



Neighborhood Notification

Open House Information

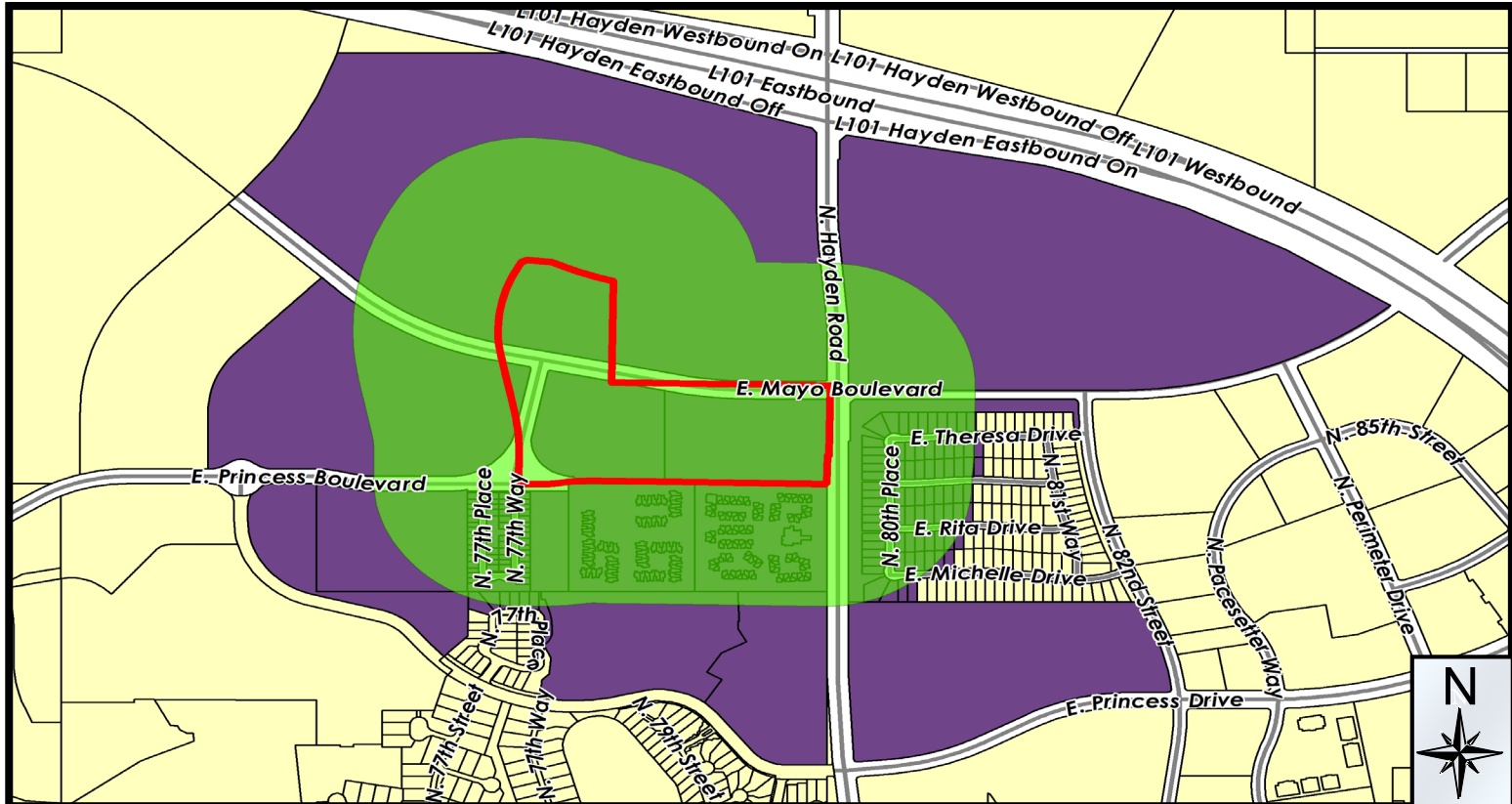
Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

