



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Artessa – Age Qualified Equity Contract Retirement Community
March 8, 2024

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to an approximately 8.59+/- gross acre site located on the southwest side of Alma School Parkway and Dynamite Boulevard to allow for a modification to the approved development plan and associated stipulations that maintain the existing zoning designation of PCC ESL and adds a PSD overlay to allow for 67+/- age-qualified (55 and over) residences in place of commercial uses. The proposed project would create a synergistic mixed use community within the Troon North master plan. This Citizen Review Report will be updated throughout the process.

Community Involvement

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 mailing requirements as specified in the Citizen Review Checklist provided to the applicant. 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 June 1, 2023 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.

47 interested people attended the Open House. Attendees expressed concerns about several issues, including the proposed ownership model of the project, the number of residences, traffic, and height. Subsequent to the neighborhood meeting, the applicant reconstituted the development team and is continuing to address the issues raised. The applicant will be holding a second neighborhood meeting to ensure that neighbors are continuing to be involved in the process. That neighborhood meeting notice will be sent in conformance with the City's current mailing requirements.

The reconstituted development team will be accessible by phone and email 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 for the development team to understand those 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
Comment Cards



OPEN HOUSE

May 18, 2023

NEIGHBORHOOD OPEN HOUSE NOTICE | PROJECT UNDER CONSIDERATION

RE: Proposed update to the Existing Stipulated Development Plan for the Troon North PCC District to account for the allocation of residential density of the entire PCC district to the undeveloped 8.59 acre parcel.

WHEN: Thursday, June 1, 2023

WHERE: Center at Troon North COURTYARD (28150 Alma School Parkway)

TIME: 5:30 PM – 6:30 PM

FROM: Ben Landhauser | Executive Vice President, Lifestyle Communities
ben@thislifestyle.com | 952-228-7944

To Whom it May Concern:

You are invited to attend a Neighborhood Meeting with Lifestyle Communities (Artesa Developer) to learn about a pending application to the City of Scottsdale updating the existing development plan to show the location of where the allowed residential density will be proposed. The proposed development plan will show the location of residential density across the currently undeveloped 8.59 acre property. A copy of the proposed development plan for the 8.59 acre property is attached to this letter for your reference. The residential development shown on the attached plan is a 78 unit active adult cooperative, which is a multi-family ownership housing type, most similar to a condominium.

So that you are best able to stay informed about this pending application, here are some critical details of the site and **Artesa Pinnacle Peak** project:

- | | | | |
|-----------------------------|--|---------------------------------|--|
| ▪ Pre-Application #: | 85-PA-2023 | ▪ General Plan Land Use: | Commercial |
| ▪ City Contact: | Jeff Barnes
jbarnes@scottsdaleaz.gov
480-3112-2376 | ▪ Property Size: | PCC: 20 acres |
| | | ▪ Project Size: | Undeveloped Lot: 8.59 acres; 374,282 sq. ft. |
| ▪ Address: | 10929 E DYNAMITE BLVD,
SCOTTSDALE 85262 | ▪ Project Location: | SW Quarter of PCC –
Undeveloped 8.59 acre property to west of Center at Troon North |

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2-ZN-2024
4/18/2024

SIDE BY SIDE COMPARISON OF EXISTING DEVELOPMENT PLAN TO PROPOSED

ORIGINAL PLAN:



PROPOSED PLAN



DRAFT PERSPECTIVE OF THE CONTEMPLATED MULTI-FAMILY COOPERATIVE ON THE SITE:



