

**Neighborhood Notification  
Open House Information  
Citizen Comments  
Affidavit of Posting  
Site Sign  
Legal Protest**



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**Villages at Troon North III**  
October 26, 2016

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and a Non-General Plan Amendment from Commercial to Suburban and Natural Open Space of an approximately 6+/- acre property located at the southeast corner of 101<sup>st</sup> Way and Dynamite Blvd as the third phase of the Villages at Troon North. The proposed project would result in a residential community of 14 luxury townhomes. This Citizen Review Report will be updated throughout the process.

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

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

**27-ZN-2016**  
**12/9/2016**

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on October 13, 2016 at the Villages at Troon North Building E (10031 E. Dynamite Blvd.) for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

6 interested people attended the Open House. Most of the attendees were generally supportive of the project, with questions being raised regarding height and existing boulder features on the site. All questions were addressed at the Open House. However, as previously stated, the outreach team will continue to be available to respond to any neighbors who have questions or comments.

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 matter. 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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Thursday, October 13th, 2016

Time: 5:00 – 6:00 PM

Location: The Villages at Troon North (10031 E. Dynamite Blvd.) – Building E

Site Address: SEC of Dynamite BLVD and 101st Way

### Project Overview:

■ Description of Request: A Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space.

■ Site Acreage: 6+/-

■ Site Zoning: C-2 ESL

Applicant Contact: John Berry

Phone number: 480-385-2727

Email: JB@BerryRiddell.com

City Contacts: Keith Niederer

Phone number: 480-312-2953

Email: KNiederer@ScottsdaleAZ.gov

Pre-Application #: 389-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 09/30/2016 –Penalty for removing or defacing sign prior to date of last hearing  
–Applicant Responsible for Sign Removal

09/30/2016



# 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: 389-PA-2016

Project Name: \_\_\_\_\_

Location: SEC of Dynamite Blvd and 101st Way

Site Posting Date: 9/30/2016

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

April R. Oakes  
Signature

9-30-16  
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 this the 30 day of September 2016

Da Heep  
Notary Public

My commission expires: 2/15/20



**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



October 1, 2016

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (389-PA-2016) to build an upscale residential community located on approximately 6+/- acres as the third phase of the Villages at Troon North located at the southeast corner of Dynamite Boulevard and 101<sup>st</sup> Way. The request is for a Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space. This plan would result in 14 luxury residential townhomes compared to the previously approved 28,300 sqft of commercial office condominiums.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, October 13, 2016 from 5 p.m. to 6 p.m. at The Villages at Troon North (10031 E. Dynamite Blvd.) in Building E.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Keith Niederer, who can be reached at 480-312-2953 or [KNiederer@scottsdaleaz.gov](mailto:KNiederer@scottsdaleaz.gov).

Thank you.

Sincerely,

Paul Smith  
President



**Capital Companies - Villags at Troon North III**

(750 ft list)

Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code	APN
28533 TROON LLC	12950 E CORRINE DRIVE	SCOTTSDALE	AZ	85059	21672428
360 WEALTH MANAGEMENT INC	28170 N ALMA SCHOOL PKWY UNIT 208	SCOTTSDALE	AZ	85262	21672862
ABRAMS BOYLE TRUST	28518 N 101ST PL	SCOTTSDALE	AZ	85262	21672425
ADIMARE LOUIS R/PATRICIA L	9720 E ESTANCIA WAY	SCOTTSDALE	AZ	85262	21684188
ALBRIGHT WALTER HERMAN	28511 N 101ST ST	SCOTTSDALE	AZ	85262	21672451
ALLOWAY DANIEL J/BINDER SUSANNE M	42 WOODCREST DR 245-9570	CARISLE	PA	17015	21672492
BARBARA F WENNINGER REVOCABLE TRUST/ETAL	14000 GYPSUM CREEK RD	GYPSUM CREEK	CO	81637	21684270
BEAUDIN TIM	3740 CAMELROCK VIEW	COLORADO SPRINGS	CO	80904	21684240
BEDFORD JUDITH L	28529 N 101TH WY	SCOTTSDALE	AZ	85262	21672448
BEEBE BRIAN/SUSAN	PO BOX 64	BOYS TOWN	NE	68010	21672424
BELSITO RAQUEL	28535 N 102ND WAY	SCOTTSDALE	AZ	85262	21672488
BERTOGLIO RICHARD M/NANCY E	739 WOODLAND HILL RD	BATAVIA	IL	60510	21684164
BIGHAM FAMILY CHIROPRACTIC PC	10025 E DYNAMITE BLVD NO B145	SCOTTSDALE	AZ	85262	21672859
BRICE COCO EDWARD/ANNA O	32098 N 73RD PL	SCOTTSDALE	AZ	85266	21672453
BROWN MARK W/DEBORAH F TR	4665 WINDSONG ST	SACRAMENTO	CA	95834	21672437
BRUNN JOHN P/IDSABEL C TR	10266 E RUNNING DEER TRL	SCOTTSDALE	AZ	85255	21684166
BUCK FAMILY TRUST	28426 N 101ST PL	SCOTTSDALE	AZ	85262	21672418
BURTON KEITH P/WENDY L	842 SPARROW HAWK DR	LITTLETON	CO	80129	21672441A
CAPLICKI JANET P	PO BOX 940	GOSHEN	NY	10924	21672449
CARLSON CHARLES E/MARY CATHERINE	PO BOX 1020	PRIOR LAKE	MN	55372	21672475
CHINN INVESTMENTS LLC	9001 NE 37TH PL	BELLEVUE	WA	98004	21672462
COHEN STANLEY D/BARBARA M	27 FOXTAIL CIR	CHERRY HILL VILLAGE	CO	80113	21684267
COLLEY K EUGENE/ROBIN	124 MCMAKIN ROAD	BARTONVILLE	TX	76226	21672474
COLLIER KENNETH D/CAROLINE C	4421 W CLEAR AVE	TAMPA	FL	33629	21672483
COULSON FRED N III	3500 W 75TH ST STE 200	PRAIRIE VILLAGE	KS	33208	21684241
COUPAL KIRSTEN M	508 HAWKS NEST LN	PRIDDIS	AB	TOL 1W0	21672455
COURSON FAMILY TRUST	28083 N 101ST ST	SCOTTSDALE	AZ	85262	21684278
CPA INVESTMENT PROPERTIES LLC	10049 E DYNAMITE BLVD #D140	SCOTTSDALE	AZ	85262	21672882
DALTON DAVE/VICKI K	3450 HERITAGE OAKS DR	HILLIARD	OH	43026	21672484
DENISE M MARGOT REVOCABLE TRUST	2260 JENNIFER LN	NORTH SAINT PAUL	MN	55109	21672491
DESERT HILLS HIGHLANDS LLC	4631 OAK LEAF DR	TULSA	OK	74132	21672468
DI GIACOMO QUINT	11460 E CAVE DALE DR	SCOTTSDALE	AZ	85262	21672853
DIEN PHILIP/CATHERINE S	10444 PURDEY RD	EDEN PRAIRIE	MN	55347	21684193
DORAN DENNIS M	28531 N 102ND PL	SCOTTSDALE	AZ	85262	21672477
DORIGAN JAMES T JR	5352 WASHINGTON CT	LAKE OSWEGO	OR	97035	21672430
DRAKE ELAINE C	515 PEARL ST	BELVIDERE	IL	61008	21672464
DYNAMITE VC PROPERTIES LLC	3930 BEE CAVES RD	AUSTIN	TX	78746	21675019
E AND L REALTY LLC	9600 N 96TH ST UNIT 236	SCOTTSDALE	AZ	85258	21672861
E&R REAL ESTATE LLC	8665 E RANCH RD	SCOTTSDALE	AZ	85262	21672855
ENGRAV LAWRENCE E/PAULETTE M	10504 PAXTON CT	PARKER	CO	80134	21672472
ESTANCIA CLUB INC	27998 N 99TH PL	SCOTTSDALE	AZ	85262	21684210A
ESTANCIA COMMUNITY ASSOCIATION INC	9801 E DYNAMITE BLVD	SCOTTSDALE	AZ	85255	21684197