# Mark-Taylor Development Hayden & Princess


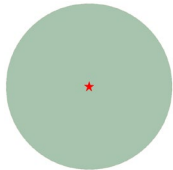


## Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
December 3, 2018

## Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 214

**57-DR-2018**

**NEIGHBORHOOD OUTREACH REPORT**  
**Mark-Taylor Development**  
**Northeast Corner of Hayden & Princess**  
**19-ZN-2002#7**  
November 2018

**Overview**

This Neighborhood Outreach Report has been prepared in association with a zoning application for the property located north and west of the northwest corner of Hayden Road and Princess Drive (the “Property”) for Mark-Taylor Development. 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: Surrounding property owners within 750’ of the Property were notified via first class mail regarding the project on June 29th. 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 held on July 11<sup>th</sup> at the Scottsdale Marriott at McDowell Mountain located at 16770 N. Perimeter Drive at 5pm. A white “Project Under Consideration” sign was also posted on the property on June 28th and included the open house location, date and time.

Four (4) people attended the open house meeting. Comments regarding potential traffic impacts were discussed at the meeting. No phone calls or emails have been received to date regarding the request.

**Attachments**

Notification Letter  
750’ Mailing List  
Affidavit & Photo of Project Under Consideration Sign  
Sign-In Sheet

June 29, 2018

***Subject: Mark-Taylor Residential***

Dear Property Owner/Interested Party:

We represent Mark-Taylor Development on a zoning request for a 10.06 +/- gross acre property located north and west of the northwest corner of Hayden Boulevard & Princess Drive (see below aerial). As you may know, Mark-Taylor Development is a 35 year-old, nationally-acclaimed developer that is headquartered here in Scottsdale and only develops property in the state of Arizona. The request is to amend the Crossroads East PCD/ Planned Community District master plan (19-ZN-2002 #6) to allow for additional R-5 acreage within the approved land use budget. It is important to note, however, that the number of units permitted for this site are not being increased but rather reallocated. In fact, Mark-Taylor is proposing to build significantly fewer residential units than are currently permitted. Effectively, the intent of this zoning action is to allow the developer to build a lower density community than the current master plan would allow. The Crossroads East PCD has a land use table that allows developers to select the appropriate comparable zoning districts at the time of development. Under this proposal, the developer is seeking to utilize the R-5 district for the proposed residential development.

We are sending this letter to make you aware of this zoning application and give you an opportunity to contact us regarding the request. We are also hosting a neighborhood open house meeting on **July 11<sup>th</sup> from 5pm to 6pm at Scottsdale Marriott at McDowell Mountains located at 16770 N. Perimeter Drive, Scottsdale, 85260**. We will have exhibits to show the neighbors and adjacent property owners offering you an opportunity to ask questions in person or simply review the proposal. Please feel free to contact me (information below) or our City Planner Greg Bloemberg at 480-312-4306 or [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov) with any questions. For reference, our case number with the City is 262-PA-2018.

