S 0Y1
COOK JEFFERY PHILLIP/ROCHELLE DYAN	23100 N 74TH PL	SCOTTSDALE	AZ	85255
CUEVAS-DORADOR LIVING TRUST	7321 E PARAISO DR	SCOTTSDALE	AZ	85255
CUPERO JAMES/LYNN M	7435 E PARAISO DR	SCOTTSDALE	AZ	85255
DAVIS JAY L/SIMON DANETTE B	7342 E PARAISO DR	SCOTTSDALE	AZ	85255
DAYTONA 444 LLC	36388 N 110TH WAY	SCOTTSDALE	AZ	85262
DEBRA L SINAGOGA FAMILY LIVING TRUST	7333 E PARAISO DR	SCOTTSDALE	AZ	85255
DOLMSETH JENS/RICHARD L/JANETTE R/NELSON CARLY	7451 E PARAISO DR	SCOTTSDALE	AZ	85255
DONALD L LUKE TRUST	23004 N 73RD PL	SCOTTSDALE	AZ	85255
DORSEY KAREN A/BURNETT STEPHEN	23037 N 73RD PL	SCOTTSDALE	AZ	85255
DOUGLAS FRIEDMAN TRUST NO 1	511 BROWNSTONE DR	ST CHARLES	IL	60174
DOYLE MARK/LENNA	740 ARENAS ST	LA JOLLA	CA	92037
DRISCOLL FAMILY TRUST	9550 E HAVASUPAI DR	SCOTTSDALE	AZ	85255
ELLIS MAGGIE S/ANNIE	7448 E PARAISO DR	SCOTTSDALE	AZ	85255
EQUITY TRUST COMPANY (CUSTODIAN)	PO BOX 3615	CAREFREE	AZ	85377
FEINSTEIN STEVE S	520 Warbass Way	FRIDAY HARBOR	WA	98250
FELDMAN HOWARD	28150 N ALMA SCHOOL PKWY STE 103-485	SCOTTSDALE	AZ	85262
FOSTER FAMILY TRUST	9515 N. TATUM BLVD.	PARADISE VALLEY	AZ	85253
GALLER FAMILY TRUST	7323 E PARAISO DR	SCOTTSDALE	AZ	85255
GARAGES OF SCOTTSDALE LLC		SCOTTSDALE	AZ	85255
GARAGES OF SCOTTSDALE PROPERTY ONWERS ASSOCIATION INC	7400 E ADOBE DR	SCOTTSDALE	AZ	85255
GARFIELD S CAMPBELL AND STEPHANIE R CAMPBELL REVOCABLE TRUST	10004 LAKEVIEW DR	FOLEY	AL	36535
GEFFEN TRUST	7431 E PARAISO DR	SCOTTSDALE	AZ	85255
GREENSBURG CARY	23035 N 73RD WY	SCOTTSDALE	AZ	85255
GREGORY L AND LINDA M WILLIAMS FAMILY TRUST	7339 E PARAISO DR	SCOTTSDALE	AZ	85255
HANCOCK LIVING TRUST	1428 FRENCH RD	WINSLOW	AZ	86047
HARRIS MARTYN RALPH/WENDY JANE	982 MANCHESTER CIR	GRAYSLAKE	IL	60030
HAUSERMAN LARRY/DEBORAH	10040 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
HEFFINGTON FAMILY TRUST	7425 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
HOWARD AND NINA KOTZEN FAMILY REVOCABLE TRUST I	7335 E PARAISO DR	SCOTTSDALE	AZ	85255
HUNTER REVOCABLE LIVING TRUST	23082 N 74TH PL	SCOTTSDALE	AZ	85255
IRONSIDE HOLDINGS LLC	848 N RAINBOW BLVD 651	LAS VEGAS	NV	89107
JADLOWIEC CAROLINE	7464 E PARAISO DR	SCOTTSDALE	AZ	85255
JANN ROBERT BENNET/EMILY R	7460 E PARAISO DR	SCOTTSDALE	AZ	85255
JAY STEVEN FRUCHTMAN AND SUSAN LYNN FRUCHTMAN REVOCABLE LIVING TRUST	23047 N 74TH PL	SCOTTSDALE	AZ	85255
JERRY AND MARGARET FORD FAMILY TRUST	7334 E PARAISO DR	SCOTTSDALE	AZ	85255
JESSEN BRIAN	23621 NE 78TH WAY	REDMOND	WA	98053
JESSEN BROOKE NICOLE/BRIAN	23154 N 74TH PL	SCOTTSDALE	AZ	85255
JGM TRUST	7436 E PARAISO DR	SCOTTSDALE	AZ	85255
JK TRUST	7429 E PARAISO DR	SCOTTSDALE	AZ	85255
KABAT BRIAN CHARLES/NANCY CLINE	7475 E PARAISO DR	SCOTTSDALE	AZ	85255
KARI ANN LEE LIVING TRUST	7327 E PARAISO DR	SCOTTSDALE	AZ	85255
KIM JIHYUN	7447 E PARAISO DR	SCOTTSDALE	AZ	85255
KIRBY 1998 LIVING TRUST	9482 E ROCKWOOD DR	SCOTTSDALE	AZ	85255
KORBIN LIVING TRUST	7436 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
LAMIELLE CEDRIC	7452 E PARAISO DR	SCOTTSDALE	AZ	85255
LEE CANDACE	7472 E PARAISO DR	SCOTTSDALE	AZ	85255
LENEFSKY PHILIP/SELLERS KATHRYN	23067 N 74TH PL	SCOTTSDALE	AZ	85255
LESUEUR INVESTMENTS VI LLC	3850 E BASELINE RD STE 114	MESA	AZ	85206
LICAUSI PAUL/SANDRA	11102 W 146TH TER	OVERLAND PARK	KS	66221
LIPT NORTH SCOTTSDALE ROAD LLC	333 W WACKER DR	CHICAGO	IL	60606
LLOYD G CASE REVOCABLE TRUST	1209 8TH ST S	FARGO	ND	58103
LOUIS V BUCHIGNANI AND ARLEEN M BUCHIGNANI 1996 REVOCABLE FAMILY TRUST	23219 N 73RD WAY	SCOTTSDALE	AZ	85255
LYNNE M WINANDY REVOCABLE TRUST	7429 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MARLI ROBERT JOSEPH/MARY CATHERINE	23081 N 73RD WAY	SCOTTSDALE	AZ	85255
MATHIESEN FAMILY TRUST	7338 E PARAISO DR	SCOTTSDALE	AZ	85255
MAZEGRI MOHAMED/SHARON MAZEGRI TRUST	7003 W BANFF LN	PEORIA	AZ	85381

