

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



**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 February 6, 2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: February 8, 2017

Case No.	Description and Location of Project	No. of Signs	Date Posted
41-DR-2016	Chauncey Marketplace, 17797 N Scottsdale Rd	1	2-6-17

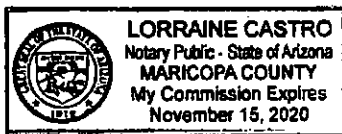
Date of Development Review Board Public Meeting: February 16, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge
(Signature)

Acknowledged this 9th day of February 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 mixed-use development, with approximately 58,600 square feet of commercial building area in one, one-story building and one, three-story building, and approximately 165,250 square feet of building area for 300 dwelling units in a 4-story building.

CASE#: 41-DR-2016

DATE: February 16, 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
2001 N. GARDENWAY BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN
BE MADE PRIOR TO OR AT THE ABOVE PUBLIC
HEARING.

IF YOU DESIRE TO SPEAK AT THIS MEETING,
PLEASE ALLOW ENOUGH TIME TO FILL OUT A
COMMENT CARD.



480-312-7000

2-6-17

HEARING DATE:

DATE: 2/6/17



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal. If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- Abandon of ROW/GLO
- Board of Adjustment
- Conditional Use Permit
- Historic Preservation Commission
- Development Review Board
- Hardship Exemption
- Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

Step 1: Neighborhood Notification

<p>Provide information by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
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* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

Step 2: Project Under Consideration

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

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



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Step 3: Hold An Open House Meeting

You are required to hold a minimum of ___ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- You are required to submit a Neighborhood Notification Report with your application.
- Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- Document your Project Notification efforts as follows:
 - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide a map showing where notified neighbors are located.
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide originals of all comments, letters, and correspondence received.
- Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- List any other neighborhood, citizen involvement.

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements

Planning and Development Services

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

CITIZEN REVIEW REPORT (DRB)
JLB Partners
Southeast Corner of Scottsdale & Chauncey
1138-PA-2016
August 2016

Overview

This Citizen Review Report has been prepared in association with a Development Review Board request for the property located at southeast corner of Scottsdale Road and Chauncey Lane for JLB Partners. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

Community Involvement/Response

For the Zoning Case (19-ZN-2002#4): Surrounding property owners within 750' of the Crossroads East master plan and interested parties were notified via first class mail regarding the project on December 17th. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback, and information regarding the required neighborhood open house meeting which was held on January 4th at the Appaloosa Library. Four white "Project Under Consideration" signs were also posted on the property on December 23rd and included the open house location, date and time.

Five (5) people attended the neighborhood open house meeting. The development team has subsequently received no emails or correspondence from the community regarding the rezoning request.

For the DRB Case: A mailing was sent to the surrounding property owners within 750' of the site. We will update this Report with any feedback received. Attached is the mailing list, map, notification letter and graphic.

Attachments

DRB Notification Letter & Graphic
750' Mailing List
750' Map

August 1, 2016

Subject: Chauncey Lane Marketplace

Dear Property Owner/Interested Party:

We are representing JLB Partners and LGE Design Build on a Development Review Board ("DRB") application for a 12.26 +/- acre property located at the southeast corner of Scottsdale Road and Chauncey Lane. The request is for DRB approval of the architecture, site design, building materials and landscaping for a mixed-use development. The proposed mixed-use development includes approximately 48,500 +/- s.f. of retail, restaurant and office and 301 upscale residential units. A conceptual site plan is included with this mailing.

There is currently a companion zoning case filed with the City, which is a request to amend the existing Crossroads East PCD/Planned Community District with a comparable district of PRC/Planned Regional Center to allow for the development of the mixed-use concept mentioned above. The zoning case number is 19-ZN-2002#4.

We are sending this letter to you as a courtesy to inform you of the DRB application and give you an opportunity to contact us regarding the request if you have any questions. Please feel free to contact me (information below) or our City Planner Greg Bloemberg, 480-312-4306 or gbloemberg@scottsdaleaz.gov with any questions. For reference, our case number with the City is **1138-PA-2015**.

