

Community Outreach Report

Scottsdale Zoning Ordinance Text Amendment #1-TA-2025

Prepared By:

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June 27, 2025

Project Proposal

The Applicant is requesting a Zoning Ordinance Text Amendment to remove an odd development standard from the R-4 Townhouse Residential zoning district in the Scottsdale Zoning Ordinance. This Amendment is proposing to strike or amend the following standard in Section 5.804.E.4:

No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within fifty (50) feet of any dedicated street.

This standard is unique to the R-4 zoning district and is not required in any of the other similar multi-family residential zoning districts, including the R-3 and R-5 districts. Removing this development standard from the R-4 zoning district will allow R-4 projects to be treated similar to proposals in the R-3 and R-5 zoning districts.

Notification Area and Contacted Parties

The contact mailing lists consisting of the City of Scottsdale's interested parties, and the property owners and HOA's within 1,250 feet of the known property serving as the catalyst for the text amendment, are all attached hereto. The provided mailing lists were provided by the City of Scottsdale Planning & Development Services.

Contact Dates and Methods

On April 23, 2025, a legal ad was published in the Scottsdale Republic newspaper with details of the request and notice of the Open House meetings. An affidavit of publication is attached hereto.

On April 24, 2025, 600 notification letters were mailed via First Class U.S. Mail to the parties mentioned above, and included notification of the Applicant's plan to request a Zoning Ordinance Text Amendment. The parties were invited to join one of the two (2) Open House meetings that will be held to learn about the request and express any concerns. An affidavit of notification with a copy of the letter is attached hereto.

Open House Meetings

The Applicant team held two (2) public Open House meetings to notify interested parties about the Zoning Ordinance Text Amendment request. The first open house meeting will cater to South Scottsdale and will be held on Wednesday, May 7, 2025 from 5:30 PM - 6:30 PM at the El Dorado Community Center. The second open house meeting will cater to North Scottsdale and will be held on Thursday, May 8, 2025 from 6:30 PM - 7:30 PM at the Horizon Community Center.

Formal meeting summaries of the Open House meetings, copies of the sign-in sheets, and any comment cards are provided in this updated Report.

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RAY FAMILY LIVING TRUST UNDER
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SCOTTSDALE AZ 85257