**Capital Companies - Villags at Troon North III**

(750 ft list)

ETECHLOGIX INC	27417 N 23RD DR	PHOENIX	AZ	85085	21672881
FRIESS FOSTER S TR/LYNNETTE E TR	PO BOX 9790	JACKSON	WY	83002	21684271
FUTURES AT WINDSTONE LLC	10049 E DYNAMITE BLVD STE 115	SCOTTSDALE	AZ	85262	21672877
GARLAND BOB	7400 E MCDONALD DR STE 121	SCOTTSDALE	AZ	85250	21672584
GARRISON THOMAS EDWIN TR	28119 N 101ST ST UNIT 120	SCOTTSDALE	AZ	85262	21684275
GERSHBERG MARSHA K	80 HERBERT TERRACE	WEST ORANGE	NJ	7052	21672433
GILBERT SUNSET CAPITAL II LLC	578 WASHINGTON BLVD SUITE 909	MARINA DEL REY	CA	90292	21672854
GLASSER ARLEYNE L	28537 N 102ND PL	SCOTTSDALE	AZ	85259	21672476
HANNA DAVID G	PO BOX 682356	PARK CITY	UT	84068	21672423
HAYS JONES JR IRREVOCABLE TRUST	28517 N 101ST WY	SCOTTSDALE	AZ	85262	21672450
HEWSON GEORGE F JR TR	10069 E BLUE SKY DR	SCOTTSDALE	AZ	85262	21684264
HILL JOSEPH CORBETT/LISA G	1653 DOGWOOD CREEK RD	GERMANTOWN	TN	38139	21672445
HOLLAND PHILIP/SUSAN	2125 OLD BRIAR RD	HIGHLAND PARK	IL	60035	21673571
HOWARD ANTHONY W/DEBRA K TR	PO BOX 18305	SOUTH LAKE TAHOE	CA	96151	21672487
HOWE AUBYN B/ROBERT M JR TR	9998 E BLUE SKY DR	SCOTTSDALE	AZ	85262	21684257
HUDMAN BEVERLY	PO BOX 26556	SCOTTSDALE	AZ	85255	21672456
ISLE OF VIEW INVESTMENTS LLC	11001 E DYNAMITE BLVD STE D-110	SCOTTSDALE	AZ	85262	21672876
ISLE OF VIEW INVESTMENTS LLC	10049 E DYNAMITE BLVD SUITE 110	SCOTTSDALE	AZ	85262	21672880
IVES STEPHEN/LESLIE	5109 WISTERIA DR	OKLAHOMA CITY	OK	73142	21684272
JACKSON DEBORAH J	2610 QUEEN ELIZABETH BLVD	LEWISVILLE	TX	75056	21672434
JAMES L AND SUSAN S JANIK REVOCABLE TRUST	1270 W DEAN RD	MILWAUKEE	WI	532172534	21684262
