

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

Citizen  
Review



# 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: 23-ZN-2016

Project Name: 6922 MIXED USE

Location: 6922 E 5TH AVE SCOTTSDALE AZ 85251

Site Posting Date: 02.22.2016

Applicant Name: BRIAN STARK

Sign Company Name: SCOTTSDALE SIGN-O-RAMA

Phone Number: 480.994.4000

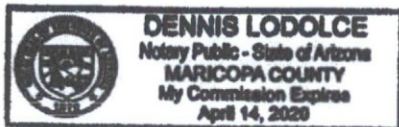
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Brian Stark*  
Applicant Signature

02.22.2017  
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 23 day of February 2017



*Dennis Lodolce*  
Notary Public  
My commission expires: 4-14-2020

## City of Scottsdale -- Current Planning Division

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









November 7, 2016

**RE: 6922 Mixed Use Development Review**

#613-PA-2016

6922 East 5<sup>th</sup> Avenue

Scottsdale, AZ 85251

Dear neighbor,

This letter is being sent to notify you that a Development Review submittal is being made for the property at 6922 East 5<sup>th</sup> Avenue. This project is currently under consideration by the City of Scottsdale for rezoning. The purpose of the Development Review submittal is for the City to review and approve proposed building massing, materials and colors.

**Overview:**

The proposed 6922 Mixed Use project is a 3-story single family residential unit over an office/retail space at the ground level.

The goal is to meet the intent of the Downtown Plan Urban Design & Architectural Guidelines. The simplified use of materials, exposed steel, glass and smooth stucco will create a modern aesthetic while a muted palette will complement other more southwest-themed traditional structures in the area.

While the most prominent elevations are the south, addressing 5<sup>th</sup> Avenue, and the north, addressing the Arizona Canal, all four sides respond to their surroundings in unique ways. The third floor of the west elevation matches the height of the modern structure to the west, creating an impression of continuity, while the more exposed east elevation will complement the lighter color palette of the lower buildings to the east. Also expressed on the east elevation is the vertical circulation component, containing the elevator and stairs and further breaking up the mass of this elevation.

The northwest-facing elevation takes advantage of views across the Canal of Camelback Mountain, while the southeast-facing elevation addresses the streetscape, providing protection through deep shaded balconies. Large amounts of glass on both elevations bring daylight into the space while creating a sense of transparency that further breaks up the mass of the building.

Variation at the ground floor level along 5<sup>th</sup> Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

If you have any questions, please feel free to call me at 602.505.9116 or email me at [brian@starkjames.com](mailto:brian@starkjames.com).