BEIENBURG SEAN PATRICK
8119 E SHERIDAN ST
SCOTTSDALE AZ 85257

STURLA FAMILY TRUST
2324 N 80TH PL
SCOTTSDALE AZ 85257

YARBOUGH MICHAEL J/SWEIS BRIAN
E
8123 E CYPRESS ST
SCOTTSDALE AZ 85257

SJ MINARD TRUST
7835 E VERNON AVE
SCOTTSDALE AZ 85257

PEREZ REBECCA ISABELLE COHEN
2615 N HAYDEN RD APT 123
SCOTTSDALE AZ 85257

GRAY LINDSEY
7817 E HARVARD ST
SCOTTSDALE AZ 85257

KRAMER DAWN M
8110 E LEWIS AVE
SCOTTSDALE AZ 85257

VIGIL NICHOLAS EDWARD
7808 E CYPRESS ST
SCOTTSDALE AZ 85257

7 ORION TRUST
8126 E LEWIS AVE
SCOTTSDALE AZ 85257

GAZLAY BRAYDEN CHRISTOPHER
7714 E OAK ST
SCOTTSDALE AZ 85257

FELIX SCOTT
8007 E MONTE VISTA RD
SCOTTSDALE AZ 85257

HILL DOUGLAS M
8040 E HUBBELL ST
SCOTTSDALE AZ 85257

BAUBAULT COREY MICHEL
2310 N 81ST ST
SCOTTSDALE AZ 85257

RUSSO ALEXANDRIA NICOLE
7709 E SHERIDAN ST
SCOTTSDALE AZ 85257

BIENZ DANIEL M
7734 E SHERIDAN ST
SCOTTSDALE AZ 85257

TRUEBA KYLE JOSEPH/ELIZABETH
8055 E VIRGINIA AVE
SCOTTSDALE AZ 85257

WRIGHT LESLIE D/EMILIE M TR
8056 E VIRGINIA AVE
SCOTTSDALE AZ 85257

PARKER SUSAN
8047 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

WALTMAN JARED
7814 E CYPRESS ST
SCOTTSDALE AZ 85257

REED RONALD W/DEANNA L
2318 N 81ST WAY
SCOTTSDALE AZ 85257

SHULTZ JOHN M/TAMARA R
2240 N 78TH ST
SCOTTSDALE AZ 85257

WILLIAM AND ALISON STINE LIVING
TRUST
8129 E CYPRESS ST
SCOTTSDALE AZ 85257

EVANS ROBERT L/PATRICIA J TR
7839 E VERNON AVE
SCOTTSDALE AZ 85257

BROWN SHARON E
7806 E WILSHIRE DR
SCOTTSDALE AZ 85257

BAILEY ERIC T
7805 E WILSHIRE DR
SCOTTSDALE AZ 85257

CREED JORDAN M/VANDENBERG
MATTHEW J
7802 E WILSHIRE DR
SCOTTSDALE AZ 85257

BORIM FAMILY TRUST
2516 N 80TH PL
SCOTTSDALE AZ 85257

HUNDLEY SHOGER BONNIE M TR
7720 E OAK ST
SCOTTSDALE AZ 85257

JOHN D WALKER TRUST/HALL
ANTOINETTE
1203 N GRANITE REEF RD
SCOTTSDALE AZ 85257

MATTESON BARBARA A TR
7846 E MONTE VISTA RD
SCOTTSDALE AZ 85257

WILLINGER FAMILY TRUST
7818 E SHERIDAN
SCOTTSDALE AZ 85257

VOSSLER CHARLENE
8123 E LEWIS AVE
SCOTTSDALE AZ 85257

SILVERMAN MATTHEW/DAVIS KIRSTY
8130 E CYPRESS ST
SCOTTSDALE AZ 85257

CMG INTERACTIVE LLC
7814 E SHERIDAN ST
SCOTTSDALE AZ 85257

DARRAH-FIEDLER MARK S/MARY K
7902 E MONTE VISTA RD
SCOTTSDALE AZ 85257

CARNEY JOSH
8014 E MONTE VISTA RD
SCOTTSDALE AZ 85257

PETROCY EMILY
7726 E VERNON AVE
SCOTTSDALE AZ 85257

MILLER MYRON/BERNICE TR
7836 E HUBBELL ST
SCOTTSDALE AZ 85257

CASTILLO JOSEPH/HELEN
8044 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

PARVANEHGOHAR KYMIA
2224 N 78TH ST
SCOTTSDALE AZ 85257

FLORES JESSEE/KELLY
8047 E VIRGINIA AVE
SCOTTSDALE AZ 85257

POTTS LIVING TRUST
7717 E HARVARD ST
SCOTTSDALE AZ 85257

MCFERREN INVESTMENTS LLC
7650 E SHERIDAN ST
SCOTTSDALE AZ 85257

HAAVEN ROBERTA L
7705 E WILSHIRE DR
SCOTTSDALE AZ 85257

MARUCCI PAUL J
2615 N HAYDEN RD APT 116
SCOTTSDALE AZ 85257

JOHN A MANTER LIVING TRUST
7826 E MONTE VISTA RD
SCOTTSDALE AZ 85257

CAROL SULIK TRUST
7814 E WILSHIRE DR
SCOTTSDALE AZ 85257

LOW KONG TAI
2343 N 80TH PL
SCOTTSDALE AZ 85257

SMITH MARLA BRIDGET
8002 E HUBBELL ST
SCOTTSDALE AZ 85257

HEALEY MARY/CANDICE L
7910 E HUBBELL ST
SCOTTSDALE AZ 85257

GOTLIEB ROBERTA L
2530 N 81ST WY
SCOTTSDALE AZ 85257

ABNER EDMUND KENT
8107 E MONTE VISTA RD
SCOTTSDALE AZ 85257

APTITUDE REALTY LLC
8419 E WILSHIRE DR
SCOTTSDALE AZ 85257

DIXIE LEE HUEMOELLER FAMILY
TRUST
7725 E HARVARD
SCOTTSDALE AZ 85257

SHIRLEY KERFOOT REVOCABLE
TRUST
7838 E HARVARD ST
SCOTTSDALE AZ 85257

MARKS SANDRA
8035 E VIRGINIA AVE
SCOTTSDALE AZ 85257

LUEDERS JAMES F/DAWN M
8101 E MONTE VIS
SCOTTSDALE AZ 85257

PEIL ACACIA
8012 E OAK ST
SCOTTSDALE AZ 85257

BECKER LAURA A
2615 N HAYDEN RD UNIT 101
SCOTTSDALE AZ 85257

BILLINGS TIMOTHY E
7708 E OAK ST
SCOTTSDALE AZ 85257

RR-CR-1 TRUST
7801 E CYPRESS ST
SCOTTSDALE AZ 85257

BLACK GEOFFREY A
7838 E OAK ST
SCOTTSDALE AZ 85257

GOLDBERG FAMILY TRUST
7807 E LEWIS AVE
SCOTTSDALE AZ 85257

FRAZIER LEONARD R/KRISTY J
2309 N 80TH PL
SCOTTSDALE AZ 85257

COLLIER KIMBERLY
2530 N 80TH PL
SCOTTSDALE AZ 85257

MINEER DONALD B/KAREN W
8062 E VIRGINIA AVE
SCOTTSDALE AZ 85257

HERING LANCE STEVEN/SANDRA
LYNN TR
7810 E MONTE VIS
SCOTTSDALE AZ 85257

HILBUN RYAN S/TRICIA M
2324 N 81ST WAY
SCOTTSDALE AZ 85257

TEEL CAROLE L
7847 E MONTE VISTA RD
SCOTTSDALE AZ 85257

FOGARTY ERIN
7802 E SHERIDAN ST
SCOTTSDALE AZ 85257

MOSER MITCHUM ELROY
7801 E OAK ST
SCOTTSDALE AZ 85257

VASQUEZ DAVID/BELINDA
7901 E MONTE VISTA RD
SCOTTSDALE AZ 85257

LAROCCO CONSTANCE
2615 N HAYDEN RD UNIT 117
SCOTTSDALE AZ 85257

BARKER WILLIAM KENT
7725 E CYPRESS ST
SCOTTSDALE AZ 85257

MCCALLISTER JUSTIN/NIKKOL
7920 E OAK ST
SCOTTSDALE AZ 85257

BRADSHAW VINCENT R/ANGELA L
8206 E PALM LN
SCOTTSDALE AZ 85257

BULKOWSKI VICKIE
7808 E LEWIS AVE
SCOTTSDALE AZ 85257

PARKER ANDREW B
7902 E HUBBELL ST
SCOTTSDALE AZ 85257

LAPIER MICHAEL W
2033 N 79TH PL
SCOTTSDALE AZ 85257

HRUBY PETER
7734 E CYPRESS ST
SCOTTSDALE AZ 85257

ARRIGO WILLIAM P/EDWARDS
SARAH
7804 E LEWIS AVE
SCOTTSDALE AZ 85257

HOGGATT DARREN J/HEIDI A
8101 E SHERIDAN ST
SCOTTSDALE AZ 85257

GRIMM JESS
7830 E CYPRESS ST
