

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

Perone, Steve

From: Ruenger, Jeffrey
Sent: Wednesday, July 06, 2016 10:34 AM
To: Niederer, Keith; Perone, Steve
Subject: FW: Case # 30-DR-2016

From: Paul Hughes [<mailto:HughesP@cox.net>]
Sent: Wednesday, July 06, 2016 8:18 AM
To: Projectinput
Subject: Case # 30-DR-2016

Keith:

Thank you for the postcard notification of this project in my neighborhood. I have a concern about this project's non-conformance with the community and I would like to hear more about their intentions.

As you are surely aware, virtually every parcel in the 85255 zip code is protected under the environmentally sensitive land (ESL) designation. I believe this designation contributes to the value of my property and that of my neighbors (comps). Can you ask the developer to explain why this property requires an exemption from the ESL zoning designation?

Additionally, the site plan call for relocating the project's waste containers (dumpsters) off of the site and closer to my home. What will be done to alleviate odors and insect infestation at the proposed new location?

Lastly, I noticed that the site plan calls for 110 live-in patients and the parking plan calls for only 130 spaces. Where are the workers and visitors expected to park when visiting the property?

Thank you for helping with these concerns.

Regards,
Paul Hughes
23842 N 72nd Place
Scottsdale, AZ 85255
(480) 296-8410

Perone, Steve

From: perky77_e@yahoo.com
Sent: Tuesday, July 26, 2016 1:07 PM
To: Perone, Steve
Subject: 30-DR-2016 timing



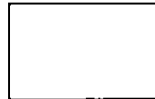
I was unable to attend the community meeting on July 21st as I was out of town. My questions revolve around the timing of construction. When will construction start and be expected to end? What days of the week and hours of the day will construction take place? Thank you, Erin -- sent by Erin Garvey (case# 30-DR-2016)



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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) MARK ZEITLEMAYER MEETING DATE 1-19-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 23614 N 73RD PLACE SCOTTSDALE, AZ ZIP 85255

HOME PHONE 480-585-3777 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 7 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.

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
 - o A green light indicates the timer has been activated.
 - o A yellow light indicates there is one minute remaining.
 - o A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.



**AFFIDAVIT OF POSTING
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

I, Sita Barge, being first duly sworn, depose and say:

That on January 6, 2016, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: January 11, 2017

Case No.	Description and Location of Project	No. of Signs	Date Posted
30-DR-2016	IPA Senior Living Facility, 23733 N Scottsdale Rd	1	1/6/17

Date of Development Review Board Public Meeting: January 19, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge
(Signature)

Acknowledged this 12th day of JANUARY 2017.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020



PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new, two-story, residential healthcare facility, comprised of approximately 110 units within approximately 167,400 square feet of building area.

CASE#: 30-DR-2016

DATE: January 19, 2017

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
2910 N. DENVER AVE.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING. IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.



480-312-7000

1:00 P.M.
DEVELOPMENT BOARD MEETING

POSTING DATE:

01-06-17

www.scottsdaleaz.gov/development

CITIZEN REVIEW REPORT
FOR
SENIOR LIVING AT SCOTTSDALE ROAD
AND PINNACLE PEAK ROAD

23733 North Scottsdale Road

June 30, 2016

30-DR-2016
6/30/2016

**Citizen Review Report
for
Senior Living at Scottsdale & Pinnacle Peak Roads**

June 30, 2016

Exhibit A – Letters to Abutting Neighbors

Neighborhood letters dated June 28, 2016 were mailed to the abutting owners to the north and east. The letter informed the abutting owners that a development of a senior housing facility is going to be processed and our neighborhood consultant requested a time to meet with each neighbor.

The letter with the attachments and the list of the abutting owners are attached.

Exhibit B –Neighborhood Open House Meeting Notice

Neighborhood letters dated June 29, 2016 were mailed to owners within 750' of the site and interested parties, letting them know an application has been filed and inviting them to a neighborhood meeting.

The letter, 750' ownership list, and interested parties list are attached.

DR Application Filed on June 30, 2016

Exhibit C – Sign Posting

An Early Notification of Project Under Consideration sign will be posted on the site. The sign will also include the Neighborhood Meeting date. Affidavit of posting and photos of the sign time and date stamped will be submitted after the sign has been posted.

The sign language is attached.

Open House Neighborhood Meeting

The neighborhood Open House meeting is scheduled for July 21, 2016 at 6:00 p.m. Sign-in sheets and the meeting summary will be prepared and sent to the City.

Neighborhood Outreach

Don Hadder, the neighborhood consultant, will continuously reach out to the abutting neighbors, 750' owners and interested parties through one-on-one meetings, telephone calls and/or emails.

June 28, 2016

Re: Proposed Redevelopment of Giant Industries Property

Dear Adjacent Neighbor:

The former Giant Industries headquarters building located at 23733 N Scottsdale Road has recently been purchased by IPA (Investment Properties Associates, LLC). Their intent is to construct a new senior living center at this site to serve the northeast Valley neighborhoods. In order to prepare plans and move forward, IPA will need to gain approval of the design of the new center through the City of Scottsdale. The process for this is called the Development Review Board approval process. Soon a submittal will be made to the City in pursuit of such an approval.

As part of this process, I would like to extend an opportunity to meet with you, as an adjoining neighbor, to preview the proposed plans for the center. The plans include a site plan, landscaping plans and building elevations. I can meet with you either on the property (we would meet at the current building entrance) or we could meet at the Starbucks just to the south (23535 N Scottsdale Road #101) in order for you to see the plans and discuss them and the processes that IPA will need to go through.