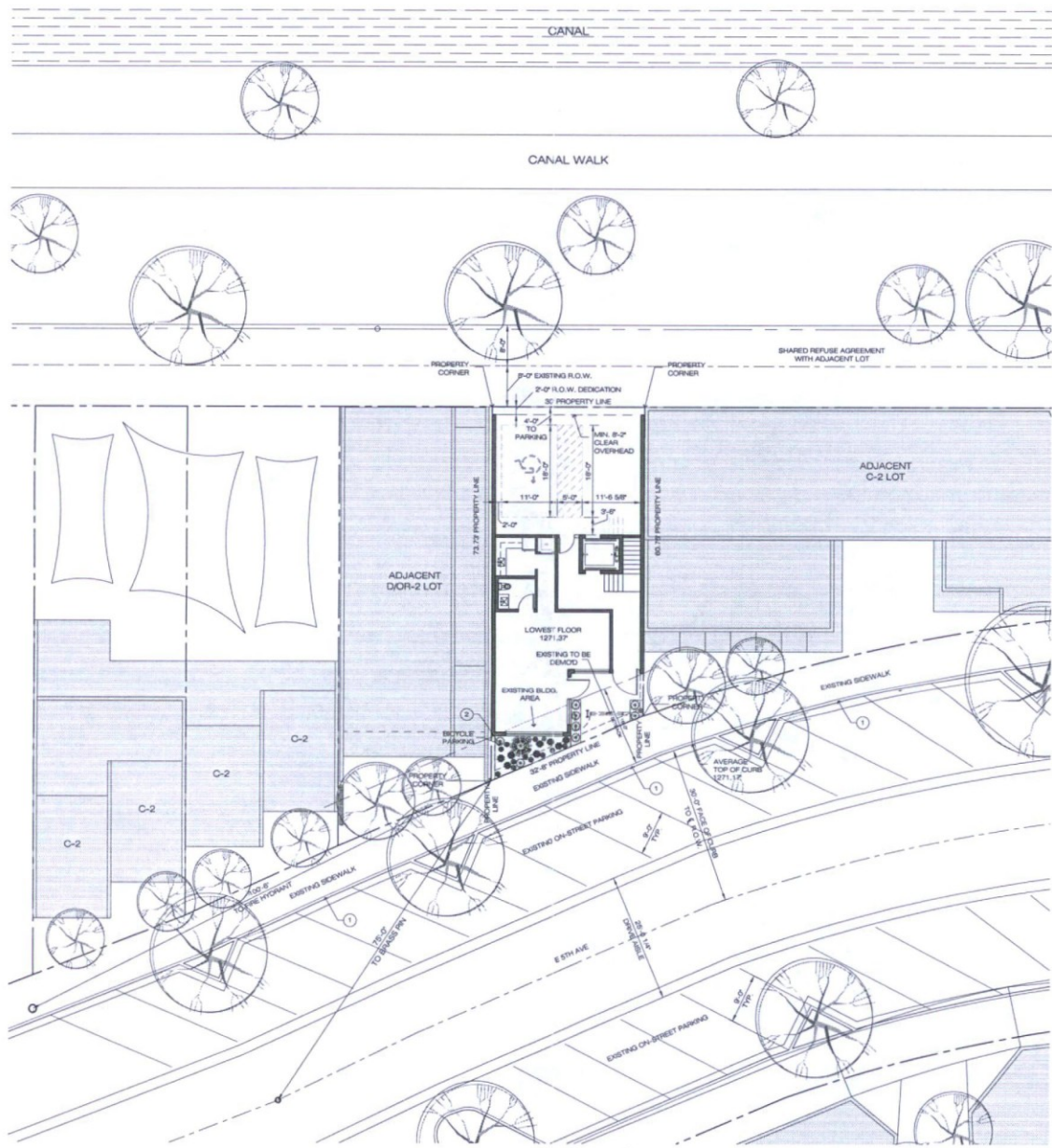
Thank you,

A handwritten signature in black ink, appearing to read "Brian Stark".

Brian Stark, LEED AP

6922 EAST 5TH AVENUE #200  
SCOTTSDALE ARIZONA 85251  
OFFICE 480.994.7340  
FAX 480.994.7344  
WWW.STARKJAMES.COM





SCALE: 1"=10'-0"

**GENERAL NOTES**

1. VERTICAL WORK ONLY, NO SITE WORK

**KEY NOTES**

1. EXISTING BACK OF CURB AND GUTTER
2. BICYCLE PARKING, ONE RING (2 SPACES) PER SCOTTSDALE'S SUPPLEMENTS TO THE MAD DETAILS #2285

**PROJECT INFORMATION**

PROJECT NAME:	6922 MIXED USE
LOT ADDRESS:	6922 EAST 5TH AVE SCOTTSDALE, AZ 85251
PARCEL NUMBER:	173-48-040
SUBDIVISION:	VALLEY PLAZA
CURRENT ZONING:	C-2 DO DDMJ-2
GROSS LOT AREA:	3,435 SF
GROSS FLOOR AREA RATIO ALLOWED:	1.3
GROSS FLOOR AREA RATIO PROVIDED:	0.197
EXISTING NON-RESIDENTIAL OFA:	
OFFICE:	1173 SF
GARAGE:	677 SF
PROPOSED OFA:	
1ST FLOOR OFFICE:	665 SF
2ND FLOOR PRIVATE OFFICE:	996 SF
TOTAL PROPOSED OFFICE:	1361 SF
1ST FLOOR CIRCULATION:	326 SF
UPPER FLOOR RESIDENTIAL:	3,827 SF
TOTAL CONDITIONED SPACE:	6,434 SF
CARPORIT:	705 SF
PARKING:	NO NEW PARKING REQUIRED 2 EXISTING PARKING SPACES TO REMAIN (1 TO COMPLY WITH §108(B.4))
PER ARTICLE II, SECTION 9.15(A)(3.6)	
BICYCLE PARKING:	2 SPACES REQUIRED
DENSITY ALLOWED:	80 UNITS/ACRE
DENSITY PROVIDED:	4.21 UNITS/ACRE
OPEN SPACE:	NONE REQUIRED
REQUIRED OUTDOOR LIVING SPACE:	60 SF
PROPOSED OUTDOOR LIVING SPACE:	1,200 SF

**VICINITY MAP**



OVERALL SITE PLAN

**STARK JAMES**  
 6922 EAST 5TH AVENUE #200  
 SCOTTSDALE ARIZONA 85251  
 OFFICE 480.994.7340  
 FAX 480.994.7344  
 WWW.STARKJAMES.COM

**6922 MIXED USE**  
 6922 EAST 5TH AVE, SCOTTSDALE AZ 85251  
 A.P.N. 173-48-040

DEVELOPMENT REVIEW BOARD # 613-PA-2016

11.11.2016  
**A1.0**







**Trucks** 1551 **RV For Sale** 6830 **Public Notices**

**Ford F150 Super Crew Sport**, 22K mi, full, 4-cyl, m/f, Nav, 1 owner, \$33,950 602-615-3432  
Photos seen on [azcentral.com](http://azcentral.com)

**Toyota Tundra 4p**, 5.7 V6, 49K mi, white, gray cloth, loadw tires, tow, gar'd, fac \$28,950, 480-404-8292  
Photos seen on [azcentral.com](http://azcentral.com)

**odge Ram 1500 Hemi**, brand new, fully \$23,500 623-433-6658  
Photos seen on [azcentral.com](http://azcentral.com)

**Vans & Conversion Vans**

**onda Odyssey EX-L**, dr. WE FINANCE! From Mo. 602 648 0341

**rysler T&C Mini Van**, g. 4DR, APPROVED! \$199/Mo. 602 648 0341

**Wanted Autos & Trucks**

**CASH PAID**  
hour for car or truck 73-0002 480-662-5631

**Golf Carts**

**lex new batts, title, legal, grt cond. Must 250. 708-220-2800**  
Photos seen on [azcentral.com](http://azcentral.com)

**Motorcycles-Harley Davidson**

**XST. Springer Softail** & beautiful, must K miles. Asking \$9K. 928-460-0431  
Photos seen on [azcentral.com](http://azcentral.com)

**Screenin Eagle 883**, and new only 19K orig \$3500. 503-887-7064

**itage Classic 100** lots of chrm, 15K mi, 58508. 602-564-1844

**arts & Accessories**

**C.I. engine, was run-** when removed, \$550. 8-1487 no text.

**00 trans, \$350 each.** \$600. Converter \$100 delivery 602-463-4369

**ASSISTED**  
602-444-4444

**Need help paying your mortgage?**

Independent contractors make money! The *Arizona Republic* wants to contract you to deliver the newspaper in the early morning hours. While other people are still sleeping, you could spend just 2-3 hours a day earning an extra \$700-\$1,700 per month! As an independent contractor you receive your newspapers at a distribution center and use your own vehicle to deliver! It really is that easy - don't miss this great chance to earn extra cash! Routes are available statewide. Call our toll free number to see what routes are available in your area.