SCOTTSDALE AZ 85257

BEESELY TYLER ALLEN
2218 N 79TH ST
SCOTTSDALE AZ 85257

PAULA C WAYBRIGHT LIVING TRUST
8118 E SHERIDAN ST
SCOTTSDALE AZ 85257

PHILLIPS DYLAN J/KENNEDY GREER
7824 E OAK ST
SCOTTSDALE AZ 85257

SAEMAN CHRISTINE K
7717 E SHERIDAN ST
SCOTTSDALE AZ 85257

CATHY MALTZ SUPPLEMENTAL
NEEDS TRUST
7801 E HARVARD ST
SCOTTSDALE AZ 85257

LENTINI FAMILY TRUST
8036 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

HARRIS WILLIAM R/MARY KATHRYN
7728 E HARVARD ST
SCOTTSDALE AZ 85257

BAUM ELIZABETH SUSAN
7813 E WILSHIRE DR
SCOTTSDALE AZ 85257

CASTILLO CLARK ERIC/BARBER
MATAYA NADIA
2335 N 80TH PL
SCOTTSDALE AZ 85257

WADE MELISSA KAY
7805 E SHERIDAN ST
SCOTTSDALE AZ 85257

8072 E OAK STREET LLC
7837 E GRANADA RD
SCOTTSDALE AZ 85257

BLAKEY MEGAN
2500 N HAYDEN RD UNIT 24
SCOTTSDALE AZ 85257

KEM TRUST
2510 N 80TH PL
SCOTTSDALE AZ 85257

CAMERMAN CLAYTON W/JAIME
LYNNE
8032 E MONTE VISTA RD
SCOTTSDALE AZ 85257

ROSS KRISTAL
2500 N HAYDEN RD UNIT 26
SCOTTSDALE AZ 85257

CHASAN ROBERT
7818 E OAK ST
SCOTTSDALE AZ 85257

BOYD WILLIAM F
8022 E CYPRESS ST
SCOTTSDALE AZ 85257

MICHAEL ROBERT EDMUND HALE
AND JOANNE MARIE CARAMELLO
TRUST
7726 E OAK ST
SCOTTSDALE AZ 85257

ANDELT DEBORAH K
7704 E HARVARD
SCOTTSDALE AZ 85257

MAXWELL JOHN IV
2615 N HAYDEN RD UNIT 114
SCOTTSDALE AZ 85257

GLESSING SCOTT A/MILLER GAIL P
TR
8025 E HUBBELL
SCOTTSDALE AZ 85257

JENNIFER LYNNE HASSETT LIVING
TRUST
7713 E HARVARD ST
SCOTTSDALE AZ 85257

NEPERUD MADISON
8014 E OAK ST
SCOTTSDALE AZ 85257

OMERAGIC EMINA
7809 E MONTE VISTA RD
SCOTTSDALE AZ 85257

HADDAD ALEXANDER
7725 E SHERIDAN ST
SCOTTSDALE AZ 85257

MILOVANOVIC MIODRAG/OLIVERA
7715 E LEWIS AVE
SCOTTSDALE AZ 85257

RIEMER JEFFREY S
7724 E LEWIS AVE
SCOTTSDALE AZ 85257

JAMES GRIGGS TRUST
2623 N 80TH PL
SCOTTSDALE AZ 85257

DABRUZZI JOSEPH
2323 N 81ST ST
SCOTTSDALE AZ 85257

SANDERSON STEFANI/CARISSA
LYNN
2500 N HAYDEN RD UNIT 27
SCOTTSDALE AZ 85257

JENNINGS FAMILY TRUST
2615 N HAYDEN RD APT 102
SCOTTSDALE AZ 85257

LZ DORAN TRUST
7841 E HARVARD ST
SCOTTSDALE AZ 85257

MARTIN TAMMY C
2330 N 80TH PL
SCOTTSDALE AZ 85257

THOMPSON TOBIN T
7829 E OAK ST
SCOTTSDALE AZ 85257

ELLIS MYRIAH BRIGGS
2615 N HAYDEN RD UNIT 104
SCOTTSDALE AZ 85257

LEON EDWARD
ALEXANDER/BAYHAM AMANDA
2500 N HAYDEN RD UNIT 25
SCOTTSDALE AZ 85257

DOUDS TIMOTHY A/CHARITY E
2344 N 80TH PL
SCOTTSDALE AZ 85257

HAMMOND NANCY
7738 E VERNON AVE
SCOTTSDALE AZ 85257

PUSKARENKO THERESA L
7832 E HUBBELL ST
SCOTTSDALE AZ 85257

KOVZELOVE THEODORE S &
HILDEGARD
2315 N 80TH PL
SCOTTSDALE AZ 85257

TREJO EMILY NICOLE
7936 E WILSHIRE DR APT 206
SCOTTSDALE AZ 85257

SMITH ETHAN REVERE
7806 E SHERIDAN ST
SCOTTSDALE AZ 85257

VORST FAMILY TRUST
7722 E VERNON AVE
SCOTTSDALE AZ 85257

CORTESE PHIL/CATERINA TR
7909 E WILSHIRE DR
SCOTTSDALE AZ 85257

THOMAS KATHLEEN R
2615 N HAYDEN RD UNIT 129
SCOTTSDALE AZ 85257

WARNER DYLAN/PATEL MIRA
8006 E MONTE VISTA RD
SCOTTSDALE AZ 85257

LYNNE MCCOOL TRUST
7733 E HARVARD ST
SCOTTSDALE AZ 85257

WEBSTER FAMILY LIVING TRUST
8034 E HUBBELL ST
SCOTTSDALE AZ 85257

PHALEN ANN
8115 E CYPRESS ST
SCOTTSDALE AZ 85257

OLSON KATHERINE N
7806 E HARVARD ST
SCOTTSDALE AZ 85257

SIMPSON TRUST
8017 E CYPRESS ST
SCOTTSDALE AZ 85257

CONWAY JEFFREY R/ROBIN L
7931 E HUBBELL ST
SCOTTSDALE AZ 85257

SMITH JERRY C/DIANE P
7810 E SHERIDAN
SCOTTSDALE AZ 85257

BOBBETT VICTOR MICHAEL/ABBIE
LEN
8061 E VIRGINIA AVE
SCOTTSDALE AZ 85257

HAMMEL AMBRIA
7936 E WILSHIRE DR UNIT 104
SCOTTSDALE AZ 85257

ESPOSITO MARTIN T
8124 E SHERIDAN ST
SCOTTSDALE AZ 85257

POWERS MITCHELL
2310 N 80TH PL
SCOTTSDALE AZ 85257

MEMBER DARRELL N
7812 E VERNON AVE
SCOTTSDALE AZ 85257

WHEELER JACK & LIDIA A
8029 E MONTE VISTA RD
SCOTTSDALE AZ 85257

POWELL ALLISON L
2302 N 81ST ST
SCOTTSDALE AZ 85257

BAKER PATRICIA M
8041 E LEWIS AVE
SCOTTSDALE AZ 85257

BYRD VICKI JEAN TR
2218 N 78TH ST
SCOTTSDALE AZ 85257

PETERSON HARLOW R/KATHERYN F
TR
PO BOX 8033
SCOTTSDALE AZ 85257

OSGOOD SHANNON M
7936 E WILSHIRE DR UNIT 202
SCOTTSDALE AZ 85257

PELUSO CHRISTOPHER J/MARY E
7809 E OAK ST
SCOTTSDALE AZ 85257

NICKY D HAHN REVOCABLE LIVING
TRUST
7826 E HARVARD ST
SCOTTSDALE AZ 85257

WALKER ALEXANDRA BLAIR/WYATT
SAMUEL
8048 E WILSHIRE DR
SCOTTSDALE AZ 85257

OWENS HEATHER L
7818 E HARVARD ST
SCOTTSDALE AZ 85257

SHEFFLER TRISTEN/RUGGIERI
DANIELLE
7709 E WILSHIRE DR
SCOTTSDALE AZ 85257

GILLESPIE BRIAN
2301 N 81ST ST
SCOTTSDALE AZ 85257

NIGHTS WATCH LLC
8010 E MCDOWELL RD 111
SCOTTSDALE AZ 85257

MILLER KEITH NORRIS
7732 E OAK ST
SCOTTSDALE AZ 85257

TINNEY WILLIAM F TR
7814 E HARVARD ST
SCOTTSDALE AZ 85257

TOMAINE EDWARD/NELLY KARINA
7818 E CYPRESS ST
SCOTTSDALE AZ 85257

GOLDBERG H VANESSA TR
2500 N HAYDEN RD 18
SCOTTSDALE AZ 85257

TRAN AND CAO FAMILY TRUST
8053 E WILSHIRE DR
SCOTTSDALE AZ 85257

SAFETYCARE INC
2343 N HAYDEN RD
SCOTTSDALE AZ 85257

LIGHTMAN ARYEH
2615 N HAYDEN RD UNIT 120
SCOTTSDALE AZ 85257

TIFFANY CHRISTINA GRIFFIN LIVING
TRUST
2330 N 81ST ST
SCOTTSDALE AZ 85257

KHOUNLAVONG KHAMSA NA JIMMY
8041 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