Please contact me at 480-662-5835 (phone or text) or at Dhadder85@gmail.com in order to schedule a time to meet. The coordinator for this process at the City of Scottsdale is Keith Niederer at 480-312-2953 or KNiederer@scottsdaleaz.gov.

Respectfully,

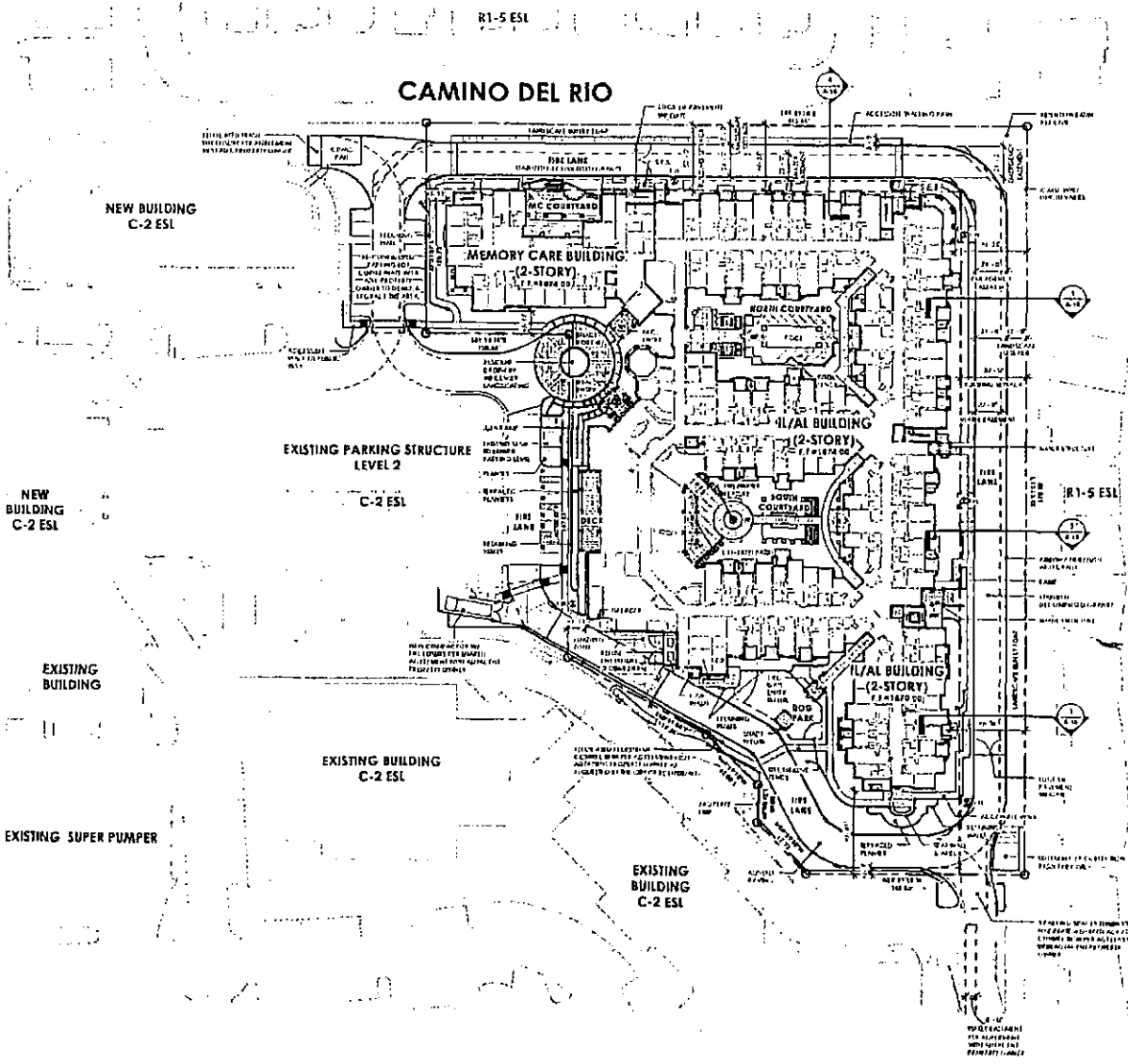


Donald Hadder, Sr.

Attachments:

- Aerial photo of location
- Proposed site plan
- Proposed elevations

SCOTTSDALE ROAD



PROJECTIONS

PROJECT NAME: SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD

PROJECT NO: 2024-001

DATE: 10/20/24

SCALE: AS SHOWN

PROJECT LOCATION: 23733 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85254

OWNER: INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

DESIGNER: TODD & ASSOCIATES, INC.

PROJECT DESCRIPTION: SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD

PROJECT AREA: 1.5 ACRES

PROJECT TYPE: SENIOR LIVING

PROJECT PHASE: PRELIMINARY

PROJECT STATUS: PRELIMINARY

PROJECT CONTACT: TODD & ASSOCIATES, INC. 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004

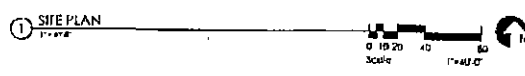
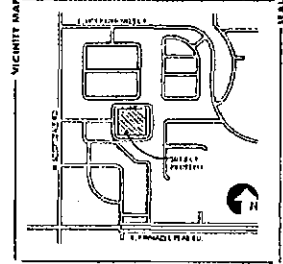
PROJECT CONTACT: (602) 254-1234

PROJECT CONTACT: TODD@TODDANDASSOCIATES.COM

PROJECT CONTACT: 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004

PROJECT CONTACT: (602) 254-1234

PROJECT CONTACT: TODD@TODDANDASSOCIATES.COM



SITE PLAN

SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD

23733 N. Scottsdale Rd.
Scottsdale AZ 85254

Investment Property Associates, LLC (IPA)

ipa

TODD & ASSOCIATES, INC.