**Call 1-877-736-7607 today!**

**THE ARIZONA REPUBLIC**  
Requirements - At least 18 years old. Dependable transportation. Valid Arizona driver's license. Current auto insurance.

**THE ARIZONA REPUBLIC**  
Requirements - At least 18 years old. Dependable transportation. Valid Arizona driver's license. Current auto insurance.

**I Pay Cash for your RV. Call Me Today! Rob Crist Direct #**

**ROBERT CRIST AND COMPANY**  
Or People Make The Difference  
**480-980-5404**

**6830 Public Notices**

**Travel Trailers**

**Airstream 1988 33ft.** Info 480-949-9712 or see at 6635 E. Monterosa St

**Public Notices**

To view public notices online please visit [publicnotices.azcentral.com](http://publicnotices.azcentral.com)

**Notice to Our Patients Regarding MIMS Security Incident**

Medical Information Management Systems, LLC ("MIMS") and First Assistant Associates, Ltd. ("FAA"), are committed to maintaining the privacy and security of patient information entrusted to us. This notice is to inform FAA patients of an incident involving some patients' personal information. On September 21, 2016, MIMS advised us that a third party may have gained unauthorized access to computer systems containing FAA patient information on March 30, 2016. The investigation found no evidence that the information on the computer systems was accessed, but could not

**6830 Public Notices**

**Project Name:** Scottsdale Heights  
**Case Numbers:** 4-GP-2016  
**Location:** Southeast corner of Scottsdale Road and Dove Valley Road  
**Purpose:** Non-major General Plan amendment to the City of Scottsdale General Plan 2001.

**Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Commercial to Urban Neighborhoods on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road.**

**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 480-312-7000 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:** December 14, 2016 @ 5 P.M.  
**Location:** City Hall Kiva, 3939 N. Drinkwater Boulevard

Attest  
Lorraine Castro  
Planning Specialist

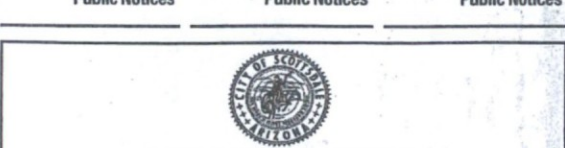
Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Lorraine Castro at 480-312-7620. Requests should be made as early as possible to allow time to arrange accommodation. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT Lorraine Castro at 480-312-7620.

**6830 Public Notices**

**Notice to Our Patients Regarding MIMS Security Incident**

Medical Information Management Systems, LLC ("MIMS") and First Assistant Associates, Ltd. ("FAA"), are committed to maintaining the privacy and security of patient information entrusted to us. This notice is to inform FAA patients of an incident involving some patients' personal information. On September 21, 2016, MIMS advised us that a third party may have gained unauthorized access to computer systems containing FAA patient information on March 30, 2016. The investigation found no evidence that the information on the computer systems was accessed, but could not

**6830 Public Notices**



**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 December 14, 2016, 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:

- 18-ZN-2013#2** (Scottsdale Quarter - Block L) Request by applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a 6.07 acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Paul Gilbert, 480-429-3000.
  - 19-ZN-2002#5** (BCB Group Investments) Request by owner for a Zoning District Map Amendment from Planned Community District, Planned Regional Center (PCD PRC) to Planned Community District, Planned Regional Center, Planned Shared Development (PCD PRC PSD) on a +/- 10-acre site located at the northeast corner of Scottsdale Road and Chauncey Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Alexandra Schuchter, 480-947-8830.
  - 20-ZN-2016** (Quali Crest Estates) Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/-16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Keith Nichter, 480-994-0994.
  - 21-ZN-2016** (Main Street Scottsdale Development) Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay and Parking P-2, Passenger Vehicle Parking, Downtown Overlay (C-2/DO and P-2/DO) to Downtown/Downtown Multiple Use - Type 2 (D/DMU-2 DO) zoning on a +/- 1.93-acre site located at the southeast corner of North 69th Street and East Main Street, and approximately 95 feet east of the northeast corner North 69th Street and East 1st Street (6903, 6909, 6915, and 6939 E. Main Street and 6914, 6920, and 6930 E. 1st Street). Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is John Berry, 480-385-2727.
  - 23-ZN-2016** (6922 Mixed Use) Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use—Type 2 Downtown Overlay (D/DMU-2 DO) zoning with amended development standards on a +/- 2,063 sq. ft. site located at 6922 E 5th Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Brian Stark, 602-505-9116.
  - 4-GP-2016** (Scottsdale Heights) Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Commercial to Urban Neighborhoods on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.
  - 9-ZN-2016** (Scottsdale Heights) Request by owner for a Zoning District Map Amendment from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL) on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.
  - 10-AB-2016** (Scottsdale Heights Roadway Easement Abandonment) Request by owner to abandon the eastern 30-feet of a 55-foot-wide roadway easement along the western edge of a property located at 7225 E. Dove Valley Road, with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. 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.**
- Attest  
LORRAINE CASTRO  
Planning Specialist
- 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: 23-ZN-2016

Project Name: 6922 Mixed Use

Location: 6922 E 5th Ave. Scottsdale, AZ 85251

Site Posting Date: 12/23/2016

Applicant Name: Brian Stark, STARKJAMES, llc

Sign Company Name: Signarama Scottsdale

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]  
Applicant Signature

12.23.16  
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 23 day of December 2016



[Signature]  
Notary Public  
My commission expires: 05-28-2019

## 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  
3000 N. Drinkwater Boulevard  
<https://services.scottsdaleaz.gov/ldgresources/Cases>

**PLANNING COMMISSION:** 5:00 P.M., 12/14/2016  
**CITY COUNCIL:** 5:00 P.M., 1-24-2017

**REQUEST:** by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C -2 DO) to Downtown/Downtown Multiple Use — Type 2 Downtown Overlay (DyDMU-2 DO) zoning with amended development standards on a +/- 2,063 sq. ft. site.