108 WAY HOLDING COMPANY LLC
8525 E PINNACLE PEAK RD STE 101
SCOTTSDALE, AZ 85255

1ST AMD & RESTD JAMES & PATRICIA
ERICKSON TR
11075 E OBERLIN WAY
SCOTTSDALE, AZ 85262

AMANDA ADAIR FAMILY TRUST
11052 E GREYTHORN DR
SCOTTSDALE, AZ 85262

BAKER DEAN N/MARGARET E TR
11059 E RUNNING DEER TRL
SCOTTSDALE, AZ 85262

BALLARD EXPLORATION COMPANY INC
1021 MAIN ST
HOUSTON, TX 77002

BARBARA LEE HAMMER TRUST
11065 E WHITE FEATHER LN
SCOTTSDALE, AZ 85262

BEA CARLOS C
9430 E HIDDEN GREEN DR
SCOTTSDALE, AZ 85262

BEHINFAR RENEE C
28018 N 108TH WAY
SCOTTSDALE, AZ 85262

BELLER LAURA R/KIRBY RYAN J
11063 E GREYTHORN DR
SCOTTSDALE, AZ 85262

BLUTH ROBERT G/MICKI C
27951 N 108TH WAY
SCOTTSDALE, AZ 85262

BRACY MELISSA A TR
28473 N 108TH WY
SCOTTSDALE, AZ 85262

BRADY LIVING TRUST
316 CALIFORNIA AVE 578
RENO, NV 89509

BUNDY MICHAEL E/BARBARA
10742 E GREYTHORN DR
SCOTTSDALE, AZ 85262

BURIC JULIE N/MICHAEL A/WENDY
E/RYAN E
11051 E OBERLIN WAY
SCOTTSDALE, AZ 85262

CANDLEWOOD EST AT TROON NORTH
HOMEOWNERS
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CANDLEWOOD EST AT TROON NORTH
HOMEOWNERS
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

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PHOENIX, AZ 85040

CANDLEWOOD EST AT TROON NORTH
HOMEOWNERS
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CARLSEN JEFFREY A/RADA
447 WILTSHIRE LN
VILLAGE OF LAKEWOOD, IL 60014