Attachment: Site Plan

Sincerely,



Michele Hammond (applicant representative)

mh@berryriddell.com

480-385-2753



CHAUNCEY LANE

MARKET PLACE

870 SCOTTSDALE ROAD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

DEVELOPMENT TEAM



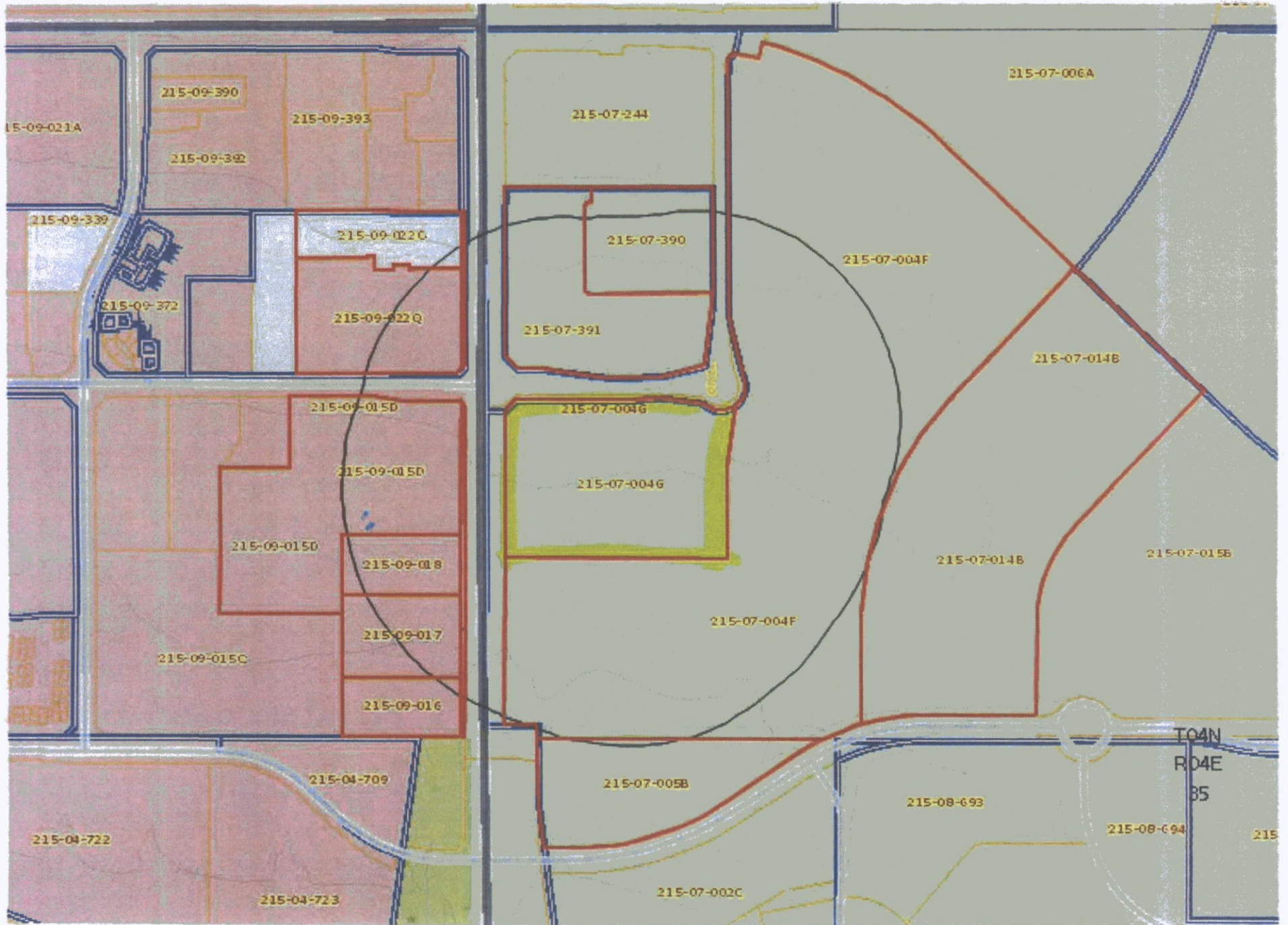
DESIGN TEAM

H&A ARCHITECTS, LLC
AVX DESIGN STUDIO
BRIEF WOOD ASSOCIATES
COLLABORATIVE DESIGN STUDIO, INC.

02.18.2011

02.18.2011 11:38 AM

SITE PLAN



750' Notification Boundary

ARIZONA STATE LAND DEPT.
1725 W GREENTREE DR STE 114
TEMPE, AZ 85284

JLB SCOTTSDALE MARKETPLACE LLC
3890 W NORTHWEST HWY 7TH FLOOR
DALLAS, TX 75220

ARIZONA STATE LAND DEPT.
3321 E BASELINE RD
GILBERT, AZ 85234

SCOTTSDALE CROSSROADS LUXURY
APARTMENTS LLP
8434 N 90TH ST
SCOTTSDALE, AZ 85258

BCB GROUP INVESTMENTS LLC
4255 W THUNDERBIRD RD
PHOENIX, AZ 85053

CAR UNI AZ SCOTT LLC
8270 GREENSBORO DR STE-950
MCLEAN, VA 22102

MCT INVESTMENT PROPERTIES III LLC
PO BOX 27710
SCOTTSDALE, AZ 85255