**LOCATION:** 6922 E 5th Avenue

Case Number: 23-ZN-2016  
Applicant : Brian Stark  
Phone Number: 602-505-9116  
Email : [brian@starkjames.com](mailto:brian@starkjames.com)

City Contact: Dan Symer  
Phone Number: 480-312-4218  
email: [dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov)

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

Project information may be researched at: <https://services.scottsdaleaz.gov/ldgresources/Cases>

**Posting Date:** 12/1/2016

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



# 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: 23-ZN-2016

Project Name: 6922 Mixed Use

Location: 6922 E 5th Ave Scottsdale AZ

Site Posting Date: 12/01/2016

Applicant Name: Brian Stark

Sign Company Name: Scottsdale Sign-O-Rama

Phone Number: 480.994.4000

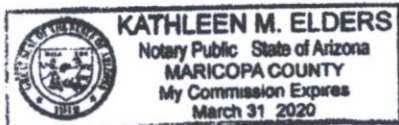
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

  
Applicant Signature

12/01/2016  
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 1st day of December 2016



  
Notary Public

My commission expires: 3-31-2020

## 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., 12/14/2016**  
**CITY COUNCIL: 5:00 P.M., TBD**

REQUEST: by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C -2 DO) to Downtown/Downtown Multiple Use —Type 2 Downtown Overlay (D/DMU -2 DO) zoning with amended development standards on a +/- 2,063 sq. ft. site.

**LOCATION: 6922 E 5th Avenue**

**Case Number: 23-ZN-2016**  
**Applicant : Brian Stark**  
**Phone Number: 602-505-9116**  
**Email : brian@starkjames.com**

**City Contact: Dan Symer**  
**Phone Number: 480-312-4218**  
**email: dsymer@scottsdaleaz.gov**

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

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

**Posting Date: 12/1/2016**

Penalty for removing or defacing sign prior to date of last hearing

Applicant Responsible for Sign Removal





# Affidavit of Sign Posting

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 613. PA. 2016

Project Name: 6922 MIXED USE

Location: 6922 E. 5th Ave., Scottsdale, AZ 85251

Site Posting Date: 08.19.16

Applicant Name: BEN KNOWLES

Sign Company Name: GRAPHIC IDEALS

Phone Number: 602.381.8080

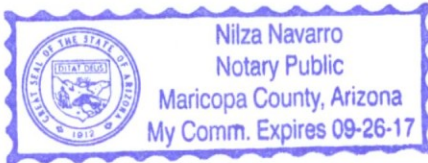
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

08.19.16  
Date

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.

Acknowledged before me this the 19th day of August 2016



[Signature]  
Notary Public

My commission expires: 09.26.17

## Planning, Neighborhood & Transportation 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**  
By Ordinance  
2024-01-01-0001  
2024-01-01-0001

**PLANNING COMMISSION: 5:00 P.M. - 12/14/2014**  
**CITY COUNCIL: 5:00 P.M. - 190**

**PROJECT:** As per the Planning Commission's approval of the proposed development, the applicant is requesting a Conditional Use Permit (CUP) for the proposed development located at 11111 N. 19th Ave.

**LOCATION:** 11111 N. 19th Ave.

**Case Number:** 23-26-0014  
**Applicant:** Urban Bank  
**Phone Number:** 480-488-9150  
**Email:** info@urbanbank.com

**City Contact:** Erin Byrnes  
**Phone Number:** 480-212-4219  
**Email:** erin@scottsdale.gov

**Posting Date:** 12/10/2014





# Affidavit of Sign Posting

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 613 . PA . 2016

Project Name: 6922 MIXED USE

Location: 6922 E. 5th Ave. , Scottsdale , AZ 85251

Site Posting Date: 08.19.16

Applicant Name: BEN KNOWLES

Sign Company Name: GRAPHIC IDEALS

Phone Number: 602.381.8080

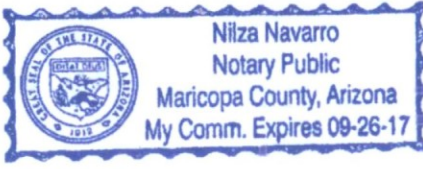
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

08.19.16  
Date

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.

Acknowledged before me this the 19<sup>th</sup> day of August 2016



[Signature]  
Notary Public

My commission expires: 09.26.17

## Planning, Neighborhood & Transportation 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: JULY 2016  
TIME: 6:00 P.M.  
LOCATION: 6922 E. 5TH AVE., SCOTTSDALE, AZ 85251

SITE ADDRESS: 6922 E. 5TH AVE., SCOTTSDALE, AZ 85251

### PROJECT OVERVIEW:

- REQUEST: Long-term development to rezone the property from C-20 to C-200 P.U. with Amended Development Standards
- DESCRIPTION OF PROJECT AND PROPOSED USE: 4-story building to construct offices, retail below and residential above
- SITE AREA: 1.646 acres
- SITE ZONING CLASSIFICATION: C-2 Requesting C-2000?