CAROLE PALMER FAMILY REVOCABLE
LIVING TRUST
11072 E OBERLIN WAY
SCOTTSDALE, AZ 85265

CASUCCIO RACHEL E/JOHN A
27860 N 110TH PL
SCOTTSDALE, AZ 85262

CATHERINE L THOMAS FAMILY TRUST
1730 CHARTLEY RD
GATES MILLS, OH 44040

CLARK GARALD B
27843 N 108TH WY
SCOTTSDALE, AZ 85262

COAKLEY JOHN ANDREW/WARBURTON
HOLLY CHALEKIAN
27892 N 108TH
SCOTTSDALE, AZ 85262

COMPTON FAMILY TRUST
2026 POWFOOT WAY
EL DORADO HILLS, CA 957627698

CONNOLLY AMY LYNNE/PAUL
CHRISTOPHER
27861 N 108TH WAY
SCOTTSDALE, AZ 85262

COURTRIGHT FAMILY TRUST
10772 E RUNNING DEER TRL
SCOTTSDALE, AZ 85262

CRAMER STEVEN L
28150 N ALMA SCHOOL PKWY STE 103-
164
SCOTTSDALE, AZ 85262

DAVI ENTERPRISES LLC
4516 BENS CT
HILLIARD, OH 43026

DAVID B MILLER AND SHELLY L MILLER
TRUST
10924 E MARK LN
SCOTTSDALE, AZ 85262

DAVIDSON CARA L
27879 N 108TH WY
SCOTTSDALE, AZ 85262

DEBBIE J SHEPARD REVOCABLE LIVING
TRUST
16410 TURNBERRY
VILLAGE OF LOCH LLOYD, MD 64012

DINNOCENZO JAMES/DONETTA
28204 N 110TH PL
SCOTTSDALE, AZ 85262

DIXIT RAVINDRA/RUPAL
4312 ROLLING BROOK WAY
ELLCOTT CITY, MD 21043

DORGAN MATTHEW W/CHRISTINA C
28116 N 110TH PL
SCOTTSDALE, AZ 85262

DOWNING ARDMEICE
10967 E MARK LN
SCOTTSDALE, AZ 85255

DURANTE ROBERTO/BROCK GAYLE
16 LOOKER DR
BARRIE, ON 0

ECKLER JAMES/KAITLIN/ETAL
2404-1281 W CORDOVA ST
VANCOUVER, BC 0

EWONIUK FAMILY TRUST
27832 N 110TH PL
SCOTTSDALE, AZ 85262

FISCHER 2017 MANAGEMENT TRUST
12808 QUEENSBURY LN E414
HOUSTON, TX 77024

FRIED MARTIN B/DENISE RAE TR
28360 N 108TH WAY
SCOTTSDALE, AZ 85262

FROELICH JAMES J/LYNNE P
10791 E GREYHORN DR
SCOTTSDALE, AZ 85255

GARY SCOTT STEINBACK LIVING TRUST
27944 N 110TH PL
SCOTTSDALE, AZ 85262

GILBERT FAMILY TRUST
145 FERNCLIFF AVE NE UNIT D237
BAINBRIDGE ISLAND, WA 98110

GRAY CHARLES H/CHERYL A
10940 E MARK LN
SCOTTSDALE, AZ 852624668

GRAY JOHN A
27888 N 110TH PL
SCOTTSDALE, AZ 85262

GRECO JOSEPH/JODY L
4482 E SUMMIT WOODS DR NE
ROCKFORD, MI 49341

GREYTHORN ESCAPE LLC
7224 E OVERLOOK DR
SCOTTSDALE, AZ 85255

GRISOTTI LIVING TRUST
28185 N 108TH WAY
SCOTTSDALE, AZ 85262

HAMMOND REVOCABLE TRUST
11053 E HEDGEHOG PL
SCOTTSDALE, AZ 85262

HANNIGAN BRIAN L/NANCY C
11080 E OBERLIN WY
SCOTTSDALE, AZ 85262

HILL SHARON
28041 N 108TH WY
SCOTTSDALE, AZ 85262

HOOVER FAMILY TRUST
1667 VETTA DR
LIVERMORE, CA 94550

HPP LOC LLC
1920 RIDGEDALE RD
SOUTH BEND, IN 46614

HURD TROON CENTER NO 1 LLC
2000 FULLER RD
W DES MOINES, IA 50265

HURD TROON CENTER NO 2 LLC
2000 FULLER RD
W DES MOINES, IA 50265

HURD TROON CENTER NO 3 LLC
2000 FULLER RD
W DES MOINES, IA 50265

HURD TROON CENTER NO 4 LLC
2000 FULLER RD
W DES MOINES, IA 50265

HURD TROON CENTER NO 4 LLC
2000 FULLER RD
W DES MOINES, IA 50265

IWASIUK SUSAN TR
28176 N 108TH WAY
SCOTTSDALE, AZ 85262

JAMES MICHAEL THURSTON WARN
IRREVOCABLE TRUST
PO BOX 1128
CANBY, OR 97013

JANICE DELIO FAMILY TRUST
28050 N 110TH PL
SCOTTSDALE, AZ 85262

JARRETT KIRK BRADLEY/DIXON JACCI
27987 N 108TH WAY
SCOTTSDALE, AZ 85262