HERPERGER JEFFREY
JOHN/TECHERA MARIA
8107 E WILSHIRE DR
SCOTTSDALE AZ 85257

FRASER DONALD E & MARY F TR
8012 E CYPRESS ST
SCOTTSDALE AZ 85257

MENIER AL/JOAN
7842 E HARVARD ST
SCOTTSDALE AZ 85257

RICHARDS FAMILY LIVING TRUST
7809 E SHERIDAN ST
SCOTTSDALE AZ 85257

LOCKER ROBERT A/TARA S
7905 E WILSHIRE DR
SCOTTSDALE AZ 85257

REITZ MATTHEW R
7922 E HUBBELL ST
SCOTTSDALE AZ 85257

MARGARET E FLYNN LIVING TRUST
2329 N 80TH PL
SCOTTSDALE AZ 85257

WATSON MAUREEN J
7734 E VERNON AVE
SCOTTSDALE AZ 85257

PALMER THOMAS R/THOMAS
G/PATRICIA J
7705 E SHERIDAN ST
SCOTTSDALE AZ 85257

ACEWALL TRUST
7701 E HARVARD ST
SCOTTSDALE AZ 85257

GRIJALVA MIGUEL ANGEL
TAPIA/INFANTE MIREYA GU
7936 W WILSHIRE DR UNIT 204
SCOTTSDALE AZ 85257

SKIVER RYAN
8020 E MONTE VISTA RD
SCOTTSDALE AZ 85257

PAUL FAMILY REVOCABLE TRUST
2212 N 81ST ST
SCOTTSDALE AZ 85257

MILLER DAVID K/HEATHER
7801 E SHERIDAN ST
SCOTTSDALE AZ 85257

JOSEPH G PANTANO LIVING TRUST
2230 N 78TH ST
SCOTTSDALE AZ 85257

MILLER TRENT JOHN
7829 E MONTE VISTA RD
SCOTTSDALE AZ 85257

WEST JILL SUSAN
7816 E VERNON AVE
SCOTTSDALE AZ 85257

LOCKWOOD NICHOLAS A
7803 E LEWIS AVE
SCOTTSDALE AZ 85257

SYLVAIN NANCY
8058 E OAK ST
SCOTTSDALE AZ 85257

BEER CAN TRUST
7810 E WILSHIRE DR
SCOTTSDALE AZ 85257

INTENSE PROJECTS LLC
8066 E OAK ST
SCOTTSDALE AZ 85257

TERRI ANN BURESH REVOCABLE
TRUST
8135 E SHERIDAN ST
SCOTTSDALE AZ 85257

LAMKIN CHARLES D III TR
7733 E CYPRESS
SCOTTSDALE AZ 85257

BAILEY JUNE L (LIFE ESTATE)
8108 E MONTE VISTA RD
SCOTTSDALE AZ 85257

UNDERWOOD MARC
DARRELL/SHERRY DENISE
8041 E WILSHIRE DR
SCOTTSDALE AZ 85257

ROCKWELL DANIEL
8110 E CYPRESS ST
SCOTTSDALE AZ 85257

JIMINEZ CASPER/SLIWA JENNIFER
LYNN
7825 E HARVARD ST
SCOTTSDALE AZ 85257

BUSCH JOHN/MICHELLE
7714 E WILSHIRE DR
SCOTTSDALE AZ 85257

BIGHAM RALPH A/JEANINNE M
8028 E HUBBELL ST
SCOTTSDALE AZ 85257

MOLLY ANNE MURPHY LIVING TRUST
7721 E SHERIDAN ST
SCOTTSDALE AZ 85257

GIROUX ALEXANDRA/DOTTERER
THOMAS
7742 E OAK
SCOTTSDALE AZ 85257

WAITE ROBERT B/ELAINE M TR
7805 E HARVARD ST
SCOTTSDALE AZ 85257

COMPAS LIVING TRUST
8035 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

JANOWICZ FAMILY TRUST
8048 E VIRGINIA AVE
SCOTTSDALE AZ 85257

CARNES DONALD A
7931 E MONTE VISTA RD
SCOTTSDALE AZ 85257

SOLID OAK LLC
7902 E OAK ST
SCOTTSDALE AZ 85257

HONG HENG P/LYNDA NGO
8002 E CYPRESS ST
SCOTTSDALE AZ 85257

LINDSEY THOMAS LEE/ANTONITA
ELENA
8025 E OAK ST
SCOTTSDALE AZ 85257

ESTES STEUART W/JULIEANN
NAVARRO
8122 E CYPRESS ST
SCOTTSDALE AZ 85257

ABOLTIN JAMES J
7708 E LEWIS AVE
SCOTTSDAKE AZ 85257

JACOBS AMBER
8006 E OAK ST
SCOTTSDALE AZ 85257

DUNCAN WILLIAM/WENDY
8002 E MONTE VISTA RD
SCOTTSDALE AZ 85257

SALGADO MARIO/MARIA A L
8119 E OAK ST
SCOTTSDALE AZ 85257

BARAY PETER E/VIRGINIA R
8018 E CYPRESS ST
SCOTTSDALE AZ 85257

FARTHING ROBERT
7740 E HARVARD ST
SCOTTSDALE AZ 85257

MALLONEE RONALD
2615 N HAYDEN RD 107
SCOTTSDALE AZ 85257

FREDERICKS WAYNE M
7802 E OAK ST
SCOTTSDALE AZ 85257

JOHNSON DANE
8021 E OAK ST
SCOTTSDALE AZ 85257

WEBB BETTY J/PAUL D
7822 E SHERIDAN
SCOTTSDALE AZ 85257

KEETON RONALD E/PEGGY IRENE
8059 E LEWIS AVE
SCOTTSDALE AZ 85257

WELLS JONATHAN RYAN
2615 N HAYDEN RD UNIT 105
SCOTTSDALE AZ 85257

DRISCOLL ROBERT E/MARY E TR
7901 E OAK ST
SCOTTSDALE AZ 85257

REICHER SHEILA/DAVID A/WHITE
JOSINE N
7818 E WILSHIRE DR
SCOTTSDALE AZ 85257

STEVEN R HASKINS & MARJORIE C
HASKINS TRUST
7908 E OAK ST
SCOTTSDALE AZ 85257

KAZMAK JOSEPH C JR/PATSY J
8126 E CYPRESS ST
SCOTTSDALE AZ 85257

GRIFFIN DAVID
7712 E HARVARD ST
SCOTTSDALE AZ 85257

RIGGS KALEI
2615 N HAYDEN RD 121
SCOTTSDALE AZ 85257

THIESSEN MINDY S
2615 N HAYDEN RD UNIT 113
SCOTTSDALE AZ 85257

ROLAN LYNNE S
8053 E LEWIS AVE
SCOTTSDALE AZ 85257

WEBB MATTHEW
7828 E VERNON AVE
SCOTTSDALE AZ 85257

ONEIL MEGAN A
2232 N 81ST WAY
SCOTTSDALE AZ 85257

CARR NICHOLAS H/CLAUDINE A
7728 E LEWIS ST
SCOTTSDALE AZ 85257

HERSHKOWITZ FAMILY REVOCABLE
TRUST
8014 E HUBBELL
SCOTTSDALE AZ 85257

FOSTER JONATHAN
7823 E VERNON AVE
SCOTTSDALE AZ 85257

RODRIGUEZ MARGARITA R
8102 E MONTE VIS
SCOTTSDALE AZ 85257