APPLICANT CONTACT: Brian Stark  
PHONE NUMBER: 480-635-9116  
EMAIL ADDRESS: bstark@starkjames.com

CITY CONTACT: Dan Symer  
PHONE NUMBER: 480-312-4210  
EMAIL ADDRESS: dsymer@scottsdaleaz.gov

PRE-APPLICATION#: 113-PA-2016 Available at City of Scottsdale 480-312-7000

Project information may be searched at:  
<http://www.scottsdaleaz.gov/bidresources/PreApp/Search>

POSTING DATE: 06/18/2016

\*Available in accordance with existing sign prior to posting. Maximum height of 6 feet. All signs must be removed by the date specified.



# EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

## NEIGHBORHOOD OPEN HOUSE MEETING

DATE: 08/29/2016

TIME: 6:00 P.M.

LOCATION: 6922 E. 5th AVE., SCOTTSDALE, AZ 85251

**SITE ADDRESS: 6922 E. 5TH AVE., SCOTTSDALE, AZ 85251**

### PROJECT OVERVIEW:

- **REQUEST:** Zoning District Map Amendment to rezone the property from C-2 DO to D/DMU-2 DO, with Amended Development Standards
- **DESCRIPTION OF PROJECT AND PROPOSED USE:** 4-story building to include office/retail below and residential above
- **SITE ACREAGE:** 0.046 Acres
- **SITE ZONING:** CURRENT: C-2 Requesting: D/DMU-2

**APPLICANT/CONTACT:** Brian Stark

**PHONE NUMBER:** 602-505-9116

**EMAIL ADDRESS:** brian@starkjames.com

**CITY CONTACT:** Dan Symer

**PHONE NUMBER:** 480-312-4218

**EMAIL ADDRESS:** dsymer@scottsdaleaz.gov

**PRE-APPLICATION #:** 613-PA-2016 Available at City of Scottsdale 480-312-7000

Project information may be searched at:

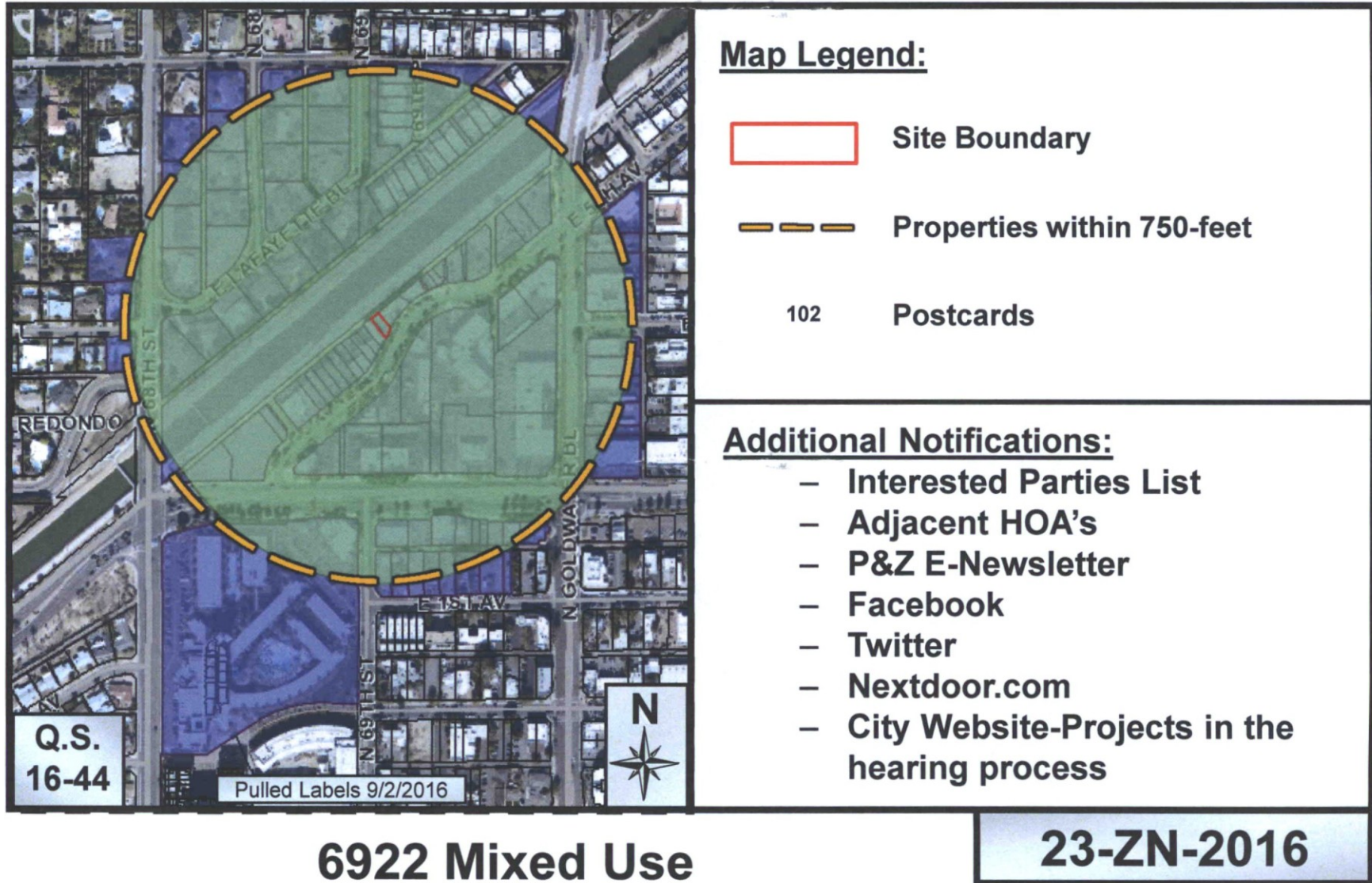
<https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