JEFFREY A CARLSEN LIV TR/RADA
CARLSEN LIV TR
447 WILTSHIRE LN
VILLAGE OF LAKEWOOD, IL 60014

JEFFREY R WARNER TRUST
14801 WOODCREST AVE
HOMER GLEN, IL 60491

JIM PILE AND SONS BEER
DISTRIBUTING CO
1507 EL DORADO RD
NORFOLK, NE 68701

JMH TRUST
10959 E MARK LN
SCOTTSDALE, AZ 85262

JOHN VINCENT OBRIEN REVOCABLE
TRUST
11064 E GREYTHORN DR
SCOTTSDALE, AZ 85255

JOHNSTON JEFFREY P
20338 VENTANA HILLS DR
CLOVIS, CA 93619

JOSEPH FURGIUELE QUALIFIED
PERSONAL TR/ETAL
65 GAIL DR
NEW ROCHELLE, NY 10805

JTS ENTERPRISES OF TAMPA LIMITED
4908 W NASSAU ST
TAMPA, FL 33607

JUNCK RONALD L
6112 LAFAYETTE LN
COEUR DALENE, ID 83815

KAMPF MARK/MARGIE N
15585 SAINT MORITZ CT
BURNSVILLE, MN 55306

KIMBERLY MOCK 2005 REVOCABLE
TRUST
28432 N 108TH WAY
SCOTTSDALE, AZ 85262

KRUEGER JEFFREY A
28414 N 108TH WAY
SCOTTSDALE, AZ 85262

KUZIA EDWARD JR/PATRICIA ANN
10849 E WHITE FEATHER LN
SCOTTSDALE, AZ 85262

LAVERTY TERESA ANN/DAVID
28504 N 108TH WAY
SCOTTSDALE, AZ 85262

LEAHY JANET M/PATRICK E
27969 N 108TH WAY
SCOTTSDALE, AZ 85262

LETIZIA-SCHNEIDER RITA M/HOFFMANN
ERIK J
PO BOX 1377
LA QUINTA, CA 92247

LEW ELDO TR/LEW ELDO TR
6055 SHELTER BAY AVE
MILL VALLEY, CA 949413053

LONE JUNIPER TRUST
209 E BASELINE RD UNIT 106
TEMPE, AZ 85283

LUEDEKE REVOCABLE TRUST OF 2005
27897 N 108TH WAY
SCOTTSDALE, AZ 85262

LYNCH D/VILLANO G
10975 E MARK LN
SCOTTSDALE, AZ 85262

MANUEL P DONNAY LIVING TRUST
11078 E BLUE SKY DR
SCOTTSDALE, AZ 85262

MASTELLOTTO MARK A
1240 W MAPLE AVE
ADRIAN, MI 49221

MCKEEVER DANIEL/SHELLY
PO BOX 28695
SCOTTSDALE, AZ 85255

MICHAEL AND KARA SALVAGNO LIVING
TRUST
10807 E MARK LN
SCOTTSDALE, AZ 85262

MILLER KELLY D/MOURNING ELIZABETH
A
28194 N 108TH WAY
SCOTTSDALE, AZ 85262

MOHAJER HOSSEIN/MAMNOON HOMA
28491 N 108TH WAY
SCOTTSDALE, AZ 85262

MORGAN JOEL D/RAHIME
27933 N 108TH
SCOTTSDALE, AZ 85262

MORSHEDI ABDOLKARIM
KAREEM/GUITY SOURESRAFIL
28419 N 108TH WAY
SCOTTSDALE, AZ 85262

NEIL SAPIN TRUST
11056 E WHITE FEATHER LN
SCOTTSDALE, AZ 852627474

NGUYEN THAO/LESLIE
10500 E JOMAX RD
SCOTTSDALE, AZ 85262

NICASTRO ROBERT A/MARY TERRIOT
27910 N 108TH WAY
SCOTTSDALE, AZ 85255

NITSCH OSKAR R/KAREN L TR
27972 N 110TH PL
SCOTTSDALE, AZ 85262

NOVAK TOD CHRISTOPHER/JOYCE
128 WHITE FLOWER
IRVINE, CA 92603

ORDWAY GLENN D/SARAH BANCROFT
PO BOX 16
COHASSET, MA 2025

ORLOV GEORGE M
28054 N 108TH WAY
SCOTTSDALE, AZ 85262

OWEN JAMES/MADELIENE
30845 GRENOBLE CT
WESTLAKE VILLAGE, CA 91362

PAOLINI JOANNE
11054 E BLUE SKY DR
SCOTTSDALE, AZ 85262

PATRICK FITZGIBBONS TRUST
28072 N 110TH PL
SCOTTSDALE, AZ 85262

PERRY F BRENTON
10730 E GREYTHORN DR
SCOTTSDALE, AZ 85262

PETRILLO TRACY
10862 E RUNNING DEER TRL
SCOTTSDALE, AZ 85262

PINNACLE CANYON AT TROON NORTH
HOMEOWNERS ASS
7255 E HAMPTON AVE STE #101
MESA, AZ 85209

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MESA, AZ 85209

PINNACLE CANYON HOMEOWNERS
ASSOCIATION
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7255 E HAMPTON AVE STE 101
MESA, AZ 85209