KENT TANYA
8024 E HUBBELL ST
SCOTTSDALE AZ 85257

THATCHER DEBRA A
8022 E OAK ST
SCOTTSDALE AZ 85257

CUENE JUSTIN
8107 E OAK ST
SCOTTSDALE AZ 85257

THRONSON JENNIFER
7925 E MONTE VISTA RD
SCOTTSDALE AZ 85257

HOGLUND DAN/SUSAN
7809 E HARVARD ST
SCOTTSDALE AZ 85257

MAST JAMIE
2321 N 81ST PL
SCOTTSDALE AZ 85257

FULLER FAMILY LIVING TRUST
8137 E CYPRESS ST
SCOTTSDALE AZ 85257

JEANNETTE HARRIS TRUST
2226 N 81ST WAY
SCOTTSDALE AZ 85257

CARPENTER NOELLE
7817 E WILSHIRE DR
SCOTTSDALE AZ 85257

KIRKENDALL WILLIAM BRYANT
8001 E CYPRESS ST
SCOTTSDALE AZ 85257

BUSE PARADIS IRENE JIANG
2500 N HAYDEN RD UNIT 31
SCOTTSDALE AZ 85257

MORAN ANTHONY GUNNER/LISA
TRACY
8134 E CYPRESS ST
SCOTTSDALE AZ 85257

MARY K ELLERTSON LIVING TRUST
2309 N 81ST ST
SCOTTSDALE AZ 85257

CUTRUFO FRANK J/DADEY-
CUTRUFO MARILYN
2536 N 80TH PL
SCOTTSDALE AZ 85257

HOUSE JENAY
7814 E MONTE VISTA RD
SCOTTSDALE AZ 85257

MASTRO TRISHA L
8040 E OAK ST
SCOTTSDALE AZ 85257

HEATH DANIEL T
7808 E OAK ST
SCOTTSDALE AZ 85257

KREBS ROBERT
RAYMOND/WUNDERLEY-KREBS LISA
VIRGINIA
8033 E LEWIS AVE
SCOTTSDALE AZ 85257

ROHRS ROBERT C
7714 E VERNON ST
SCOTTSDALE AZ 852571622

MARTINEZ-TSCHIRKY DOLORES/LEE
ROBERT
8042 E VIRGINIA AVE
SCOTTSDALE AZ 852571735

AVAKIAN MICHAEL JULIAN
7718 E CYPRESS ST
SCOTTSDALE AZ 852572226

HACKNEY SARAH L
8060 E WILSHIRE DR
SCOTTSDALE AZ 852572347

SOWMA EMMA/BENJAMIN
2615 N HAYDEN RD APT 109
SCOTTSDALE AZ 852572360

PIRELA ALEXANDER ROBERT
2615 N HAYDEN RD UNIT 122
SCOTTSDALE AZ 852572361

VANREMOORTERE TONI
6531 E HUBBELL ST
SCOTTSDALE AZ 852572560

26 OAKS LLC
7600 E DOUBLETREE RANCH RD STE
220
SCOTTSDALE AZ 85258

KOBRINSKY EUGENE
8640 E VIA DE LOS LIBROS
SCOTTSDALE AZ 85258

DAY TIMOTHY T JR
7755 E VIA DEL FUTURO
SCOTTSDALE AZ 85258

MONTEVISTA SHERIDAN LLC
8302 N 74TH PL
SCOTTSDALE AZ 85258

NESCO WISHING WELL LLC
8719 E SAN ALBERTO DR STE 200
SCOTTSDALE AZ 85258

HOLTZMAN DONNA J/KEVKAT LLC
8736 E VIA DEL ARBOR
SCOTTSDALE AZ 85258

DERAKHSHANI ROXANA
8101 E CYPRESS ST
SCOTTSDALE AZ 85258

DAY TIMOTHY T JR
7349 VIA PASEO DEL SUR
SCOTTSDALE AZ 85258

KGF TRUST
8390 via de ventura f110 PB359
SCOTTSDALE AZ 85258

SHAPIRO GARY
PO BOX 4804
SCOTTSDALE AZ 852584410

GENTZ ROBERT J/NANCY K
12426 N 116TH ST
SCOTTSDALE AZ 85259

BIENZ DAVID E/CANDACE P
11445 E VIA LINDA 2-747
SCOTTSDALE AZ 85259

LIVE RENOVATED LLC
13174 E GERONIMO RD
SCOTTSDALE AZ 85259

GREENBECK HERBERT A/LORI H TR
8307 E DAVENPORT DR
SCOTTSDALE AZ 85260

BROWN ISHEA M
2500 N HAYDEN RD 29
SCOTTSDALE AZ 85260

NEUFELD JENNA A/JULIA K
9801 E GARY RD
SCOTTSDALE AZ 85260

ZAK VENTURES LLC
10115 E BELL RD 107-232
SCOTTSDALE AZ 85260

SHERIDAN LTR LLC
9400 E KALIL DR
SCOTTSDALE AZ 85260

ARTH REVOCABLE TRUST
AGREEMENT
11011 N 92ND ST UNIT 1043 #1000
SCOTTSDALE AZ 85260

LUM KIN W/DANNIE/K&D LUM
LIVING TRUST
11455 N 90TH WAY
SCOTTSDALE AZ 85260

VERNON PARTNERS LLC
9337 E DESERT TRL
SCOTTSDALE AZ 85260

HOME SFR BORROWER IV LLC
PO BOX 4090
SCOTTSDALE AZ 85261

MILLER LINOR NG/LUCKY G
2012 N 81ST PL
SCOTTSDALE AZ 85267

SCORPIUS INVESTMENTS LLC
PO BOX 14576
SCOTTSDALE AZ 85267

2218 DELFINO PROPERTIES LLC
PO BOX 15552
SCOTTSDALE AZ 85267

OWENS DAVID T/LISA E
17232 E SUNSCAPE DR
FOUNTAIN HILLS AZ 85268

EL DORADO HERMOSO
HOMEOWNERS CORP
PO BOX 3333
SCOTTSDALE AZ 85271

FOX GARY MICHAEL
PO BOX 3752
SCOTTSDALE AZ 85271

LASKOWSKI MARK A
PO BOX 11041
SCOTTSDALE AZ 85271

MARY BETH WEISE LIVING TRUST
115 E GARFIELD ST
TEMPE AZ 85281

THEORY LANE LLC
3128 S KACHINA DR
TEMPE AZ 85282

LEE JOSHUA A
1214 E HERMOSA DR
TEMPE AZ 85282

JOE DUCHARME TRUST
2994 E PORTOLA VALLEY DR
GILBERT AZ 85297

HCN PROPERTY SCOTTSDALE LLC
6854 S PORTLAND AVE
GILBERT AZ 85298

BAUER ERIN S/NICOLAS R
18114 E VALLEJO ST
GILBERT AZ 85298

MOUNKES JACK G/CHRISTINA
2758 E VISTA VERDE CT
GILBERT AZ 85298

SPENCE ENTERPRISES LLC
20241 N 67TH AVE A1
GLENDALE AZ 85308

SHINSKY LEON BERNARD III/JULIE
ANNE TR
PO BOX 11623
GLENDALE AZ 85318

KEITH AND ESTHER HOUSE LIVING
TRUST
5112 E JUSTICA ST
CAVE CREEK AZ 85331

PHOENIX REALTY & ESTATE
AUCTIONS LLC
8240 S 52ND LN
LAVEEN AZ 85339