**POSTING DATE:** 08/19/2016

- Penalty for removing or defacing sign prior to posting hearing notification sign
- Applicant responsible for sign removal



# City Notifications – Mailing List Selection Map





# Community Input Certification

CASE NO: 613.PA.2013

PROJECT LOCATION: 6922 E. 5th Ave., Scottsdale, AZ 85251

### COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
8-29-16	Rick Whalen	✓		✓
8-29-16	Joe MARTIN	✓		✓
8-29-16	Tom JIECLE	✓		✓
8-29	David PERRY	✓		✓
8-29	Greg Campbell	✓		✓

[Signature]  
Signature of owner/applicant

08.29.16  
Date

### Planning, Neighborhood & Transportation Division

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





August 29, 2016

**RE: Neighborhood Open House Meeting**

#613-PA-2016

6922 East 5<sup>th</sup> Avenue

Scottsdale, AZ 85251

The meeting commenced at 6:00 p.m. In attendance were neighborhood residents Rick Whalen, Joe Martin, Tony Siegle, David Perry, Greg Campbell, property owners Bruce and Kim Raskin, and Brian Stark and Ben Knowles of Stark James LLC.

Rick Whalen, Joe Martin and Greg Campbell, all of whom live on Lafayette Blvd. on the opposite side of the canal, came initially with some concerns about the proposed height of the building and visibility into their back yards. A slide show was presented demonstrating the project's consistency with the intention of the code, along with renderings of the proposed building, showing stepbacks from property lines.

David Perry, owner of the adjacent property at 6928 E 5<sup>th</sup> Avenue, said that he was glad to see new development coming in to the area.

All in attendance came up to the second floor of the existing building to get an idea of the view across the canal, and there was a general consensus that visibility was not a significant issue.

Afterward, the group went across the canal to the home of Rick Whalen to get a view across the canal to the proposed building site.

6922 EAST 5TH AVENUE #200  
SCOTTSDALE ARIZONA 85251  
OFFICE 480.994.7340  
FAX 480.994.7344  
WWW.STARKJAMES.COM

23-ZN-2016  
9/2/2016





August 18, 2016

**RE: 6922 Mixed Use Rezoning**  
Pre-Application #613-PA-2016  
6922 East 5<sup>th</sup> Avenue  
Scottsdale, AZ 85251

**OPEN HOUSE MEETING:**

Monday, August 29<sup>th</sup> at 6:00 p.m., 6922 E. 5<sup>th</sup> Ave., Scottsdale, AZ 85251

Dear neighbor,

This letter is being sent in regards to a Zoning District Map Amendment application to be submitted for 6922 East 5<sup>th</sup> Avenue. The proposed application is to rezone the property to allow for a new four-story mixed use building containing office/retail space on the ground floor and three stories of residential above.

**Overview:**

The 6922 Mixed Use project is located on a site that is currently zoned as Central Business Downtown Overlay (C-2 DO). The current Downtown District that applies to this area is Downtown/Downtown Multiple Use-Type 2 (D/DMU-2).

**Purpose:**

This application is to rezone the property to D/DMU-2 in order to allow a building height of 44 feet. There will also be a requested amendment to the setback requirements of the D/DMU-2 property development standard (Section 5.3006.I.3) to allow the building to enter into the setback area.

The goal is still to meet the intent of the Downtown Plan Urban Design & Architectural Guidelines. It is understood that the regulations were put in place to preserve the small lots and preclude buildings from being built too large or too tall. A large majority of the adjacent lots in this neighborhood would allow 66' tall buildings since these sites are much larger than the proposed site. This project is located on the smallest lot on the street. Due to the lot size the current C-2 DO setback requirements would only allow a 30 foot' tall building. This height is taller than other buildings in the area; but, is much less than buildings that are planned across the street. The proposed building would also respect the intent of the setbacks by pushing the fourth floor back from the line of the lower floors, adding to an already dynamic façade. This approach follows the guidelines of section B1 and Zoning Section 5.3006.F.b providing variations in the building's façade. The building will follow section A1.2 by aligning to the form and height of the adjacent building to the west, and provide a shaded entry courtyard that activates the sidewalk.

If you have any questions, please feel free to call me at 602.505.9116 or email me at [brian@starkjames.com](mailto:brian@starkjames.com). You can also contact Dan Symer of the City of Scottsdale Zoning Department at 480-312-4218 or email at [dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov). or you may find additional project information at <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>.