ARCHITECTS PLANNERS ENGINEERS AND DESIGNERS

1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004

(602) 254-1234

TODD@TODDANDASSOCIATES.COM

Page No. 1 of 1

Date: 10/20/24

Project Name: SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD

Project Location: 23733 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85254

Project Status: PRELIMINARY

Project Contact: TODD & ASSOCIATES, INC.

Project Contact: (602) 254-1234

Project Contact: TODD@TODDANDASSOCIATES.COM

Project Contact: 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004

Project Contact: (602) 254-1234

Project Contact: TODD@TODDANDASSOCIATES.COM



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



OVERALL EXTERIOR ELEVATIONS
 SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 4102 N. CENTRAL AVENUE SUITE 100 SCOTTSDALE, AZ 85251
 480.444.8888
 Project No. 14-2014-01
 Date: 04-22-14
 Design Review Board Submittal
 Preliminary Not For Construction

IPA; Scottsdale & Pinnacle Peak
Owners N&E (1 Row)

21205395

23590 N 73RD LLC
1445 N STATE PKWY STE 307
CHICAGO, IL 60610

21205376

BARBELLA ANTHONY G/MARY K
7206 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205372

BARNETT KRISTINE SUE
7238 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205399

BOKHARI FAMILY TRUST
23542 N 73RD PL
SCOTTSDALE, AZ 85255

21205398

CHALLENGER PROPERTIES XXXIII LLC
9319 N 94TH WY STE 300
SCOTTSDALE, AZ 85258

21205390

D K QUEST LLC
23650 N 73RD PL
SCOTTSDALE, AZ 85255

21205394

DALEY JOSEPH J/CAROLYNN M
86 DUCK WOODS DR
KITTY HAWK, NC 27949

21205370

DODGEN MICHAEL/KATHRYN
7254 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205391

GARVEY ERIN M/TYLER
23638 N 73RD PL
SCOTTSDALE, AZ 85255

21205369

GIGLIO MARILYN
7262 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205373

HAYS ELIZABETH M
7230 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85259

21205367

HELLING ALAIN R
7278 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205374

JOHNSON STEPHEN A SR/CHERYL H
1339 E BROADWAY
MONMOUTH, IL 61462

21205336

JOHNSTON CHARLES T/LINDA K TR
13880 N NORTHSIGHT BLVD #101
SCOTTSDALE, AZ 85260

21205387

KARTER MARK L
20621 N 103RD AVE
PEORIA, AZ 85382

21205368

LOTZ OF FUN LLC
14602 N TATUM BLVD
PHOENIX, AZ 85032

21205132

MAEJIMA HARUMI
6970 E SHOOTING STARWAY
SCOTTSDALE, AZ 85266

21205388

MINGEY MARGARET MARY
23674 N 73RD PL
SCOTTSDALE, AZ 85255

21205386

OUSTERHOUT PAUL B/M SHANNON
6501 QUAKER CT
ARVADA, CO 80007

21205133

RICE ELIZABETH A TR
23800 N 73RD PL
SCOTTSDALE, AZ 85255

21205397

ROBERTSON KRISTI
23566 N 73RD PL
SCOTTSDALE, AZ 85255

21205371

SKLADANY PAULA P
943 COOPER CRT
ELK GROVE VILLAGE, IL 60007

21205392

SMITH KATHLEEN GRADY
23626 N 73RD PL
SCOTTSDALE, AZ 85255

21205389

SPENCER WANDA J
23662 N 73RD PL
SCOTTSDALE, AZ 85255

21205301

STILLWELL DEREK
23806 N 72ND PL
SCOTTSDALE, AZ 85255

21205400

WEINGARTEN ALFRED S/PHYLLIS V
23530 N 73RD PLACE
SCOTTSDALE, AZ 85255

21205375

WILSON ROBERT B JR/JUDY TR
6835 E MONTERRA WAY
SCOTTSDALE, AZ 85266

21205396

WISSEL MARIA E

23578 N 73RD PL

SCOTTSDALE, AZ 85255

21205393

ZETTLEMOYER MARK E/MARIE

23614 N 73RD PL

SCOTTSDALE, AZ 85255

June 29, 2016

Re: Proposed Redevelopment of Giant Industries Property and Neighborhood Open House Meeting

Dear Neighbors and Interested Parties:

The former Giant Industries headquarters building located at 23733 N Scottsdale Road has recently been purchased by IPA (Investment Properties Associates LLC). Their intent is to construct a new senior living center at this site to serve the northeast Valley neighborhoods. In order to prepare plans and move forward, IPA will need to gain approval of the design of the new center through the City of Scottsdale. The process for this is called the Development Review Board approval process. A submittal will soon be made to the City in pursuit of such an approval.

As part of this process, we are having an open house meeting at Pinnacle Presbyterian Church, Fellowship Hall, 25150 N. Pima Road, Scottsdale, AZ 85255 on Thursday, July 21, 2016, at 6:00 p.m. in order to provide an opportunity for you as an adjoining neighbor to preview the proposed plans for the center. The plans include a site plan, landscaping plans and building elevations. This open house meeting will include various IPA design team members who will be available to discuss the proposal, process, and answer questions you may have.

You can contact me at 480-662-5835 (phone or text) or at Dhadder85@gmail.com regarding any questions you may have about the open house meeting or the proposed senior living center. The coordinator for this process at the City of Scottsdale is Keith Niederer (KNiederer@scottsdaleaz.gov).