2615 N HAYDEN ROAD 110 LLC
22707 N WAGON WHEEL DR
SUN CITY WEST AZ 85375

R K WALDVOGEL AND LISA
WALDVOGEL LIVING TRUST
PO BOX 5486
CAREFREE AZ 85377

HAYDEN ONE LLC
8194 W DEER VALLEY RD STE 106-
302
PEORIA AZ 85382

VILLAGE HOLDINGS LLC
25032 N 67TH LN
PEORIA AZ 85383

SILVERS STEVEN A/DERI B
5601 N PLACITA ARIZPE
TUCSON AZ 85718

WASHBURN ROY E
PO BOX 2260
SHOW LOW AZ 85902

STEVEN W REED LIVING TRUST
1337 S LA JOLLA WAY
COTTONWOOD AZ 86326

WINEGAR-WRIGHT FAMILY LIVING
TRUST
1204 OLIVIA PKWY
HENDERSON NV 89011

LAWRENCE D HANSEN FAMILY
TRUST
5150 MAE ANNE AVE STE 405 PMB
162
RENO NV 89523

FURUMOTO GARY TR
1108 CHESTERFIELD CT
RENO NV 89523

PRO SERVICE CLEANING LLC
1712 E 66TH ST
LOS ANGELES CA 90001

GODLSTEIN INVESTMENT COMPANY
321 N LARCHMONT BLVD STE 525
LOS ANGELES CA 900046401

BLUE WATER FOUR LLC
966 MORAGA DR
LOS ANGELES CA 90049

MORADZADEH ARASH
2256 ROSCOMARE RD
LOS ANGELES CA 90077

CATALYST RESIDENTIAL LLC
2716 OCEAN PARK BLVD STE 3006
SANTA MONICA CA 90405

2150644 TRAVIS TRUST
1001 FREMONT AVE 1423
SOUTH PASADENA CA 91031

WONG CHRISTINE
514 NANTUCKET CT
ENCINITAS CA 920241538

BLACK DIAMOND REALITY LLC
800 W IVY ST STE A
SAN DIEGO CA 92101

ARIZONA 68TH ST LLC/ETAL
3250 MCCALL
SAN DIEGO CA 92106

SONNTAG CHRIS/SONNTAG FAMILY
TRUST
725 AVALON CT
SAN DIEGO CA 92109

ATCAPITAL LLC
2973 1/2 CLAIREMONT DR
SAN DIEGO CA 92117

MICHELI NICHOLAS GIANGELO
38082 SILVER FOX CT
MURRIETA CA 92562

BARRY D RAYMENT AND CELIA M
RAYMENT TRUST
645 SLEEPY HOLLOW LN
LAGUNA BEACH CA 92651

LENGUA ROBERTA
466 N EARLHAM ST
ORANGE CA 92669

N/A SAN TROPEZ-82 LP
920 GARDEN ST STE A
SANTA BARBARA CA 93101

CHAMPAGNE STACEY
800 LILY ST
MONTEREY CA 93940

HARDYCK MILTON L/NANCY A
2681 YORKTON DR
MOUNTAIN VIEW CA 94040

MATTHEW RACHAEL/CAMERON
931 MCCUE AVE
SAN CARLOS CA 94070

FIVEY COMPANY INC
210 PORTER DR 220
SAN RAMON CA 94583

BOLES DEON A/DEBORAH
15244 VIA LOMITA
MONTE SERENO CA 95030

MOJO INVESTMENT GROUP LLC
888 KAPIOLANI BLVD APT 1605
HONOLULU HI 96813

NESSEVENSTARS LLC
15417 70TH AVE SE
SNOHOMISH WA 98296

SUNNY BLISS LLC
1009 SUNRISE LN
FIRCREST WA 98466

WALLS HAYES TRUST
5017 NE 392ND ST
LA CENTER WA 98629

NEUFELD JEFF/BENTLEY KAREN
3024 37TH ST SW
CALGARY AB T3E3B6

Commissioner George Ertel
City of Scottsdale Planning Commission
11725 N. 129th Way
Scottsdale AZ 85259

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale AZ 85260

David G. Gulino
Land Development Services
5235 N. Woodmere Fairway
Scottsdale AZ 85250

Edwin Bull
Burch & Cracchiolo PA
1850 N. Central Ave., Ste. 1700
Phoenix AZ 85004

John Berry/Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd, Ste 100
Scottsdale AZ 85251

John Washington
3518 N Cambers Court
Scottsdale AZ 85251

Maricopa County Superintendent of
Schools
4041 N. Central Avenue Suite 1200
Phoenix AZ 85012

Planning & Engineering Section Manager
Arizona State Land Department
1110 W. Washington St.
Phoenix AZ 85007

Project Management
Arizona Department of Transportation
205 S. 17th Avenue MD 6012E
Phoenix AZ 85007

Planning & Zoning Division
Town of Fountain Hills
16705 E. Avenue of the Fountains
Fountain Hills AZ 85268

Sherry Wagner/Right-of-Way Technician,
SR.
Mail Station PAB348
P.O. Box 52025
Phoenix AZ 0

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

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix AZ 85004

Paul Alessio
7527 E. Tailspin Lane
Scottsdale AZ 85255

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

Michael P. Leary
Commercial Development Consulting
10278 E. Hillery Dr.
Scottsdale AZ 85255

El Dorado Homeowners Corp
Thorne Anita, Resident
7726 E Monte Vista Rd
Scottsdale AZ 85257

El Dorado Homeowners Corp
Carrigan Alice, Secretary
7709 E Palm Ln
Scottsdale AZ 85257

Colonia Verde Assn HOA
Gerodimos George,
2500 N Hayden Rd 6
Scottsdale AZ 85257

Wilshire Place
Cheatham Dean, President
7936 E Wilshire Dr 105
Scottsdale AZ 85257

Casa Amigos
Callahan Dean, Board-Member
8020 E Oak St
Scottsdale AZ 85257

Hayden Villa Condo Assn
Hayes Jen, Property Manager
16625 S Desert Foothills Pkwy
Phoenix AZ 85048