Thank you,

Brian Stark, LEED AP

6922 EAST 5TH AVENUE #200  
SCOTTSDALE ARIZONA 85251  
OFFICE 480.994.7340  
FAX 480.994.7344  
WWW.STARKJAMES.COM

**23-ZN-2016**  
9/2/2016



Owner	Company	Address	City	State	Zip
APPLICANT					
OWNER					
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
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
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Hays		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike Leary	Michael P. Leary, LTD, Real Estate Development Consulting	10278 E. Hillery Dr.	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Admini	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	85072-2025
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	10851 N Black Canyon Hwy Ste 100	Phoenix	AZ	85029-4756
Vairo, Bob	Coalition of Pinnacle Peak	10040 E Happy Valley Rd # 451	Scottsdale	AZ	85255-2388
Whitehead, Linda	Coalition of Pinnacle Peak	9681 E Chuckwagon Ln	Scottsdale	AZ	85262
Heather, Jim	Scottsdale Coalition	6730 E Sheridan St	Scottsdale	AZ	85257
Cantor, Nancy	Scottsdale Coalition	3408 N Pauite Wy 5	Scottsdale	AZ	85251

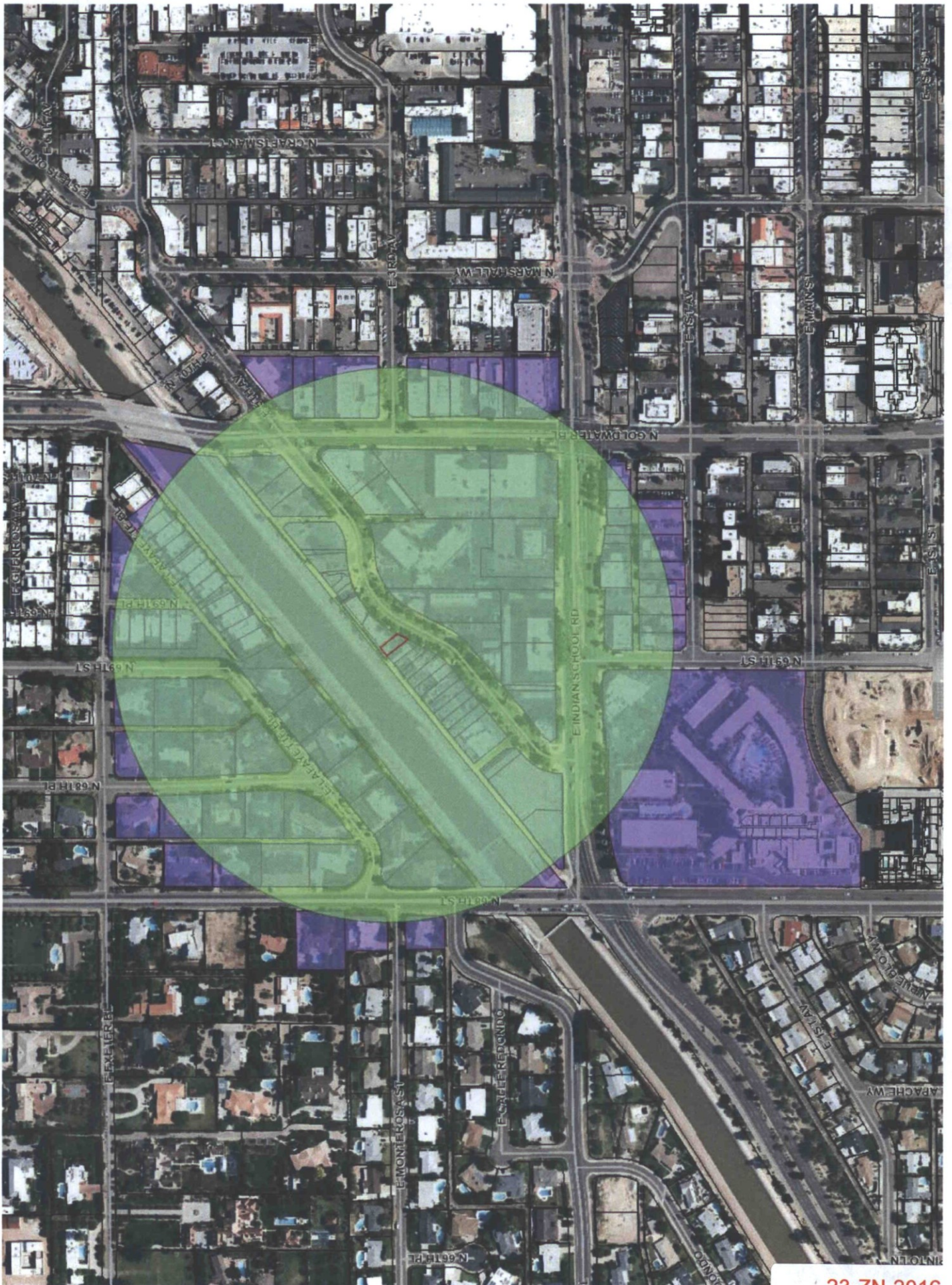


Name	Address	City	State	Zip
6962 E 1ST AVENUE LLC	833 N JEFFERSON ST	MILWAUKEE	WI	53202
SEARLES LINDA L	2800 N CENTRAL AVE STE 1200	PHOENIX	AZ	85004
BALADI KAMEL S/MARILYN R TR	707 W MISSOURI AVE A	PHOENIX	AZ	85013
FARBOD GOLDWATER LLC	4501 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85251
FLOYD INVESTMENTS LIMITED PARTNERSHIP	6939 E 5TH AVE	SCOTTSDALE	AZ	85251
6920 E 1ST AVENUE LLC	2933 N HAYDEN RD	SCOTTSDALE	AZ	85251
ERLICK DWIGHT E TR	4221 N 68TH PL	SCOTTSDALE	AZ	85251
NELSON KINDRA M TR	6821 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
WINDSTEIN GERARD J	6811 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
GAZDA THOMAS D	4237 N 68TH ST	SCOTTSDALE	AZ	85251
GREGORY L CAMPBELL TRUST	6909 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251
ADVANTAGE SOUTH CORP USA	7025 E VIA SOLERI DR UNIT 1058	SCOTTSDALE	AZ	85251
FAT WABBIT LLC	6928 E FIFTH AVE 3	SCOTTSDALE	AZ	85251
SCOTTSDALE CANAL PROJECT LLC	7134 E STETSON STE-400	SCOTTSDALE	AZ	85251
HOLYOKE DEVELOPMENT LLC	6900 E INDIAN SCHOOL RD NO 200	SCOTTSDALE	AZ	85251
SCUDIERY JENNIFER/ARMATO DOMINIC	6801 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
BROOKS BUILDING INC	7229 E 1ST AVE #201	SCOTTSDALE	AZ	85251
LEWIS DAVID H TR	4210 N 69TH PL	SCOTTSDALE	AZ	85251
WHITE CAROL L & DOUGLAS S	6829 E LAFAYETTE	SCOTTSDALE	AZ	85251
NORDSTROM TODD R/SARAH E TR	6746 E MONTEROSA ST	SCOTTSDALE	AZ	85251
SHIPP LTD	3523 N 70TH ST	SCOTTSDALE	AZ	85251
BRACHTL MARK C/LYNN ZANELLI	4210 N 68TH PL	SCOTTSDALE	AZ	85251
FLOYD BUILDING L L C	6939 FIFTH AVE	SCOTTSDALE	AZ	85251
HEATHER HOWARD LLC	6925 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
6820 E 5TH AVE LLC	6820 E 5TH AVE	SCOTTSDALE	AZ	85251
EAST FIFTH AVENUE HOLDINGS LP	7940 E CAMELBACK RD	SCOTTSDALE	AZ	85251
FALLETTA WILLIAM E/ROXANNE/LOWE CLARA FAY	6937 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