PINNACLE CANYON LAS VENTANAS
@TROON NORTH HOA
9000 E PIMA CTR PKWY
SCOTTSDALE, AZ 85258

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@TROON NORTH HOA
9000 E PIMA CTR PKWY
SCOTTSDALE, AZ 85258

PIOTROWSKI JOE/PELSER WANDA
BOX 682
GIMLI, MB 0

PK ROW LTD
4050 SE NIMBUS LOOP
MCMINNVILLE, OR 97128

RAMSEY JAMES D/KRISTIN D
16707 GRAEF CIR
LAKE OSWEGO, OR 97035

REIMER JASON
81 FREESTONE WAY
FT MCMURRAY, AB 0

RHUDE JOHN MICHAEL/MARY ANN
11059 E OBERLIN WAY
SCOTTSDALE, AZ 85262

RICE TERESA JOHANNA
10855 E RUNNING DEER TRL
SCOTTSDALE, AZ 85262

RICHARD WAKE LIVING TR/KAREN
WAKE LIVING TR
1355 PERSIMMON DR
ST CHARLES, IL 601741342

RICHARDS GEORGE L/DIANE JACKSON
87 BOULDER LN
BLOOMFIELD HILLS, MI 48304

RILLING JENNY R/RICHARD G
1013 TARA LN
WAUNAKEE, WI 59597

RODRIGUEZ DAVID J
28437 N 108TH WAY
SCOTTSDALE, AZ 85262

ROY MARC/CARLINE LAURA
1439 DUCHESS CRES
MANOTICK, ON 0

ROZSA ELKE MARTINA/ATKINSON
STEVE WADE
44 LORNA DR
GUELPH, ON 0

RUDNICK JEFF A
1094 OAK RIDGE DR
GLENCOE, IL 60022

SCHNEIDER DARLA J
28455 N 108TH WAY
SCOTTSDALE, AZ 85262

SCHRYVER DOROTHEA F TR
PO BOX 26448
SCOTTSDALE, AZ 852550124

SCOTT FAMILY TRUST
10956 E MARK LN
SCOTTSDALE, AZ 85262

SCOTT GLADYS C
9375 ST GEORGEN CMN
DULTH, GA 30097

SHREWSBURY DANIEL
28182 N 110TH PL
SCOTTSDALE, AZ 85262

SIFERD LARRY/RISINGER ELIZABETH
EARLYNE
11066 E BLUE SKY DR
SCOTTSDALE, AZ 85262

SIFFERT MARK/LEANNE
10951 E MARK LN
SCOTTSDALE, AZ 85262

SNITKER JAMIE
53 PATRIA AVE
RANCHO MISSION VIEJO, CA 92694

SPECTOR STEVEN J
28160 N 110TH PL
SCOTTSDALE, AZ 85255

STERHAN FAMILY TRUST
28113 N 108TH WAY
SCOTTSDALE, AZ 85262

SUKIN ROBERT H TR/SUKIN SANDRA M
TR
10900 E MARK LN
SCOTTSDALE, AZ 85262

SWANSON RYAN
10887 E MARK LN
SCOTTSDALE, AZ 85262

SWD 21 LLC
17767 N SCOTTSDALE RD STE 210
SCOTTSDALE, AZ 85255

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SWD 21 LLC
17767 N SCOTTSDALE RD STE 210
SCOTTSDALE, AZ 85255

TENUTO ALFRED JR
37 SHREWSBURY DR
MONMOUTH BEACH, NJ 7750

THOM LIVING TRUST
14876 E VISTAVIEW CT
FOUNTAIN HILLS, AZ 85268

THOMAS GREGORY BECCHETTI TRUST
28378 N 108TH WAY
SCOTTSDALE, AZ 85262

TOOROCK ENGRID
11065 E BLUE SKY DR
SCOTTSDALE, AZ 85255

TROON NORTH ASSOCIATION
9000 E PIMA CTR PKWY
SCOTTSDALE, AZ 85258

TROON NORTH ASSOCIATION
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SCOTTSDALE, AZ 85258

TROON NORTH ASSOCIATION
9000 E PIMA CTR PKWY
SCOTTSDALE, AZ 85258

TROON NORTH GOLF LIMITED
PARTNERSHIP R L L P
15044 N SCOTTSDALE RD STE 300
SCOTTSDALE, AZ 85254

TROON NORTH GOLF LIMITED
PARTNERSHIP R L L P
15044 N SCOTTSDALE RD STE 300
SCOTTSDALE, AZ 85254

TROON NORTH GOLF LIMITED
PARTNERSHIP R L L P
15044 N SCOTTSDALE RD STE 300
SCOTTSDALE, AZ 85254

TROPICANA 2 LLC
8413 E DIAMOND RIM DR
SCOTTSDALE, AZ 85255

TROYER TIMOTHY L/MARIA L
28226 N 110TH PL
SCOTTSDALE, AZ 85262

TRYBALSKI DANTE/ROBIN
27916 N 110TH PL
SCOTTSDALE, AZ 85262

VANDEHEY MARK/PAULA
7568 SW ASHFORD ST
TIGARD, OR 97224

WAYNE C CONN AND ANITA M CONN
REV LIV TRUST
28094 N 110TH PL
SCOTTSDALE, AZ 852627479

WENNEBORG FAMILY TRUST
11062 E RUNNING DEER TRL
SCOTTSDALE, AZ 85262

WHITE CAROLYN A/YUDKOWITZ MARTIN
J
440 MICHIGAN RD
NEW CANAAN, CT 6840

WILDY LEROY E/KATHY L
13128 FOX PATH LN
WEST FRIENDSHIP, MD 21794

WOLFE JENNIFER
28072 N 108TH WAY
SCOTTSDALE, AZ 85262

XI WILLIAM
10737 E GREYTHORNE DR
SCOTTSDALE, AZ 85262

ZALESKI LIVING TRUST
10903 E WHITE FEATHER LN
SCOTTSDALE, AZ 85262

CITY OF SCOTTSDALE | Attn: Jeff Barnes
7447 E. INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