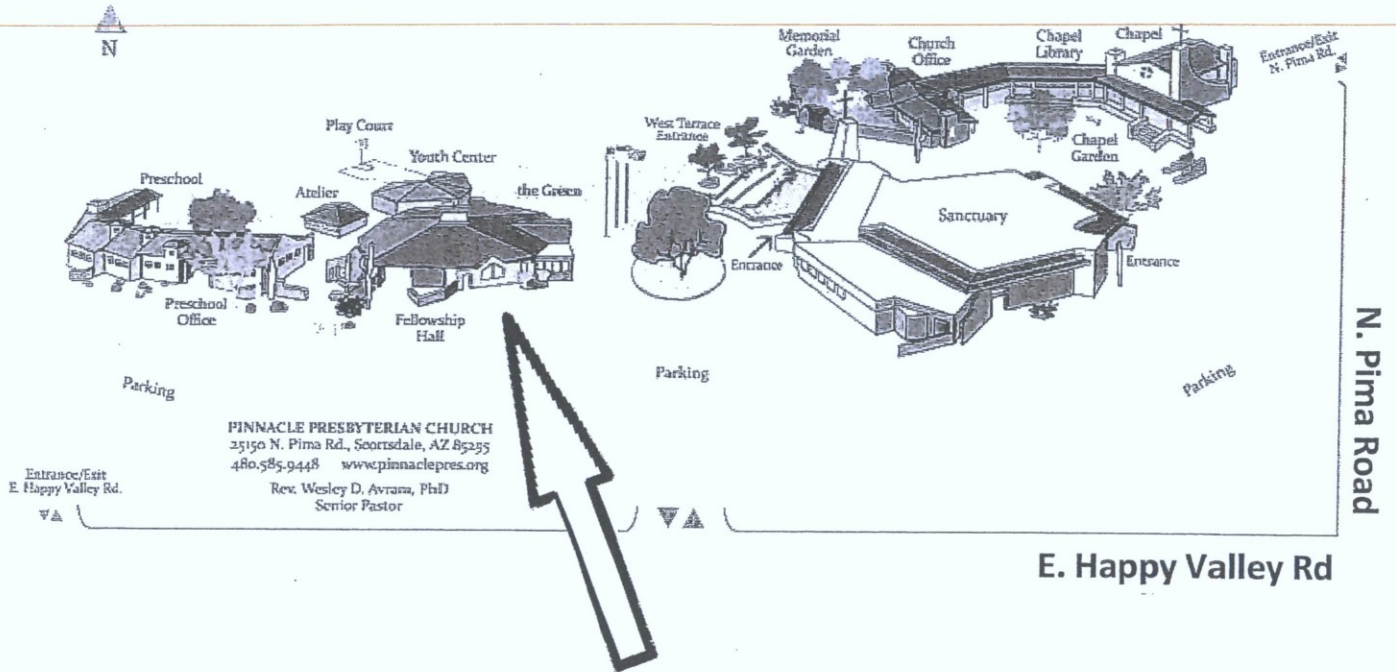
Respectfully,



Donald Hadder, Sr.

Attachments:

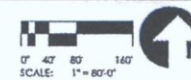
- Church location
- Aerial photo of location
- Proposed site plan
- Proposed elevations



Neighborhood Meeting
Thursday, July 21, 2016 at 6:00 p.m.
at
Pinnacle Presbyterian Church
Fellowship Hall
25150 N. Pima Road
Scottsdale, Arizona 85255



CONTEXT AERIAL-WITH IMPROVEMENTS



SENIOR LIVING @ NEC
OF SCOTTSDALE RD &
PINNACLE PEAK RD
23733 N. Scottsdale Rd.
Scottsdale, AZ 85254

INVESTMENT PROPERTY ASSOCIATES, LLC

ipa **TOD**
INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8029 602.952.8955 www.toddbasic.com

PROJECT No: 14-0216-01
 Date: 08/22/16
 Design Review Board Submittal
 Preliminary Set for Construction



1 EAST ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"



3 WEST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"



OVERALL EXTERIOR ELEVATIONS
SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
23733 N. Scottsdale Rd., Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8200 402.952.8995 www.toddsai.com

Project No. 14-7014-01
Date 08-22-16
Design Review Board Submitted
Preliminary Not For Construction

IPA; Scottsdale & Pinnacle Peak
750' Ownership List

21205395

23590 N 73RD LLC
1445 N STATE PKWY STE 307
CHICAGO, IL 60610

21205420

7364 E ADELE COURT LLC
22821 N 49TH ST
PHOENIX, AZ 85054

21205380

ABRAHAM DEAN A JR
7378 E HANOVER WY
SCOTTSDALE, AZ 85255

21205359

ACCOUNTING BY STEPHANIE LLC
7223 E STARLA DR
SCOTTSDALE, AZ 85255

21205417

ADELE CT LLC
7376 E ADELE CT
SCOTTSDALE, AZ 85255

21205346

ADINOLFI RICHARD J/STEMMIE L
7281 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205402

ANDERSON FAMILY TRUST
21797 N 82ND PL
SCOTTSDALE, AZ 85255

21205149

ANNE T RINK LIVING TRUST
23914 N 74TH ST
SCOTTSDALE, AZ 85255

21205422

ANSLEY JAMES I JR/MENG POH TR
12455 N 88TH WAY
SCOTTSDALE, AZ 85260

21504715A

ARIZONA STATE LAND DEPT
100 WILSHIRE BLVD NO 700
SANTA MONICA, CA 90401

21205118

ASH DAVID W II/NANCY M TR
23887 N 74TH ST
SCOTTSDALE, AZ 85255

21205323

BAILEY BENJAMIN G/MEGAN M
7292 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205376

BARBELLA ANTHONY G/MARY K
7206 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205372