JAMES L THOMPSON LIVING TRUST ETAL	27915 N 100TH PL	SCOTTSDALE	AZ	85262	21684261
JCA CAPITAL LLC	7010 E CHAUNCEY LN STE 200	PHOENIX	AZ	85054	21672457
JEANNE HERTZ FAMILY TRUST	28150 N ALMA SCHOOL PKWY NO 103 418	SCOTTSDALE	AZ	85262	21684277
JONES MICHAEL J/BARBARA S	12510 DANBURY WAY	ROSEMONT	MN	55068	21673569
JVAL TRUST	PO BOX 1376	ASPEN	CO	81612	21673574
KARRASH KATHRYN A	45737 PADDINGTON STATION TER	STERLING	VA	20166	21672435
KOSLOFF ALAN W TR	416 FOREST RD	VAIL	CO	81657	21684163
KSA LLC	P O BOX 22085	HILTON HEAD	SC	29925	21672447
KUNUNOPPIN TRUST	7314 E BRISA DR	SCOTTSDALE	AZ	85266	21684195
KYSER LESLIE ERIC/CAROL	5202 IZARD ST	OMAHA	NE	68132	21672467
KYSER LESLIE ERIC/CAROL LYNN	5205 LZARD ST	OMAHA	NE	68132	21672444
LAZAR ADAM K/NICOLE D	10049 E DYNAMITE BLVD STE 101	SCOTTSDALE	AZ	85262	21672874
LEBEAU GEORGE MICHAEL/CATHERINE B	959 S CATHERINE AVE	LA GRANGE	IL	60525	21672420
LEIGHTON VENTURES LLC	10049 E DYNAMITE BLVD D125	SCOTTSDALE	AZ	85262	21672878
LEIGHTON VENTURES LLC	8707 E VISTA BONITA DR STE 240	SCOTTSDALE	AZ	85255	21672879
LUMIS INVESTMENTS LLC	11342 S EAGLE VIEW LN	SANDY	UT	84092	21672486
M D MCALLISTER TRUST	10248 E RUNNING DEER TRL	SCOTTSDALE	AZ	85262	21684165
MACKEY ROBERT C/JUDITH A	515 EAST 85TH ST APT 1-C	NEW YORK	NY	10028	21672496
MACQUARIE REAL ESTATE FINANCE INC	1420 FIFTH AVE STE 2220	SEATTLE	WA	98101	21672984A
MAINO SANDRA M	10152 E WHITE FEATHER LN	SCOTTSDALE	AZ	85252	21672439
MALICKI NANCY R	2116 MADISON CL	NORTHBROOK	IL	60062	21672495
MAXEY L VICTOR TR	4821 OUTER BANK DR	NORCROSS	GA	30092	21684268
MCDOWELL BLAIR	201 MARIN BLVD APT 620	JERSEY CITY	NJ	7302	21672436
MCGRADE KATHLEEN	PO BOX 27	LA HONDA	CA	94020	21672460