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
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 0

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 0

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
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Wade Tinant
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

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

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix, AZ 85004

Maggie Keasler
7127 E. 6th Ave.
Scottsdale, AZ 85251

Steve Perone
7474 E. Earll Dr. #108
Scottsdale, AZ 85251

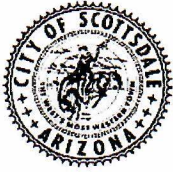
Kurt Jones
Tiffany & Bosco P.A.
2525 E. Camelback Road
Phoenix, AZ 85016

Edmond Richard
Vice Chair Community Council of Scottsdale
2119 N 69th Place
Scottsdale, AZ 85257

Susan Demmitt/Nick Sobraske
Gammage & Burnham
40 N. Central Ave., 20th Floor
Phoenix, AZ 85004

Prescott Smith
Technical Solutions
5111 N. Scottsdale Road, Suite 260
Scottsdale, AZ 85260

Paul Alessio
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:

85-PA-2023

Project Name:

Location:

10929 E DYNAMITE BLVD SCOTTSDALE 85262

Site Posting Date:

05/22/23

Applicant Name:

Lifestyle Communities

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.

Applicant Signature

05/22/23

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

5/22/23



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 Meeting:

Date: June 1, 2023

Time: 5:30 PM

Location: 28150 Alma School Parkway - Center at
Troon North (Courtyard)

Location: 10929 E DYNAMITE BLVD SCOTTSDALE 85262

Project Overview:

- Request: Update to the Existing Stipulated Development Plan for the Troon North PCC District to account for the allocation of residential density of the entire PCC district to the undeveloped 8.59 acre parcel.
- Description of Request and Proposed Use: 78 unit multi-family cooperative (ownership) housing consisting of a 3 story building and 8 single level buildings
- Site Acreage: 20 Acres
- Site Zoning: PCC

Applicant Contact:
Lifestyle Communities,
Ben Landhauser
952-228-7944
ben@thislifestyle.com

Pre-Application#: 85-PA-2023

City Contact:
Jeff Barnes
480-312-2376
barnes@scottsdaleaz.gov

Posting Date: 5/22/2023

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

May 22, 2023 at 8:31:35 AM
28170 N Alma School Pkwy
Scottsdale AZ 85262

United States

4/18/2024



NEIGHBORHOOD OPEN HOUSE SIGN - IN SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

	NAME	ADDRESS	CONTACT INFO
1	MAVNY STROUT	TN	515 480 1367
2	Joel & Rahime Morgan	27933 N. 108th Way Scottsdale	—
3	Vicki Bluth	27951 N. 108th Way Scottsdale	480 620-9074
4	Michael Jyma	11216 E Dale Lane	480-695- 5603
5	OK Jyma	11216 E Dale Ln. Scottsdale	480-307-0714
6	Jacci Dixon	21987 N. 108th Way Scottsdale	602- 430-4474
7	Jonas & Martha Kudirka	27697 N. 110th Place Scottsdale AZ 85262	805-551- 818- 6243 389- 7656
8	SONAS KUDIRKA	27697 N. 110th	805-551- 6243
9	Debbi Bentover	10815 E. Hedgehog Pl.	312-909-2097
10	BRUCE BENTOVER	10815 E HEDGEHOG PL	312 909-2306



NEIGHBORHOOD OPEN HOUSE

SIGN – IN SHEET

DATE: June 1, 2023 | TROON NORTH CENTER – COURTYARD | 5:30 PM – 6:30 PM

	NAME	ADDRESS	CONTACT INFO
1	Russell & Maite Moore	9747 E. Hidden Green Dr.	rgmventures@gmail.com
2	Maria Troyer	28224 N. 110 th Pl	timaria@comcast.net
3	Nick Moore	27753 N. 108 th Way	nicki@coresportsllc@gmail.com
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NEIGHBORHOOD OPEN HOUSE