BARNETT KRISTINE SUE
7238 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205284

BEEKMAN JOHN S/KIMBERLY D
23836 N 74TH PL
SCOTTSDALE, AZ 85255

21205333

BELL JAMES R/MARY B
23843 N 73RD ST
SCOTTSDALE, AZ 85258

21205354

BELL NORMA J TR
7224 STARLA DR
SCOTTSDALE, AZ 85255

21205140

BENZER ROBERT F/JOANN L TR
23940 N 73RD PL
SCOTTSDALE, AZ 85255

21205349

BESKE ROBERT P/SANDRA K TR
PO BOX 609
CASTINE, ME 4421

21205168

BEST CAROL/LEON JEFFREY
2A TACOMA AVE
TORONTO, ON O

21205332

BIELECKI WILLIAM A/DEBORAH
23855 N 73RD ST
SCOTTSDALE, AZ 85255

21205159

BIRDSNEST TRUST
7369 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205399

BOKHARI FAMILY TRUST
23542 N 73RD PL
SCOTTSDALE, AZ 85255

21205314

BOLZAN DIANE M
7212 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205307

BOUDREAU JUSTIN J TR
23878 N 72ND PL
SCOTTSDALE, AZ 85255

21205290

BRAUNSTEIN DONALD/ROBERTA
23789 NORTH 74TH PLACE
SCOTTSDALE, AZ 85255

21205343

BRIGGS ROBERT A/MARGARET O
7257 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205139
BRUNEAU ANTOINE M
23920 N 73RD PL
SCOTTSDALE, AZ 85255

21205409
CARR FREDRICK L/LINDA
7371 E ADELE CT
SCOTTSDALE, AZ 85255

21205163
CASTROGIOVANNI MARY M
7374 E STARLA DR
SCOTTSDALE, AZ 85255

21205398
CHALLENGER PROPERTIES XXXIII LLC
9319 N 94TH WY STE 300
SCOTTSDALE, AZ 85258

21205122A
CHAMPLIN JOAN
23831 N 74TH ST
SCOTTSDALE, AZ 85255

21205408
CHAN ANNIE WING TSZ
9271 ROMANIUK DR
RICHMOND, BC 0

21205415
CLEMENTE MONIQUE CHAN/CHAN
FLORENCE M
3884 TWISTED TRAILS
PRESCOTT, AZ 86301

21205340
COOKSON JEANINE
7233 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205557
COTTONWOOD CANYON LAND
COMPANY LLC
8876 E PINNACLE PEAK RD NO 102
SCOTTSDALE, AZ 85255

21205121
COUSINS BRIAN R
23845 N 74TH ST
SCOTTSDALE, AZ 85255

21205430
COWEN JOYCE
7385 E HANOVER WY
SCOTTSDALE, AZ 85255

21205390
D K QUEST LLC
23650 N 73RD PL
SCOTTSDALE, AZ 85255

21205352
DAILY NINA R/PAMELA
7240 E STARLA DR
SCOTTSDALE, AZ 85255

21205394
DALEY JOSEPH J/CAROLYNN M
86 DUCK WOODS DR
KITTY HAWK, NC 27949

21205324
DAUFENBACH RYAN
2104 MAGNOLIA LN
LAFAYETTE HILL, PA 19444

21205131
DAVID I BELLAMA AND NANCY D
MCCHAREN LIVING T
7369 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205331
DEBEURRE LEANNE H
23867 N 73RD ST
SCOTTSDALE, AZ 85255

21205401
DELARATO MARCIA
23518 N 73RD PL
SCOTTSDALE, AZ 85255

21205328
DIESKA KIM
23903 N 73RD ST
SCOTTSDALE, AZ 85255

21205364
DIXON GERALD A/SUE ANN
7263 E STARLA DR
SCOTTSDALE, AZ 85259

21205370
DODGEN MICHAEL/KATHRYN
7254 E CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

21205383
DOSH RICHARD H/SANDRA D
7366 E HANOVER WY
SCOTTSDALE, AZ 85255

21205143
DUPUIS RONALD P
23998 N 73RD PL
SCOTTSDALE, AZ 85255

21205138
DVORAK ROBERT J/BARBARA J
23900 N 73RD PL
SCOTTSDALE, AZ 85255

21205315
FEDYK CHRIS S/STELLA/AGNES M
7220 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205156
FIEN STEVEN/SHEREE
7399 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205412
FIORE DIANNE
7389 E ADELE CT
SCOTTSDALE, AZ 85255