**Capital Companies - Villags at Troon North III**

(750 ft list)

MELDMAN MICHAEL S TR	14605 N 73RD ST	SCOTTSDALE	AZ	85260	21684276
MICHAEL L AND SHARON K DEDONCKER TRUST	28532 N 102ND PL	SCOTTSDALE	AZ	85262	21672473
MIRAGE ON THE GREEN AT TROON NORTH H O A INC	PO BOX 27907	TEMPE	AZ	85285	21672441B
MITCHELL RENART T/RUTH S	28414 N 101ST PL	SCOTTSDALE	AZ	85262	21672416
MONUMENT AT TROON NORTH HOMEOWNERS ASSOC	26546 N ALMA SCHOOL RD STE 100	SCOTTSDALE	AZ	85255	21672119
MOORE DARYL A	6126 JUDSON CIR	DAVENPORT	IA	52807	21672469
MORTON HARRISON L	10254 E WHITE FEATHER LN	SCOTTSDALE	AZ	85262	21672497
NELSON PAMELA S	10309 E WHITE FEATHER LN	SCOTTSDALE	AZ	85262	21673572
OKEEFE JOHN I/CARRIE LYNN TR	PO BOX 5202	CAREFREE	AZ	85377	21684269
PAINTED SKY HOLDINGS LLC	11392 E SALERO DR	SCOTTSDALE	AZ	85262	21672442
PEARCE MICHAEL/WAHL DUBRAVKA	28458 N 102ND ST	SCOTTSDALE	AZ	85262	21672458
PECIC LLC	PO BOX 2693	CAREFREE	AZ	85377	21672857
PEED THOMAS J TR/RHONDA L TR	PO BOX 82545	LINCOLN	NE	68501	21684242
PELTZ ARNOLD/PATRICIA	20 BROADHOLLOW RD STE 2001	MELVILLE	NY	11747	21672490
PERAZZO ROBERT G/LINDA	740 CLIPPER HILL RD	DANVILLE	CA	94526	21672463
PERKINS JAMES D/HOLT PERKINS MARY	4623 233RD AVE SE	SAMMAMISH	WA	980758803	21672482
PETERSON DEVIN/JULIE	813 BRENNER AVE	ROSEVILLE	MN	55113	21672459
PINNACLE CANYON AT TROON NORTH HOMEOWNERS ASS	7255 E HAMPTON AVE STE #101	MESA	AZ	85209	21673641
POWERS JOHNNY	28116 N 101ST ST	SCOTTSDALE	AZ	85262	21684274
RAPP STEVEN D/JUDITH A	4490 SNAIL LAKE BLVD	SHOREVIEW	MN	55126	21672421
RED MOON DEVELOPMENT AND CONSTRUCTION INC	10863 E PURPLE ASTER WAY	SCOTTSDALE	AZ	85262	21672858
REISHER REVOCABLE TRUST	2255 S QUEEN ST	LAKEWOOD	CO	80227	21684244
RIEGER JINDRA TR	510 LAKE ST S UNIT B201	KIRKLAND	WA	98033	21684255
RIGGS JAMES JEFFREY/DIANE E	10010 E BLUE SKY DR	SCOTTSDALE	AZ	85262	21684258
ROBERT S KOPRIVA REVOCABLE TRUST	3249 CLUB DR	MIRAMAR BEACH	FL	32550	21684265
ROUSH ROBERT	28505 N 101ST WY	SCOTTSDALE	AZ	85262	21672452
ROVNER LOUIS	435 FOULKE LANE	SPRINGFIELD	PA	19064	21672429
SAWHNEY PARVINDER/PANAT VISHAKHA	637 EMERSON ST	FREMONT	CA	94539	21672454
SAXENA NIBHA/SAMIR	5004 N WEAVERRIDGE BLVD	PEORIA	IL	61615	21672427
SCHEINER CHARLES A/SHARON A	28446 N 101ST WY	SCOTTSDALE	AZ	85262	21672443
SCHMITZ R P/SUZANNE H	56 COUNTRY CLUB DR	LAKEWOOD	WA	98498	21672478
SHAFFER PETER V/JENNIFER N	1504 GOSHAWK DR	LONGMONT	CO	80504	21672489
SHIELD JAMES J/JOELLEN	20428 WEATHERSTON RD	KILDEER	IL	60047	21672485
SINGER VERNON D/SUSAN L	2 AILANTHUS CT	CHESTERFIELD	MO	63005	21673573
SLOGAR MICHAEL	28453 N 101ST PL	SCOTTSDALE	AZ	85262	21672431
SMITH CAROL K	10210 E WHITE FEATHER LN	SCOTTSDALE	AZ	85262	21672470
STACEY JOHN F/ANTONIETTA E	9 WUNSCHER DR	SUTTON	MA	1590	21672461
STICKLES ROBERT C	28520 N 101ST WY	SCOTTSDALE	AZ	85262	21672446
SUGAYAN STEVEN/LYNNE	10236 E WHITE FEATHER LN	SCOTTSDALE	AZ	85262	21672493
SUNDANCE VACATION HOMES LLC	8160 SUNDANCE DR	MANSFIELD	TX	76063	21672422
SURVIVING SPOUSE TR UNDER WILLIAM S KEELER TR	PO BOX 50129	SPARKS	NV	89435	21673568
TAKAKJIAN RONALD C/EILEEN A	201 MARIN BLVD 620	JERSEY CITY	NJ	7302	21672426
TEM CAPITAL LLC	401 N 3RD ST STE 590	MINNEAPOLIS	MN	55401	21672481
THREE UNDER LLC	12828 NORTHUP WAY STE 110	BELLEVUE	WA	98005	21672419
TN OFFICE LLC	4232 E TARO LN	PHOENIX	AZ	85050	21672850