SIGN – IN SHEET

DATE: June 1, 2023 | TROON NORTH CENTER – COURTYARD | 5:30 PM – 6:30 PM

	NAME	ADDRESS	CONTACT INFO
1	Bill + Marcia Sterhan	Las Ventanas	wjsterhan@gmail.com
2	Ed Kuzia	10849 E. White Feather Ln 85262	edkuziaAZ@gmail.com 480-372-7260
3	Candy White Marcia Yuskovitz	28021 N. 108th way Scottsdale, AZ 85262	CWhite4HD@msn.com
4	Rahime Morgan	27933 N. 108th way	morganrahime@gmail.com
5	Sharon Hill	28041 N. 108th way	buners123@aol.com
6			
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NEIGHBORHOOD OPEN HOUSE

SIGN - IN SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

	NAME	ADDRESS	CONTACT INFO
1	BARRY SCHECKNER		b.scheckner@aol.com
2	Paul Connolly	Las Ventanas	
3	Rahime Morgan	Las Ventanas	
4	Amy Connolly	Las Ventanas	
5	Russ & Cynthia Allen	11411 E QUARTZ ROCK RD 85255	arc644@aol.com
6	STEVE + SUE BRAUER	BOULDER CREST	MOENARC60@GMAIL.COM
7	Steve + Kathryn Goodman	Troon	goodmanjl stephen@gmail.com
8	Jill ANNENPARK	CANDLERWOOD	TVJILL@GMAIL.COM
9	Dee Prentice	Echo Ridge	dee.prentice 63@gmail.com
10	Paula + Mark Vandehay	Pinnacle Canyon Las Ventanas	PVandy63@yahoo.com

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NEIGHBORHOOD OPEN HOUSE

SIGN - IN SHEET

Jm Detrie@gmail.com

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D. F. Schuyler @ car.net

Kathy

Littelfield

89260 51000

50 85200



NEIGHBORHOOD OPEN HOUSE

SIGN - IN SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

	NAME	ADDRESS	CONTACT INFO
1	KEITH BRODHEAD JULIA	10876 E Hedgcock AZ	480-236-8193
2	Katie Simonitsch Jim Simonitsch	10822 E Hedgcock AZ	203-526-8760
3	ksimonitsch@gmail.com Jim Simonitsch@gmail.com		
4	KIRK JARRETT KIRK JARRETT@YAHOO.COM		
5	JACCI DIXON swajacci@aol.com		
6	Jone Detrie jmdetrie@gmail.com	10840 E. Hedgcock Pl Scottsdale, AZ	480-760-5977
7	D.F. Schryver @cox.net		
8	KATHY Littlefield	8924 E. Sheena SC 85260	KATHY @ KathyLittlefield .com (all letters)
9			
10			

NEIGHBORHOOD OPEN HOUSE

SIGN - IN SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

	NAME	ADDRESS	CONTACT INFO
1	Tim + Maria Troyer	28226 N. 110 th Pl Scottsdale 85262	970 672 6014
2	Jim + Pat Erickson	11075 E. Oberlin Scottsdale	480-248-8073
3	LOU GOLDMAN	10518 E MARK LN SCOTTSDALE 85262	602 615-2153
4	MIKE NOONAN	soslv@outlook.com	
5	Kirk JARRETT	24957 N. 105 th Way Scottsdale AZ. 85262	
6	Bob + Karen Cunningham	27625 N. 110 th Pl 85262	
7	Judy Frost	11058 E. Bent Tree Dr. 85262	
8	Cona Davidson	27879 N 108 th 85262	
9	Ed Luzia	10849 E. White Feather Lane 85262	480-372-7260
10	ronjunc@att.net Ron Junc	28059 N 108 th Way Scottsdale	480-213-2455



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Vicki Bluth	27951 N. 108 th Way	vickibluth@gmail.com

COMMENTS:

Scottsdale, AZ 85262

I hate Acaya and think it destroyed a great
View — worried about view-traffic; cannot turn
left onto Dynamite from 108th now — too much
traffic.



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER – COURTYARD | 5:30 PM – 6:30 PM

NAME	ADDRESS	CONTACT INFO
John & Dina Spero	10398 E Park Lane	callingelvis@outlook.com

COMMENTS:

Traffic is an endless problem
Property values may depreciate our
properties
Traffic study needs to be done
Oct → March to get real numbers –
We were not notified of this



NEIGHBORHOOD OPEN HOUSE

BILL STERHAN 28113 N 108th wjsterhan@gmail.com
Way

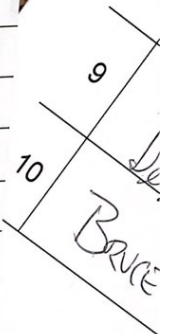
1. MORE PICKLE BALL COURT FROM PRESENT
SHOW LOCATION - IMPACTS AT LEAST 3
EXISTING & 2 FUTURE HOMES.