21205187B
FIRST INTERSTATE BANK OF ARIZONA
NA
PO BOX 2609
CARLSBAD, CA 92018

21205318
FLYNN JOSEPH M/MARCY L
8016 E PARAISO DR
SCOTTSDALE, AZ 85255

21205405
FONTI FRANCES
23575 N 73RD PL
SCOTTSDALE, AZ 85255

21205342 FUCIARELLI KEVIN A 23823 N 113TH PL SCOTTSDALE, AZ 85255	21205282 FURMAN FAMILY REVOCABLE LIVING TRUST 1318 ELMWOOD AVE DEERFIELD, IL 60015	21205432 G & D ATTARD TRUST 7362 E VISAO DR SCOTTSDALE, AZ 85266
21205172 GAINES ELEANOR SHUTZ 7374 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255	21205411 GALEKOVIC KATHLEEN A 7383 E ADELE CT SCOTTSDALE, AZ 85255	21205391 GARVEY ERIN M/TYLER 23638 N 73RD PL SCOTTSDALE, AZ 85255
21205303 GHORBANI KHASHAYAR/FOROUZESH NILOOFAR 23830 N 72ND PL SCOTTSDALE, AZ 85255	21205355 GIESAKING MELVIN E/YVONNE B TR 22220 N CALLE ROYALE SCOTTSDALE, AZ 85255	21205369 GIGLIO MARILYN 7262 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255
21205356 GOTTLIEB SARAH KATE 7208 E STARLA DR SCOTTSDALE, AZ 85255	21205148 GOULD SHADIE L/CANDANCE THOMPSON 23928 N 74TH ST SCOTTSDALE, AZ 85255	21205407 GOULD TIMOTHY TR/ELLEN ELIZABETH TR/ETAL 11491 KASTREL DR RICHMOND, BC 0
21205147 GRASMOEN BARBARA J 23944 N 74TH STREET SCOTTSDALE, AZ 85255	21205384 GROSSMAN JAMES W 7362 E HANOVER WY SCOTTSDALE, AZ 85255	21205337 HALL ELIZABETH A 20006 N 96TH WY SCOTTSDALE, AZ 85255
21205433 HARMONY INVESTMENTS LLC 12605 WHISPERING HILLS LN ST LOUIS, MO 63146	21205154 HAYES JOHN/LESLEY TR 14287 N 87TH ST STE 117 SCOTTSDALE, AZ 85260	21205373 HAYS ELIZABETH M 7230 E CAMINO DEL MONTE SCOTTSDALE, AZ 85259
21205153 HAYS GARY P 7358 E SOFTWIND DR SCOTTSDALE, AZ 85255	21205367 HELLING ALAIN R 7278 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255	21205406 HELMANDOLLAR ROBERT L/ANGELA M 7353 E ADELE CT SCOTTSDALE, AZ 85255
21205304 HUGHES PAUL/MARY S 23842 N 72ND PL SCOTTSDALE, AZ 85255	21205425 J&D INVESTMENTS II LLC 7346 E PARADISE DR SCOTTSDALE, AZ 85260	21205291 JANET RAE TROXELL LIVING TRUST/ETAL 23765 N 74TH PL SCOTTSDALE, AZ 85255
21205173 JAWOR JAMES M/MARY R 7380 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255	21205141 JAYASWAL JAGANNATH/PENELOPE K 318 E MONTAUK HWY HAMTON BAYS, NY 11946	21205351 JOHNSON JEAN A/FRINTNER KAREN L 7248 E STARLA DR SCOTTSDALE, AZ 85255
21205374 JOHNSON STEPHEN A SR/CHERYL H 1339 E BROADWAY MONMOUTH, IL 61462	21205336 JOHNSTON CHARLES T/LINDA K TR 13880 N NORTHSIGHT BLVD STE 101 SCOTTSDALE, AZ 85260	21205347 JONES DONALD R/MERLE LEE DEFORREST TR P O BOX 27454 SCOTTSDALE, AZ 85255

21205283
JONES JEFFREY A
23854 N 74TH PLACE
SCOTTSDALE, AZ 85255

21205426
KAVAKEB NADER
7369 E HANOVER WAY
SCOTTSDALE, AZ 85255

21205361
KOLENSIE ISAAC/JENENE
7239 E STARLA DR
SCOTTSDALE, AZ 85255

21205560
KURTZ DAVID/PAMELA
9373 E VEREDA SOLANA
SCOTTSDALE, AZ 85255

21205385
LOMAS CRAIG A/MARTINA
7358 E HANOVER WAY
SCOTTSDALE, AZ 85255

21205166
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JANDRO FAMILY TRUS
7395 E STARLA DR
SCOTTSDALE, AZ 85255

21205144
LZL 2005 LLC
37428 RANCHO MANANA BLVD
CAVE CREEK, AZ 85331

21205132
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6970 E SHOOTING STARWAY
SCOTTSDALE, AZ 85266

21205378
MARINCOVICH GEOFF
7386 E HANOVER WY
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7215 E STARLA DR
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21205423
LEONA DAY RENTALS LLC
7422 E WHISTLING WIND WAY
SCOTTSDALE, AZ 85255
21205180,181,293,294,299,436,439,505,508
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21205305
MACDONALD PAMELA A TR
5527 E SIERRA SUNSET TR
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21205319
MAHAN NANCY I
28150 N ALMA SCHOOL PKWY STE 103-308
SCOTTSDALE, AZ 85262

21205345
MAROTTA NORMA TR
7273 E SOFTWIND DR
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21205119
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JACALYN S TR
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10892 E GOLD DUST AVE
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21205368
LOTZ OF FUN LLC
14602 N TATUM BLVD
PHOENIX, AZ 85032

21205382
LUSTING JAY/DOLORES TR
7370 E HANOVER WY
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21205175
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BEVERLY HILLS, MI 48025

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21205124
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21205150
MCCORMICK NANCY E
23945 N 74TH ST
SCOTTSDALE, AZ 85255

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7241 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205130
METAIGUER JEAN PAUL TR
7375 E CAMINO DEL MONTE
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21205404
MILLER MADELYN N
25363 N 73RD PL
SCOTTSDALE, AZ 85255

21205388
MINGEY MARGARET MARY
23674 N 73RD PL
SCOTTSDALE, AZ 85255

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OVERLAND PARK, KS 66221

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7228 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205174
MORGAN CAROL
1561 BUTTERFLY CT
YARDLEY, PA 19067

21205155
MULLEN SUSAN L TR
7378 E SOFTWIND DR
SCOTTSDALE, AZ 85255

21205146
NATION NEAL J/JENNIFER
23956 N 74TH ST
SCOTTSDALE, AZ 85255

21205309
NAVA JOSE J
23902 N 72ND PL
SCOTTSDALE, AZ 85255

21205379
NEWMAN NATHAN L/DEBORAH L
7382 E HANOVER WAY
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21205403
NICHOLAS CRAIG M /JUDITH A TR
23551 N 73RD PL
SCOTTSDALE, AZ 85255