MCCURDY MARTA	2024 E VISTA AVE	PHOENIX	AZ	85020
MCMURRY JONATHAN	7457 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MCSHANE TYLER LEE	23029 N 74TH PL	SCOTTSDALE	AZ	85255
MICHAEL AND COLLEEN BLACK 2013 FAMILY TRUST	2434 HERITAGE OAKS WY	ALAMO	CA	94507
MICHAEL AND ELYSSA HILLMAN FAMILY TRUST	7471 E PARAISO DR	SCOTTSDALE	AZ	85255
MICHELLE A BENTLEY TRUST	7461 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MOJAHED HAMED/MOJAVER ROXANA HAJI	7453 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MORRIS RUTH A/BADINER MARC D	7449 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MT PINNACLE LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
NEESER GREGORY JAMES/KELLEY SUE	17025 60TH AVE N	PLYMOUTH	MN	55446
NIKBAKHT RAMTIN/SANGSARI MAHGOL MOGHADERI	7445 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
NORMAN DANIEL/RITA	891 CHANCEL CIR	GLEN ELLYN	IL	60137
OAKWOOD INTERESTS LLC	8924 E PINNACLE PEAK RD STE G5-610	SCOTTSDALE	AZ	85255
OBRIEN JAMES JOSEPH/SUSAN MARIE	657 FAIRCHILD DR	HIGHLANDS RANCH	CO	80126
OPTIMUS AND BUMBLEBEE HOLDINGS LLC	2319 E ESCONDIDO PL	GILBERT	AZ	85234
ORR RONALD DENE/BAIRD-ORR LAURA	PO BOX 1275	MAPLE VALLEY	WA	98038
PARSONS SONYA M	23264 N 73RD WAY	SCOTTSDALE	AZ	85255
PAWLYSHYN WILLIAM ANDREW/SHARON WHALLEY	3700 FAIRWAY DR	WOODBURY	MN	55125
PFEIFER SHARON G	7439 E PARAISO DR	SCOTTSDALE	AZ	85255
PHILIP AND TRACY STOCKWELL LIVING TRUST	23172 N 74TH PL	SCOTTSDALE	AZ	85255
PICARD RAYMOND G	9535 E NITTANY DR	SCOTTSDALE	AZ	85255
PIEDRAS UNLIMITED L L C	7486 E ADOBE DR	SCOTTSDALE	AZ	85255
PINNACLE AT SILVERSTONE PARCEL G COMMUNITY ASSOCIATION	20830 N TATUM BLVD STE 250	PHOENIX	AZ	85050
PRINCE FAMILY TRUST	7340 E PARAISO DR	SCOTTSDALE	AZ	85255
RAIOLA MICHAEL PATRICK/LISA PATRICE PETERSON	23173 N 73RD WAY	SCOTTSDALE	AZ	85255
RAKELA FAMILY TRUST	7325 E PARAISO DR	SCOTTSDALE	AZ	85255
RAVI VIVEK	7432 E PARAISO DR	SCOTTSDALE	AZ	85255
RIGGS CATHY ANNE	7419 E PARAISO DR	SCOTTSDALE	AZ	85255
ROBERT K ARMSTRONG AND MARLA K ARMSTRONG TRUST	7341 E PARAISO DR	SCOTTSDALE	AZ	85255
ROBERTS ALISHA M	23141 CORNERSTONE CT	CENTERVILLE	MI	49032
RRB LIVING TRUST	22943 N 73RD WAY	SCOTTSDALE	AZ	85255
RT & BK LEONARD LIVING TRUST	23069 N 73RD PL	SCOTTSDALE	AZ	85255
RUMMEL ENTERPRISES LLC	7520 E ADOBE DR	SCOTTSDALE	AZ	85255
SANDY BIRDIES LLC	1118 E 54TH AVE	SPOKANE	WA	99223
SCHATZMAN JOSHUA MATTHEW/NATALYA	7437 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
SCHILLING JUDITH M/MARK MCLEAN	23028 N 74TH PL	SCOTTSDALE	AZ	85255
SCHOLZ HOLLY C	36 GOLDEN LARCH CT	NAPERVILLE	IL	60540
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE CAR BARN LLC	PO BOX 2596	EAGLE	ID	83616
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE VETERINARY VENTURES LLC	7823 W GOLDEN LN	PEORIA	AZ	85345
SCUDERIA TORTILLA LLC	2121 E CRAWFORD PL	SALINA	KS	67401
SH 781-796 LLC	6890 S 2300 E PO BOX 71870	SALT LAKE CITY	UT	84171
SHAH VINAY/AMY VINAY	7331 E PARAISO DR	SCOTTSDALE	AZ	85255
SHENIA PIERIN TRUST	7424 E PARAISO DR	SCOTTSDALE	AZ	85255
SILVERSTONE DEVELOPMENT INC	14747 N NORTHSIGHT BLVD 111-431	SCOTTSDALE	AZ	85260
SILVERSTONE PROPERTY OWNERS ASSOCIATION	14747 N NORTHSIGHT BLVD 111-431	SCOTTSDALE	AZ	85260
SMITH DEAN F/MARIAN H	203 WENTWORTH ROW SW	CALGARY	AB	T3H1Y1
SMITH DONALD RAY/JANETTA	9287 GLITTER WAY	COLORADO SPRINGS	CO	80924
SMITH ERIKA/HERMAN	7423 E PARAISO DR	SCOTTSDALE	AZ	85255
STANRET BLUE LLC	PO BOX 1773	MARFA	TX	79843
STRATMANN SCOTT GREGGORY/CYNTHIA	23127 N 73RD WAY	SCOTTSDALE	AZ	85255
SUMMIT AT SILVERSTONE COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
SWAVELY FAMILY TRUST	14320 SALIDA DEL SOL	SAN DIEGO	CA	92127
T T T S PARTNERSHIP	7377 E DOUBLETREE RD 100	SCOTTSDALE	AZ	85258
THIRTY ONE FARM LLC	1623 ESCOBITA AVE	PALO ALTO	CA	94306
ULN.AZ.LLC	3271 S HIGHLAND DR 704	LAS VEGAS	NV	89109
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237
UPPER IMAGE SERVICES L L C	7291 E ADOBE DR 115	SCOTTSDALE	AZ	85255
VIA DE LUNA LLC	26894 N 118TH PL	SCOTTSDALE	AZ	85262
WATTS INVESTMENTS LLC	7975 E MCCLAIN DR	SCOTTSDALE	AZ	85260
ZEIN-EL-ABEDEIN OMAR	7433 E VIA DE LUNA DR	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: 177-PA-2024