2. IF PICKLE BALL COURT IS LIGHTEN AND
MORE REASON TO MOVE

I TALKED TO RYAN GRABE ABOUT
PICKLE BALL CT.

Bill Sterhan

THANKS FOR YOUR COMPLETELY
RESPECTFUL ANSWERS.





NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Carolee Holt	9361 E. Dale LN	caroleeholt@troonnorthhoa.com 480-980-4871

COMMENTS:

Current Troon North Bd Member
Chair for Dynamite Safety Committee - traffic,
speed, noise issues !!!
Active 62+ target market - no parking stalls
nears the planned casitas - mobility issues



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
RUSSELL MOORE	TROON NORTH	rgmventures@gmail.com

COMMENTS:

1. DO YOU NEED ^A ZONING?
2. WHAT TYPES OF APPROVALS DO YOU NEED FROM THE CITY?
3. WILL THERE BE ENOUGH LAND LEFT
FOR A GROCERY STORE IN THE CENTER?



NAME	ADDRESS	CONTACT INFO
FENTH BROOKHEAD	10876 F HEDGEHOB PL	K13R00827@icloud.com

NO COMMENTS YET



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Chas/Robert Warren	Echo Ridge	cbwarrior@gmail.com

COMMENTS:

Why build here?



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Natalie Klein		natalicklein@cox.net

COMMENTS:

I am concerned off the bat that we did not
receive notification^{of this initial meeting.} as you stated at the start.

Do not like the small size & the 3 stories
it does not fit the surrounding neighborhood.
These feel like "apartments" with parking
lots (no garages) and parking lot lights.

NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
P. Gagliardi		Kikiwi@cox.net

COMMENTS:

Not one notice was put out ⁱⁿ the surrounding neighborhoods. we do not want ~~you~~ are proposing. stick with minnesota! No studies have been done.

Traffic
lighting
Crime

we have a unique area and we will keep it this way.



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Russ Allen	11411 E QUARTZ ROCK RD	Russ Allen 310 6 6741

COMMENTS:

ALMOST ALL OF OUR NEIGHBORHOOD MOVED TO THIS AREA FOR
THE QUITE, LOW TRAFFIC ENVIRONMENT. THE IDEA OF
COVERED, OR OPEN PARKING IS OFFENSIVE!
WE ARE ALL REQUIRED TO PARK INSIDE THE GARAGES.
ALSO, 3 STORIES IS UNACCEPTABLE. WE SAW WHAT
HAPPENED TO KIERLAND & WE MOVED HERE.



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO

COMMENTS:

☒ Jeanne Schettler 1119 E Running Deer Trail
☒ Scottsdale, AZ 85262
Check morning use



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Christy Howell	11155 E Running Deer Scottsdale, AZ 85262	designsbychristy@ yahoo.com

COMMENTS:

I am very concerned about devaluation of
our area w/ a very low price point.
concerned about views being disrupted.
Concerned about illegals renting in
these '



ARTESSA
LIVING

NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO

COMMENTS:

While not against housing -

Again not in culture of area. City Council to blame

pitch concept of luxury townhomes - Less is more!

as designer - project looks like HUD housing project.

Co-op is not well rec'd concept - re-think it.

We would now likely support homes

or development that complies with

The laws in this area. Larger units

with higher quality. goodmanjuststephen@gmail.com

Thank you



NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: June 1, 2023 | TROON NORTH CENTER - COURTYARD | 5:30 PM - 6:30 PM

NAME	ADDRESS	CONTACT INFO
Pat Erickson	11075 E Chalkin Way	ptoraz65@gmail.com

COMMENTS:

Not needed, wanted. Height is too much, Coop not a concept
that fits with community. Traffic & water issues.
Would vote NO!

Confused on the need of this project/concept
because of the congestion that already exists in
this area. As you know, the construction that is
going on on Pine, Happy Valley, Dyrsmide to lessen
traffic is and will continue, will not
happen. It is impossible to get from
Point A to point B