21205171
NISTED JIMMIE W JR
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21205377
NORTON KELLY ANN
7390 E HANOVER WY
SCOTTSDALE, AZ 85255

21205161
OBRIEN RONALD E
7354 E STARLA DR
SCOTTSDALE, AZ 85255

21205145
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23972 N 74TH ST
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21205321
OSSENKOP MARY JO
7276 E SOFTWIND DR
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6501 QUAKER CT
ARVADA, CO 80007

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PACK KAREN N
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21205551-53
PARALLEL 49 HOLDINGS LLC
26833 N 115TH PL
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21205548
PARKER CHRISTIANSON RE LLC
7400 E PINNACLE PEAK RD STE 204
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21205312
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23938 N 72ND PL
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21205547
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21205573
PENDING
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21205574
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21205365
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21205176-79
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S/SCHWARTZ ROBERT L
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PATEL TRUST
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21205273
SHAW ALFRED TR
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21205311
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SPANGLER TRUST
7204 E SOFTWIND DR
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21205301
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23806 N 72ND PL
SCOTTSDALE, AZ 85255

21205134
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21205554-5
TE FISHER REALTY LLC
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SCOTTSDALE, AZ 85255

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21205281
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21205160
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21205393
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21205167
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7385 E STARLA DR
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21205428
WIEBE MARVIN/RHONDA
#83 7200 COTTONWOOD DR
OSOYOOS, BC 0

21205396
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YAGUDAEV DMITRIY
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Center
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Scottsdale, AZ 85257

Southwest Gas Corporation
10851 N Black Canyon Hwy Ste 100
Phoenix, AZ 85029-4756

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

Neighborhood Open House Meeting

Date: July 21, 2016
Time: 6:00 p.m.
Location: Pinnacle Presbyterian Church
Fellowship Hall
25150 N. Pima Road
Scottsdale, AZ 85255

Site Address: 23733 N. Scottsdale Road, Scottsdale, AZ 85255

Project Overview:

- Request: Development Review Approval for architectural design and layout, including landscaping, open space, site details, lighting, and signage
- Description of Project & Proposed Use: Senior Living Community up to 110 units for independent, assisted, and memory care living
- Site Acreage: 4.50 acres
- Site Zoning: C-2 ESL

Contact: Ed Bull

Phone Number: 602-234-9913

Email Address: ebull@bcattorneys.com

City Contact: Keith Niederer

Phone Number: 480-312-2953

Email Address: kniederer@scottsdaleaz.gov

Pre-App #: 159-PA-2016

Project information may be researched at: <http://www.scottsdaleaz.gov/projects/>

Posting Date: _____

7/21/16 Neighborhood Meeting
IPA – Scottsdale & Pinnacle Peak Roads

Attendees

Jean Constantine, IPA
Eric Johnston, IPA
Don Hadder, Planning Consultant
Dan Brusnahan, Todd & Associates
Sakina Dahodwala, Todd & Associates
Dustin Simmons, Todd & Associates
Emanuel Lesser, Todd & Associates
Michael Caylor, Site Consultants
Keith Niederer, City of Scottsdale Planner
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
22± Neighbors (See sign-in sheets)

I. Open House Format – 6:00-6:30 p.m.

II. Presentation and Group Q & A

A. Introductions by Ed Bull

B. Overview of Exhibit Boards by Ed Bull

- Not a rezoning case. Going through City's DR process
- Existing building on site is vacant and was previously Giant's headquarters
- Proposing a senior housing facility
- Age in place housing concept for independent living (IL) and assisted living (AL). For memory care issues, will move into a different, more secure area on the northwest side of the building
- Approximately 90 IL/AL units and approximately 20 memory care beds
- Existing property line/screen walls along the north and east will remain

C. Questions, Answers and Comments

1. Building is going to overwhelm the community. Why cram the building into that space.
Site has been zoned for C-2 for many years. C-2 allows a whole host of uses. C-2 would allow far more intense uses than what IPA is proposing. C-2 permits a building height of 36'. Giant building is 2 stories, approximately 34'-36' in height.

The site is back off of arterial streets and has very little arterial visibility; therefore, retail does not make good sense in this particular location.

2. What market-based justification is there for a senior housing facility in this location when there are others in the general area?
Have done a 5-10 mile study of existing life care facilities in the area (many of which are buy-in facilities) and determined that this area is underserved with for-rent senior housing facilities. Sierra Point is about 9 miles away. Will bring a variety of senior housing needs to the area.
3. Why senior housing at this location?
It is a quiet, low traffic generating use, access is predominately off of Scottsdale Road, will have no vehicular or pedestrian access to north or east, parking will be within a parking structure and transportation/activity nodes are occurring along Scottsdale Road.
4. One neighbor adjacent to the site on the east side spoke. He is an original homeowner. Giant was there before he moved in. He bought next to a commercial property in 1993. He may have some concerns with the proposal; however, he is generally in favor of it. Last development was for a 2-story parking structure. At one time, they wanted to turn the Giant building into a school and a bar. He will have more shade with this building.
Thank you for your support.
5. Stop calling it a senior housing facility. Call it what it is – a skilled nursing place.
This will not be licensed or occupied as a “skilled nursing facility.” The licensing will be for a residential IL/AL and memory care facility – not skilled nursing.
6. Worried about the residents wandering from the memory care area.
The building will have security mechanisms in place. Will have its own outdoor area, staffing and eating area. It will be a safe, secure facility.
7. What is the height of the building?
Height is measured from where we can set the finished floor. Area is within an AO flood zone and it cannot be ignored. Cannot use the current building because FEMA has changed its regulations. Will need to set finished floor 2' above highest natural grade adjacent to the building.