**Capital Companies - Villags at Troon North III**

(750 ft list)

TOMENA KIMBERLY M	10154 E WHITE FEATHER LN	SCOTTSDALE	AZ	85262	21672440
TROON LLC	5920 S RAINBOW BLVD STE 11	LAS VEGAS	NV	89118	21672647L
TROON NORTH COMMERCIAL VILLAGE OWNERS ASSOC	2901 N CENTRAL NO 1000	PHOENIX	AZ	85012	21672849
TROON NORTH GOLF LIMITED PARTNERSHIP R L L P	15044 N SCOTTSDALE RD STE 300	SCOTTSDALE	AZ	85254	21672649
TROON VENTURES LLC	101 E POND DR	ROMEO	MI	48065	21672480
TROON VILLAGE PROPERTIES LLC	2450 S PURDY LN	COLUMBIA	MO	65201	21672869
TUREK LYNN/ROBERT	10150 E WHITE FEATHER LN	SCOTTSDALE	AZ	85262	21672438
VILLAGE AT TROON CONDOMINIUMS ASSN	PO BOX 5287	SCOTTSDALE	AZ	85261	21672883
VILLARS MARC G/KRISTINE M	9283 SAND HILL ST	HIGHLANDS RANCH	CO	80126	21672471
WAGNER PHILLIP/LISA R	245 DOUBLETREE LN	CHEYENNE	WY	82009	21672494
WALTER MICHAEL L	28519 N 102TH PL	SCOTTSDALE	AZ	85262	21672479
WARREN JAMES	14241 E RIO VERDE DR	SCOTTSDALE	AZ	85262	21684194
WEINSTEIN JOEL D/JUDITH	153 BOOTH AVE	ENGLEWOOD	NJ	7631	21684266
WESLEY AND TERRI RICHARDS TRUST	10746 EAST WHITETHORN DR	SCOTTSDALE	AZ	85262	21684243
WESSELS JAMES D/THERESA JEAN	28447 N 101ST PL	SCOTTSDALE	AZ	85262	21672432
WIMBUSH JOHN B/MURIEL H TR	7775 E SORRELWOOD	SCOTTSDALE	AZ	85258	21684196
WINGET REVOCABLE TRUST	28420 N 101ST PL	SCOTTSDALE	AZ	85262	21672417
WOODLAND MERCHANT SERVICES LLC	31311 N 142ND ST	SCOTTSDALE	AZ	85262	21675079
WOODLAND MERCHANT SERVICES LLC	9805 E BELL RD SUITE 130	SCOTTSDALE	AZ	852602337	21675080
WOODS KAREN S	606 CLIFFGATE LN	CASTLE ROCK	CO	80108	21684263



# 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: 10-GP-2016 & 27-ZN-2016

Project Name: \_\_\_\_\_

Location: 10101 E Dynamite Blvd

Site Posting Date: 04/10/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

*John Berry*  
Signature

4-10-17  
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 this the 10 day of April 2017

*Dana Holland*  
Notary Public

My commission expires: 2/15/20



**City of Scottsdale - Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale  
Public Notice

ZONING/PUBLIC HEARINGS

City Hall

3939 N. Drinkwater Boulevard

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 04/26/2017  
CITY COUNCIL: 5:00 P.M., TBD

REQUEST: A non-major General Plan amendment from Commercial (+/- 4.1-acres), and Developed Open Space (+/- 2.1-acres) land use categories to Urban Neighborhoods (+/- 4.1-acres), and Natural Open Space (+/- 2.1-acres) land use categories, and for a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C -2 ESL HD) zoning (+/- 6.2-acres) to Medium Density Residential Environmentally Sensitive Lands (R -3 ESL) (+/- 4.1-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on a +/- 6.2-acre site.