Casa Amigos
Kaiser Edward, President
8004 E Oak St
Scottsdale AZ 85257

Casa Amigos
Harris Jay, Vice-President

Scottsdale AZ

Colonia Verde Assn HOA
Nelson Chris, Property Manager
17787 N Perimeter Dr A-111
Scottsdale AZ 85255

Casa Amigos
Wadley Thressa, Property Manager
760 S Stapley Dr 3
Mesa AZ 85204

Continental Villas East II
Lockhart Michele, Property Manager
4135 S Power Road 122
Mesa AZ 85212

Continental Villas East II
Fifer Nicole, Property Manager
2850 E Camelback Rd 300
Phoenix AZ 85016

4/23/2025 Newspaper Notice

AFFIDAVIT OF PUBLICATION

Rose Law Group
7144 E. Stetson Dr. Suite 300
Scottsdale AZ 85251

STATE OF WISCONSIN, COUNTY OF BROWN

The Scottsdale Republic, a publication of the Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

04/23/2025

and that the fees charged are legal.
Sworn to and subscribed before on 04/23/2025



Legal Clerk



Notary, State of WI, County of Brown

10-28-26

My commission expires

| | | |
|-------------------|-------------|--------------|
| Publication Cost: | \$265.40 | |
| Tax Amount: | \$0.00 | |
| Payment Cost: | \$265.40 | |
| Order No: | 11241210 | # of Copies: |
| Customer No: | 1469610 | 0 |
| PO #: | LAZS0281040 | |

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

NOTICE OF NEIGHBORHOOD MEETINGS

Proposed Text Amendment to Scottsdale Zoning Ordinance Section 5.804

1st Neighborhood Meeting:

Date: Wednesday, May 7th, 2025

Time: Anytime between 5:30 PM – 6:30 PM

Location: El Dorado Community Center

2311 N Miller Rd, Scottsdale, AZ 85257

2nd Neighborhood Meeting:

Date: Thursday, May 8th, 2025

Time: Anytime between 6:30 PM – 7:30 PM

Location: Horizon Community Center

15444 N 100th St, Scottsdale, AZ 85260

NOTICE IS HEREBY GIVEN THAT at the above listed meetings, two (2) OPEN HOUSE NEIGHBORHOOD MEETINGS will be held at the above stated dates, times, and locations.

Rose Law Group pc (the "Applicant") is requesting a Zoning Ordinance Text Amendment ("Amendment") to remove an odd development standard in the R-4 Townhouse Residential zoning district in the Scottsdale Zoning Ordinance. This Amendment is proposing to strike the following standard in Section 5.804.E.4:

No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within fifty (50) feet of any dedicated street.

The Applicant team will host two (2) open house neighborhood meetings on the above stated dates/times and wishes to invite the public to attend and learn about the Amendment request. If unable to attend, please contact Jennifer Hall at 480-505-3938 or jhall@roselawgroup.com to learn more about the Amendment and express any concerns. Written comments can also be sent to the Planning and Development Services, Attn: Jeff Barnes at 7447 E. Indian School Rd, Suite 105, Scottsdale, AZ 85251 or via email at JBarnes@Scottsdaleaz.gov. Please include your name, address, telephone number and signature.

Public hearings before the Scottsdale Planning Commission and the City Council have not yet been set.

April 23 2025

LAZS0281040

4/24/2025 Open Houses Notification Letter

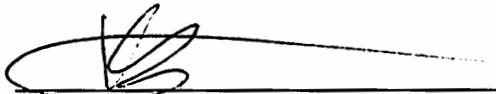
Affidavit of Notification

Application: Text Amendment (# 43-PA-2024)

Applicant Name: Arcadia Capitol Group

Location: City of Scottsdale

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.



Applicant/Representative Signature

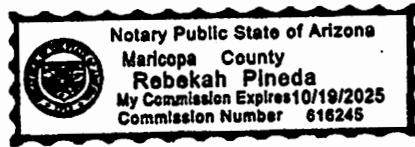
4/24/2025

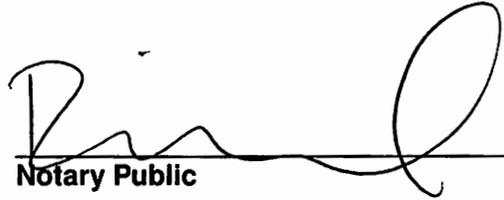
Date

This instrument was acknowledged before me on this 24 day of April,

2025, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.





Notary Public

My commission expires 10/19/2025

ROSE LAW GROUP^{pc}

RICH ■ CARTER ■ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

April 22, 2025

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our firm is requesting a Zoning Ordinance Text Amendment to remove an odd development standard from the R-4 Townhouse Residential zoning district in the Scottsdale Zoning Ordinance. This Amendment is proposing to strike or amend the following standard in Section 5.804.E.4:

No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within fifty (50) feet of any dedicated street.

This standard is unique to the R-4 zoning district and is not required in any of the other similar multi-family residential zoning districts, including the R-3 and R-5 districts. Removing this development standard from the R-4 zoning district will allow R-4 projects to be treated similar to proposals in the R-3 and R-5 zoning districts. Approval of this request will have no negative impact as new projects will be approved based on project merit and can still be regulated through staff and/or Design Review stipulations.

We will be hosting two (2) open house meetings for the public to provide comments and feedback. Please join us at one of the meetings listed below.

| South Scottsdale Open House Meeting | North Scottsdale Open House Meeting |
|--|---|
| Wednesday - May 7, 2025 Anytime between 5:30 PM - 6:30 PM El Dorado Community Center 2311 North Miller Road, Scottsdale, AZ 85257 (parking lot that enters into community center: 7641 E Murray Lane) | Thursday - May 8, 2025 Anytime between 6:30 PM - 7:30 PM Horizon Community Center 15444 North 100th Street Scottsdale, AZ 85260 |

You are invited to attend these meetings to learn about the request. If you are unable to attend, please contact me at 480-505-3938 or jhall@roselawgroup.com to learn more about the case and express your concerns. The City of Scottsdale Planner assigned to this case is Jeff Barnes and can be reached at 480-312-2376 or jbarnes@scottsdaleaz.gov. Please reference Pre-application Case #43-PA-2024.

Please be advised that this Text Amendment will be scheduled for Planning Commission and City Council hearings. However, specific hearing dates have not yet been set.

