

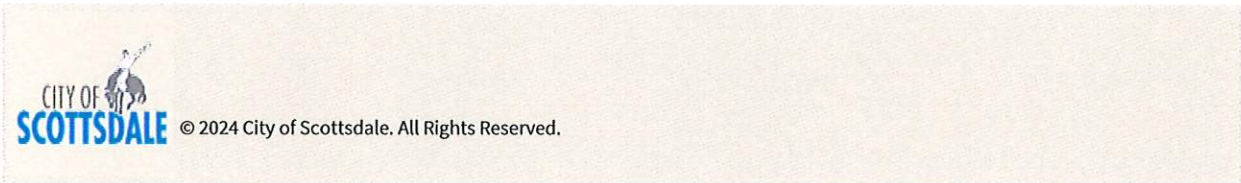
McWilliams, Jason

From: NoReply
Sent: Monday, August 5, 2024 6:34 AM
To: Projectinput
Subject: Case-2-ZN-2024 Artesa

Categories: Jason



New residential development near environmental sensitive lands is a NO from me. -- sent by Carolyn Kinville (case# 2-ZN-2024)



McWilliams, Jason

From: WebServices
Sent: Wednesday, April 30, 2025 8:10 AM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: steven spectator

Address: 28160 N 110th PL, Scottsdale AZ 85262

Email: steven.spector@cox.net

Phone: (602) 920-0060

Comment:

Development proposed for 10929 E Dynamite Blvd. I have seen the proposed 3 story and 2 story buildings, and want to make my perspective known. The residences proposed are not appropriate for the area. 3 story and 2 story buildings will break up the beautiful views and the density of 67 units that are planned to use the existing parking drive to the strip mall is not ok. Traffic in this area, is at minimum cautious now, we have low lighting requirements and buildings do not obstruct the views. With a permanent entrance and lighting, the view of the sunsets will be obscured by the entry to this complex. The entrance should not be through an existing parking lot as proposed. Heights of proposed buildings should be limited to 2 stories. The design of the buildings does not fit in with the area, all in all, does not look good for our local community of Troon and Troon North.

McWilliams, Jason

From: NoReply
Sent: Thursday, May 2, 2024 4:31 PM
To: Projectinput
Subject: 2 ZN 2024 Artesa

Categories: Jason



Regarding New Proposal 2 ZN 2024 - Artesa Hello Planning Department, With regards to the above project, I would like to ask the planners to please consider and REJECT two things: 1. that the parking for this proposed 67 unit building is whoafully inadequately designed. What this proposal suggests is a huge parking lot adjacent and visible to many homes that it will back up to. This is a HUGE value decrease for the adjacent properties of this proposed Zoning and Use change. May it be required that these buildings provide UNDERGROUND parking for their residents in order to keep with current aesthetic and use of this land. 2. This building is proposing THREE levels which is wholly out of sync with the character of this entire area. There are single level (commercial) buildings adjacent to this property, as well as approximately 80 homes, including Pinnacle Canyon and the newly developing homes, Serene, which is directly adjacent. May it be required maximum 2 stories -- sent by Amy Gawlik (case# 2-ZN-2024)



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McWilliams, Jason

From: WebServices
Sent: Wednesday, May 14, 2025 8:38 AM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Rudy Fischer

Address: 10260 E. White Feather Ln., Unit 1020 Scottsdale 85262

Email: rudyfischer@earthlink.net

Phone: (831) 236-3431

Comment:

I am happy to see a builder looking at the Artesa site for homes and this is certainly an intriguing ownership model. Though originally designated for a commercial development such as Walmart or Safeway it is unlikely that anyone is going to build that kind of business behind other buildings which have the street view exposure for the area. I also like the decompose gravel trail at the back of the development. The Troon North area has generally active adults living here and this trail would fit right in. All in all, it looks like a nice project, and I like the general architectural design except for a few items. Overall, the landscape design is also good though the site layout could be improved by moving the overall project back from the existing commercial parking lot. I think – by the way – any future buyers would prefer that also. This could be done with the same amount of NOAS left but just redistributed. The schematic for the overall project lists the parking facing the existing lots as “Covered Parking.” This looks to be carport type parking which is a little objectionable. These would be the only carports in the 19 HOA - 2,000 home - Troon North Association area and just doesn't fit into the area. Parking garages would be preferable – including probably to potential future owners. That should be an easy fix. Most – maybe all other – housing in the Troon North Association area is single and two story homes. So the lower profile homes certainly fit in. Though they look nice architecturally I am not sure the three-story homes fit in, however. Between carports and the three-story building this looks more like a large apartment building – and out of place for this area. I have heard there is another builder who may be interested in the property for one and two story homes – and that kind of residential use may be better for this lot. Rudy Fischer Resident of Scottsdale

McWilliams, Jason

From: WebServices
Sent: Wednesday, May 14, 2025 12:40 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Jane Detrie
Address: 10840 E Hedgehog Pl
Email: jmdetrie@gmail.com
Phone: (480) 760-5977

Comment:

I am opposed to the proposed Artessa Development #2-ZN-2024. They are asking for several 3 story condo buildings with outdoor parking. This is a dark sky community and they will have all night outdoor lighting. (None of the surrounding communities can park in their driveways) Only 2 story buildings have been allowed in the past. The building design is not compatible with the surrounding architecture. The proposed plan has several casita buildings around the perimeter that have no parking or driveway access. It does not appear to be a feasible plan suggesting what they are submitting may not be what will actually happen. It is a commercial property asking for a switch to residential. I strongly ask you to deny the project.



REQUEST TO SPEAK

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.



NAME (print) LISA FRANK MEETING DATE 5/14/25

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10633 EAST HERBERTS PLACE ZIP _____

HOME PHONE 480 363 2100 WORK PHONE _____

E-MAIL ADDRESS (optional) blackhawk@gmail.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



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NAME (print) Mike Donora MEETING DATE 5/14/2005

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 24851 N. 91ST STREET, SCOTTSDALE AZ ZIP 85255

HOME PHONE 480-861-8883 WORK PHONE 480-861-8883

E-MAIL ADDRESS (optional) Mike@Donora.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.



NAME (print) BILL STEPHAN MEETING DATE 5/14/25

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28113 N. 188th Way. ZIP 85262

HOME PHONE 805-795-2729 WORK PHONE 805-795-2729

E-MAIL ADDRESS (optional) wj.stephana@gmail.com

AGENDA ITEM # Agenda # ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) WOULD PREFER SEEING

SINGLE FAMILY HOUSING BUILT BUT RETAINING

PROPOSED EXISTING ADOS SPACE