LOCATION: 10101 E. Dynamite Blvd.

Case Number: 10 -GP -2016 & 27 -ZN -2016

Applicant/Contact: John Berry

Phone Number: 480 -385 -2727

Email : [jb@berryriddell.com](mailto:jb@berryriddell.com)

City Contact: Keith Niederer

Phone Number: 480 -312 -2953

Email : [kniederer@scottsdaleaz.gov](mailto:kniederer@scottsdaleaz.gov)

Case File Available at City of Scottsdale  
480 -312 -7000

Project information may be researched at:  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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

Posting Date: 04-10-2017

04/10/2017



# 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: 10-GP-2016 & 27-ZN-2016

Project Name: \_\_\_\_\_

Location: 10101 E Dynamite Blvd

Site Posting Date: 05/22/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

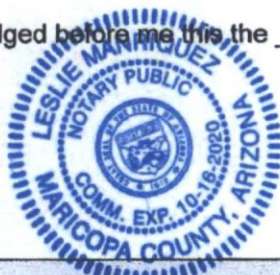
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*John Berry*  
Applicant Signature

05.22.2017  
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 this the 22 day of may 2017



*Leslie Marquez*  
Notary Public

My commission expires: 10/14/2020

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale  
Public Notice

ZONING/PUBLIC HEARINGS

City Hall

3939 N. Drinkwater Boulevard

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION:

5:00 P.M., 04/26/2017

CITY COUNCIL:

5:00 P.M., 06-13-2017

REQUEST: A non-major General Plan amendment from Commercial (+/- 4.1-acres) and Developed Open Space (+/- 2.1-acres) land use categories to Urban Neighborhoods (+/- 4.1-acres), and Natural Open Space (+/- 2.1-acres) land use categories, and for a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C -2 ESL HD) zoning (+/- 6.2-acres) to Medium Density Residential Environmentally Sensitive Lands (R -3 ESL) (+/- 4.1-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on a +/- 6.2-acre site.

LOCATION: 10101 E. Dynamite Blvd.

Case Number: 10-GP -2016 & 27 -ZN -2016

Applicant/Contact: John Berry

Phone Number: 480 -385 -2727

Email : [jb@berryriddell.com](mailto:jb@berryriddell.com)

City Contact: Keith Niederer

Phone Number: 480 -312 -2953

Email : [kniederer@scottsdaleaz.gov](mailto:kniederer@scottsdaleaz.gov)

Case File Available at City of Scottsdale  
480 -312 -7000

Project information may be researched at:  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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

Posting Date: 04-10-2017

05/22/2017

6830

Public Notices

6830

Public Notices



**Project Name:** Villages at Troon North  
**Case Numbers:** 10-GP-2016  
**Location:** Southeast corner of Dynamite Blvd. and 101st Way  
**Purpose:** Non-major General Plan amendment to the City of Scottsdale General Plan 2001.

Request by owner for a non-major General Plan amendment from the Commercial land use category (+/- 4.1-acres), and Developed Open Space (+/- 2.1-acres) to Urban Neighborhoods (+/- 4.1-acres), and Natural Open Space (+/- 2.1-acres) on a 6.2 +/- acre site located at the southeast corner of Dynamite Blvd. and 101st Way.

**Applicant contact:** John Berry, 480-385-2727  
**Staff contact:** Keith Niederer, 480-312-2953

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7898 or click on 'Projects in the Public Hearing Process' at:

<http://www.ScottsdaleAz.gov/projects>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

**Hearing Date:** April 26, 2017 @ 5 P.M.  
**Location:** City Hall Kiva, 3939 N. Drinkwater Boulevard

Attest  
 Casey Steinke  
 Planning Specialist

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Casey Steinke at 480-312-2611. Requests should be made as early as possible to allow time to arrange accommodation. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT Casey Steinke at 480-312-2611.



#### NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on April 26, 2017, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**10-GP-2016** (Villages at Troon North) Request by owner for a non-major General Plan amendment from Commercial (+/- 4.1-acres), and Developed Open Space (+/- 2.1-acres) land use categories to Urban Neighborhoods (+/- 4.1-acres), and Natural Open Space (+/- 2.1-acres) land use categories on a 6.2 +/- gross acre site located at the southeast corner of E. Dynamite Blvd. and N. 101st Way, also known as 10101 E. Dynamite Blvd. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

**27-ZN-2016** (Villages at Troon North) Request by owner for a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning (+/- 6.2-acres) to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 4.1-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on a +/- 6.2-acre site located at the southeast corner of E. Dynamite Blvd. and N. 101st Way, also known as 10101 E. Dynamite Blvd. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

**25-ZN-2015** (Scottsdale Fashion Square Mall) Request by owner for a Zoning District Map Amendment on a +/- 56-acre site from Downtown/Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) to Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) and approval of a Development Plan with building height up to 150 feet, reallocation of building square footage throughout the Scottsdale Fashion Square property, and new dwelling units located on the northwest corner of Camelback Road and Scottsdale Road (6900, 7000, 7003, 7014, 7032, 7102, 7150, 7055 E. Camelback Road, 4649 N. Goldwater Blvd., 7000 E. Via Soleri Drive, 4710, 4500, 4510, 4610, 4626, 4700, 4720 N. Scottsdale Road, and 7001 E Highland Avenue). Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

**1-II-2016** (Scottsdale Fashion Square Mall) Request by owner for approval of a Downtown Infill Incentive District application over +/- 1.8-acres of a +/- 56-acre site with Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) zoning by approving a Development Plan and amendments to Property Development Standards of the Zoning Ordinance regarding the inclined stepback plan adjacent to the Downtown Boundary, specifically at the northeast corner of the Development Plan area located on the northwest corner of Camelback Road and Scottsdale Road (4710, 4500, 4626, 4700 and 4720 N. Scottsdale Road). Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard  
 Online at: <http://www.ScottsdaleAZ.gov/Boards/planning-commission>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CHAIRMAN

Attest  
 LORRAINE CASTRO  
 Planning Assistant

For additional information visit our web site at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO (480-312-7620).





# 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: 389-PA-2016

Project Name: \_\_\_\_\_

Location: SEC of Dynamite Blvd and 101st Way

Site Posting Date: 9/30/2016

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

[Signature]  
Signature

9-30-16  
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 this the 30 day of September 2016



[Signature]  
Notary Public

My commission expires: 2/15/20

**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: Thursday, October 13th, 2016

Time: 5:00 – 6:00 PM

Location: The Villages at Troon North (10031 E. Dynamite Blvd.) – Building E

Site Address: SEC of Dynamite BLVD and 101st Way

### Project Overview:

- Description of Request: A Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space.
- Site Acreage: 6+/-
- Site Zoning: C-2 ESL

Applicant Contact: John Berry

Phone number: 480-385-2727

Email: JB@BerryRiddell.com

City Contacts: Keith Niederer

Phone number: 480-312-2953

Email: KNiederer@ScottsdaleAZ.gov

Pre-Application #: 389-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 09/30/2016 – Penalty for removing or defacing sign prior to date of last hearing

– Applicant Responsible for Sign Removal

09/30/2016



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 389 -PA- 2016

Project name: Villages at Troon North III

Project Location SEC Dynamite Blvd. and 101st Way

Applicant Name: John Berry Phone: 480-385-2727

Applicant E-mail: JB@BerryRiddell.com Fax: 480-385-2757

School District: Cave Creek Unified

I, Kent Frison hereby certify that the following determination has been made in regards to the Referenced project:

The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or

The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or

The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or

The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or

The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

Kent Frison  
\_\_\_\_\_  
Superintendent or Designee

4/17/17  
\_\_\_\_\_  
Date

### Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088