Sincerely,
Jennifer Hall
Senior Project Manager

5/7/25 Open House Meeting Summary & Sign In Sheet

38 Oaks Text Amendment (Case#1-TA-2025)

Scottsdale Zoning Ordinance Section 5.804

Open House Meeting Summary

| | |
|------------------|--|
| Date: | May 7, 2025 |
| Time: | 5:30PM-6:30PM |
| Location: | El Dorado Community Center 2311 North Miller Road Scottsdale, AZ 85251 |

Applicant Team:

Tom Galvin, Attorney Rose Law Group
Samantha Demoss, Attorney Rose Law Group
Jennifer Hall, Sr. PM Rose Law Group
Lily Drosos, PM Rose Law Group

The Applicant Team arrived at the meeting site at 5:00PM to set up the meeting room with exhibit boards on easels. Neighbors began arriving at 5:30PM and were asked to sign into the meeting. A total of 4 neighbors attended, and only 3 signed in. Attendees were greeted by a member of the Applicant team and walked around the exhibit boards. The project was explained and questions were answered.

The Applicant team introduced the text amendment by showing Section 5.804 of Scottsdale Zoning Ordinance and the proposed text to be stricken. It was explained that Arcadia Communities, a local developer and homebuilder, is interested in developing residential on infill parcel in Scottsdale (located on the west side of Hayden and north of Oak Street). The Applicant team described the site/project history and purpose of the text amendment.

It was explained that in January 2019, a Pre-Application was submitted for *26 Oaks* (26, two-story, single-family homes). The Applicant team proceeded to move on to an exhibit board that displayed the *26 Oaks* site plan. During this time, the Applicant team worked extensively with Staff to amend the rezone plan and subdivision to help accommodate the new apartment development to the north. It was during this process that Staff recommended that the internal streets were to be dedicated, since shared access was being provided to the property to the north. The Applicant team expressed that, the rezone was approved in 2020, the *26 Oaks* Preliminary Plat was approved in 2022, and the construction of roads, sidewalks and infrastructure began in 2023.

Subsequently, the Applicant team moved on to the exhibit board depicting the *38 Oaks* site plan explained that the Nazarene Church parcel located to the west of the project site was purchased. The team informed the residents that this is how the project then became *38 Oaks* (38, two-story, single-family homes). The *38 Oaks* Preliminary Plat was approved in 2024 and the Applicant team applied for building permits. They proceeded to tell the residents that in the process of pulling building permits,

Staff informed them of a provision in Section 5.804 of the Scottsdale Zoning Ordinance that restricts the ability to have two stories when more than 30% of the frontage dwelling units are located within 50 feet of any dedicated street. It was explained that this was not an issue until the internal streets were dedicated (as requested by the City), and that the project is now on hold until they can resolve the issue with the two-story restriction. They have been working with staff, and it was agreed upon that a text amendment would be a viable option. It was conveyed to the residents that the team is proposing to strike the development standard entirely.

After the team presented the project history and reasoning for the request, the neighbors did not have any issues with the proposed text amendment. The residents looked at the remaining exhibit boards with the color building elevations, and three different “scenarios” that described the impacts of removing the development standard (which showed that there are none).

One resident mentioned the shared irrigation system and wants to understand how the project will be disconnected. Another neighbor (and HOA president) had mentioned how they would like to have a contact person during construction who can share information that he can relay to the neighborhood. They also mentioned that they had a conversation with Arcadia Communities about adding height to the western wall to help with the grade difference between the two communities. Questions were asked about the total building area for each home and the overall building height.

Our team did not receive any comment cards during the meeting.

The meeting adjourned at 6:30PM.

After the meeting, the Applicant Team emailed all attendees thanking them for their time and opening the continued line of communication about the project.

5/8/25 Open House Meeting Summary & Sign In Sheet

38 Oaks Text Amendment (Case#1-TA-2025)

Scottsdale Zoning Ordinance Section 5.804

Open House Meeting Summary

| | |
|------------------|--|
| Date: | May 8, 2025 |
| Time: | 6:30PM-7:30PM |
| Location: | Horizon Community Center 15444 North 100 th Street Scottsdale, AZ 85260 |

Applicant Team:
Samantha Demoss, Attorney Rose Law Group
Jennifer Hall, Sr. PM Rose Law Group
Lily Drosos, PM Rose Law Group

The Applicant Team arrived at the meeting site at 6:00PM to set up the meeting room with exhibit boards on easels. One resident arrived at 7:20PM and was asked to sign into the meeting. The Applicant team presented the exhibit boards to the neighbor. The project was explained and questions were answered.

The Applicant team introduced the text amendment by showing Section 5.804 of Scottsdale Zoning Ordinance and the proposed text to be stricken. It was explained that Arcadia Communities, a local developer and homebuilder, is interested in developing residential on infill parcel in Scottsdale (located on the west side of Hayden and north of Oak Street). The Applicant team described the site/project history and purpose of the text amendment.

It was explained that in January 2019, a Pre-Application was submitted for *26 Oaks* (26, two-story, single-family homes). The Applicant team proceeded to move on to an exhibit board that displayed the *26 Oaks* site plan. During this time, the Applicant team worked extensively with Staff to amend the rezone plan and subdivision to help accommodate the new apartment development to the north. It was during this process that Staff recommended that the internal streets were to be dedicated, since shared access was being provided to the property to the north. The Applicant team expressed that, the rezone was approved in 2020, the *26 Oaks* Preliminary Plat was approved in 2022, and the construction of roads, sidewalks and infrastructure began in 2023.

Subsequently, the Applicant team moved on to the exhibit board depicting the *38 Oaks* site plan explained that the Nazarene Church parcel located to the west of the project site was purchased. The team informed the residents that this is how the project then became *38 Oaks* (38, two-story, single-family homes). The *38 Oaks* Preliminary Plat was approved in 2024 and the Applicant team applied for building permits. They proceeded to tell the residents that in the process of pulling building permits, Staff informed them of a provision in Section 5.804 of the Scottsdale Zoning Ordinance that restricts the ability to have two stories when more than 30% of the frontage dwelling units are located within 50 feet

of any dedicated street. It was explained that this was not an issue until the internal streets were dedicated (as requested by the City), and that the project is now on hold until they can resolve the issue with the two-story restriction. They have been working with staff, and it was agreed upon that a text amendment would be a viable option. It was conveyed to the residents that the team is proposing to strike the development standard entirely.

After the team presented the project history and reasoning for the request, the resident did not have any issues with the proposed text amendment. The residents looked at the remaining exhibit boards with the color building elevations, and three different “scenarios” that described the impacts of removing the development standard (which showed that there are none).

The neighbor had asked about the height of the apartment complex development to the north. We answered that it is three stories and the project is already approved.

Our team did not receive any comment cards during the meeting.

The meeting adjourned at 7:30PM.

After the meeting, the Applicant Team emailed the attendee thanking them for their time and opening the continued line of communication about the project.

Scottsdale Zoning Ordinance Text Amendment | Open House Meeting Sign-in Sheet

Horizon Community Center

Thursday, May 8, 2025 from 6:30 PM - 7:30 PM

43-PA-2024

| Name | Address | Email | Phone | Y/N to receive project updates |
|---------------|--|---------------------------|--------------|--------------------------------|
| James Sherrin | 2830 N 82nd St Scottsdale, AZ 85257 | james.sherrin@outlook.com | 703-608-8948 | Y |
| | | | | |
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