Building is designed in thirds along the eastern side. Approximately the north 1/3 is 36'. Approximately the middle 1/3 is the same floor level

inside and steps back approximately 8' further off the east property line. Approximately south 1/3 steps down 4' above finished floor elevations.

The building will be setback further west off the east property line than the City Code requires. Will also be setback further south off the north property line than Code requirements.

There will be an emergency circulation drive only on the east and north sides of the building. It will be decomposed granite and compacted to hold a fire truck.

Setbacks on the east between the building and the residences include: wall, trees, DG and more trees. The setbacks on the north between the building and the residences include: street, wall, trees, DG and more trees.

8. Will it be higher than the current Giant building? What is the height of the new development west of the site?
We will need to check on the comparative height of the Giant building and the new development to the west.

9. Where will ambulances access the site?
They will typically be served through the front door of the facility although they might under exigent circumstances use the emergency circulation drive. Always request "quiet" runs with no lights, sirens or horns, but ultimately, it is up to the paramedics.

No deliveries would be coming in through the DG emergency drive. Trucks would come in through the main drive from Scottsdale Road or from the secondary drive located at the southeast corner of the site to serve the kitchen area. The kitchen is located in the southwesterly part of the building.

The proposed compactor and dumpsters will be close to the kitchen and not on east or north property lines.

10. What about lighting?
Reviewed exhibit boards that identify the height, placements, fixtures types, and photometrics.

11. Neighbor in support. Giant put a bright light in after he moved in. The light did (in the past) shine into his bedroom.
IPA, Todd & Associates or the electrical sub will contact the neighbor to discuss the Lighting Plan in more detail. No light like the Giant light described by the neighbor is included on IPA's Lighting Plan.

12. Will there be video surveillance on site?
None planned.
13. Will the fire lanes be chained off?
The fire lanes will be gated.
14. How high will the tower be?
47'10" , which matches the existing tower height except the proposed tower will be further west than the existing tower.
15. What will the population be when filled?
**20 MC beds
90 IL/AL units – may have 2 occupants, but mostly have 1.**
16. What percent of the residents will have cars?
At their Gilbert site where they have 74 IL/AL units, about 12-13 have cars.
17. Neighbor is concerned with traffic. The building will be on a dangerous road – Scottsdale Road.
Senior housing is a very low traffic generator. Furthermore, most of the residents will not be working and not be going/coming during traffic peak hours. In addition, the facility will have a van to transport residents to/from various off-site appointments.
18. What is the timeline?
Expect to demolish the building by the end of 2016 to beginning of 2017. Approximately 18 months from demo to occupancy.
19. Traffic on Pinnacle Peak and Scottsdale Roads is already heavy. Where is the main entrance?
The main entrance will be at the existing entrance off of Scottsdale Road.
20. How many employees? Surprised the City is not requiring a traffic study.
Senior housing is not a big traffic generator or peak hour generator. Senior housing is one of the lowest trip generators. Office development contributes to highest peak traffic. Retail is high but tends to be spread out during the day.
- There will be a total of approximately 50 employees working on various shifts throughout the 24 hours. There will be a maximum of 20-25 on site at one time. Approximately 8-10 will be administrative personnel. Some employees get off work at 12-1 in the afternoon.**

21. Neighbor has concerns about the current construction dust and scorpions.
Will also be worried about the demolish process.
Cannot speak for the existing construction because that is not our site. There are County dust control requirements that must be met. The demolition is a controlled process and will take about 1 week. Will have a water truck on site. The earthwork construction will take about 6-8 weeks. They have pre-treated their other sites for scorpions.
22. Where will the residents and guests park?
There will be 127 parking spaces in/or the parking garage and there will be a cross parking agreement.
23. A neighbor to the north does not want to see or hear project when it is built.
What is the height, species and spacing of the trees?
Will talk offline with neighbor to review tree pallet and landscape screening.
24. What will happen to the saguaros?
Will utilize as many as we can if they are healthy.
25. How much consideration was given to single story instead of 2 stories?
To make the development viable and sustainable, cannot be done with one story. Need certain population to make development work.
26. Who owns parking structure?
Parking structure is owned by the commercial development in the front. Will have easements and agreements between the two owners. In addition, the City will ask for an agreement on the parking that the City will sign, according to Keith Niederer.

III. Resumed Open House Format

IV. End of Meeting.

7-21-16 Neighborhood Meeting
Case No. 159-PA-2016 – IPA; Scottsdale & Pinnacle Peak

SIGN-IN SHEET (PLEASE PRINT)

NAME	ADDRESS (please include Zip Code)	PHONE NO.
MARKYN BIGGIO	7262 E. Camino Del Monte	480-306-7721
KRIS BARNETT	7238 E. Camino Del Monte	602-999-4832
MARK BARNETT	7238 E. CAMINO DEL MONTE	" "
ANTOINE BRUNEAU	23920 N. 73 RD PL	480.973.2785.
Judy + Craig Nicholes	23551 N 73 rd PL	480-502-0964
Tyler Garvey	23638 N 73 rd Pl 85255	303-386-5041
Stephanie Thier	24035 N 74 th St	480 513 2712
Nancy McCharon	7369 E Camino del Monte	480-214-3854

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NAME	ADDRESS (please include Zip Code)	PHONE NO.
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Marissa Barnett	7238 E. Camino Del Monte, Scottsdale, AZ 85255	602-920-5246
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Katy Dodgen	7254 E. Camino Del Monte Scottsdale 85255	602-373-3942
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