HALL JACQUELINE F	6945 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
BROOKS JOHN C	6905 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
KIRSCH THOMAS D	6949 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
AMMERMAN RICHARD L	4214 N 69TH PL	SCOTTSDALE	AZ	85251
HANSEN FAMILY TRUST	4230 N 69TH ST	SCOTTSDALE	AZ	85251
LEMMON EMMA LOU TR	6837 E EXETER BLVD	SCOTTSDALE	AZ	85251
ZIMMERMAN MARK	4139 N 68TH ST	SCOTTSDALE	AZ	85251
NERING EVAR D TR	4226 N 69TH PL	SCOTTSDALE	AZ	85251
BARBER STEPHEN R/SUZANNE K	4206 N 68TH ST	SCOTTSDALE	AZ	85251
O'CONNOR ANNA	6834 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251



KUNZLI WALTER H/SHELLI D	6848 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
ONDRAK GREGORY J/CINDY L	6913 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
LARSON ALAN A	6925 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
SIMMONS REVOCABLE TRUST	4235 N 68TH PLACE	SCOTTSDALE	AZ	85251
RIGOLLET JEAN-MARIE & MARTINE	4218 N 69TH PL	SCOTTSDALE	AZ	85251
QUALMAN NICHOLAS	4201 N 68TH ST	SCOTTSDALE	AZ	85251
SPANGLER FAMILY TRUST	4220 N 68TH PL	SCOTTSDALE	AZ	85251
ANDERSON ZANE/MARGE	6941 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
HUSS NADINE R TR	6921 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
PARSON JINGER TR	4238 N 68TH PL	SCOTTSDALE	AZ	85251
POWELL WELLINGTON	4230 N 68TH PL	SCOTTSDALE	AZ	85251
ALEXANDER CHARLES M/BETH TR	4222 NORTH 69TH PLACE	ARIZONA	AZ	85251
NAYLOR SANDRA L	6837 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
6922 E 5TH AVE LLC	6922 E FIFTH AVE	SCOTTSDALE	AZ	85251
WATERFORD FIFTH AVENUE PROPERTY LLC	6910 E 5TH AVE	SCOTTSDALE	AZ	85251
KT GLASS LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85251
5TH AVENUE PARTNERS LLC	6925 E 5TH AVE STE 305	SCOTTSDALE	AZ	85251
ANDANTE OLD TOWN LLC	4110 N SCOTTSDALE RD STE 330	SCOTTSDALE	AZ	85251
MARTIN JOSEPH J	6901 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
SOREN EUGENE G TR	6929 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251-0001
SCHWANDT MELANIE A	6741 E MONTEROSA	SCOTTSDALE	AZ	85251-0001
WHALEN FAMILY TRUST	6847 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251-2331
PARSONS ELMER R	PO BOX 1897	SCOTTSDALE	AZ	85252
MADE PROPERTIES LLC	6239 N PARADISE VIEW DR	PARADISE VALLEY	AZ	85253
PHILLIPS MATTHEW/APLASS KACEY	7100 E LINCOLN DR NO 3141	PARADISE VALLEY	AZ	85253
ADAM'S RIB L L C	22228 CALLE ROYALE	SCOTTSDALE	AZ	85255
ADAMS RIB L L C	100001 PINNACLE PEAK	SCOTTSDALE	AZ	85255
GOLDWATER PROPERTY LLC	14550 N FRANK LLOYD WRIGHT BLVD NO 210	SCOTTSDALE	AZ	85260
MSR PROPERTIES LLC	15035 N 73RD ST STE D 102	SCOTTSDALE	AZ	85260
ANTIAGING AND WELLNESS INSTITUTE PLLC	945 PLAYA DEL NORTE UNIT 5012	TEMPE	AZ	85281
BLACK ROCK STUDIO PROPERTIES LLC	51 W 3RD ST STE 110	TEMPE	AZ	85281
DSV PROPERTIES LLC	5635 E LINCOLN DR 22	PARADISE VALLEY	AZ	85320
CLARK STEVE M/NINA M	3079 DANIELLE LN	LIVERMORE	CA	94550





23-ZN-2016  
9/2/2016