Project Name: _____

Location: NEC Williams Dr & Scottsdale Rd

Site Posting Date: 03/25/24

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.

Jesse Simpson
Applicant Signature

03/25/24
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 3/25/24



Jesse Simpson
Notary Public
My commission expires: 5/31/27

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 Meeting:

Date: April 3, 2024
Time: 5:00PM-6:00PM
Location: Home 2 Suites by Hilton
(20001 N. Scottsdale Road)- The Meeting Room

Site Address: NEC of Scottsdale Road and Williams Drive.

Project Overview:

- Request: A Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD) in order to build a for-sale residential community consisting of 123+/- residences. There is no change to the General Plan from the current Mixed-Use Neighborhoods land use designation required with this zoning request.
- Site Acreage: 16.3+/-
- Site Zoning: C-O PCD

Applicant Contact:

John Berry
480-385-2727 or
info@BerryRiddell.com

City Contact:

Greg Bloomberg
480-312-4366
GBloomberg@ScottsdaleAZ.gov

Pre-Application #: 177-PA-2024

Posting Date:
3/25/2024

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

March 25, 2024 at 11:11 AM
N Scottsdale Rd
Scottsdale AZ 85255



Aria at Silverstone- Phase 5
Neighborhood Meeting Sign-In Sheet
Wednesday, April 3, 2024

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Howard	FELDMAN		Scottsdale AZ 85255		h@rocktalinity.com
MITCH	SUVERTSON	7335 E Conquistadores Dr	Scotts AZ 85255		MKSUVERTSON@gmail.com
Mike	Chiu	7336 E. Paraiso Dr	Scott - AZ 85255		christini@cox.net
Ramtin	Nikbakht	7445 E Via de Luna Dr	Scott AZ 85255		ramtin.nikbakht@yahoo.com
Debbie Sinagoga	Sinagoga	7333 E. Paraiso Drive	Scottsdale, AZ 85255		debbie.Sinagoga@Russlight.com

Aria at Silverstone- Phase 5
Neighborhood Meeting Sign-In Sheet
Wednesday, April 3, 2024

[illegible]