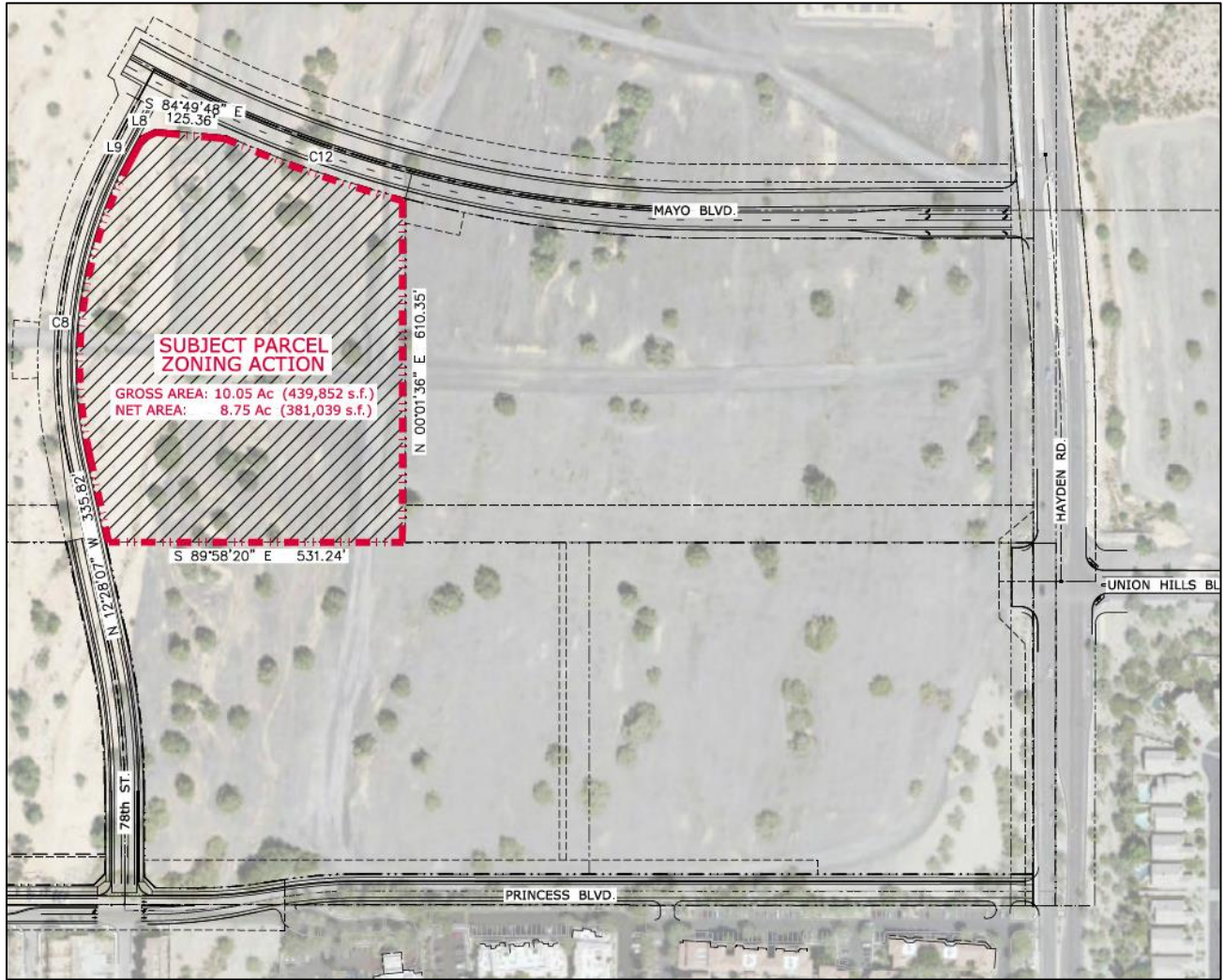
Sincerely,



Michele Hammond (applicant representative)

[mh@berryriddell.com](mailto:mh@berryriddell.com)

480-385-2753







# 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: 262-PA-2018

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

Location: NWC Hayden and Princess Dr

Site Posting Date: June 28, 2018

Applicant Name: Michele Hammond

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

Michele Hammond  
Applicant Signature

6/28/18  
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 28th day of June 2018



MaryBeth Conrad  
Notary Public  
My commission expires: 10-25-20

## 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: Wednesday, July 11, 2018  
Time: 5:00P.M. - 6:00P.M.  
Location: Scottsdale Marriott at McDowell Mountains  
16770 N. Perimeter Dr, Scottsdale, AZ 85260

Site Address: Northwest corner of Hayden & Princess

### Project Overview:

- Request: Amend Crossroads East PCD to allow for additional R-5 acreage within the land use budget.
- Description of Project and Proposed Use:  
Multi-family Residential Community
- Site Acreage: 10.06 +/- gross acres
- Site Zoning: Crossroads East - Planned Community District (PCD)

### Applicant Contact:

Michele Hammond  
480-385-2753 MH@berryriddell.com

### City Contact:

Greg Bolemborg 480-312-4306  
gbolemborg@scottsdaleaz.gov

Pre-Application #: 262-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

Posting Date: 6/29/2018

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

\* -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsibility for Sign Removal 6/28/18 10:21:00



Parcel Number	Owner	Property Adc	Mailing Adr	MAIL_ADD	MAIL_CITY	MAIL_	MAIL_ZIP
212-31-120	ARIZONA STATE LAND C		1616 W AD	1616 W AD	PHOENIX	AZ	85007
212-31-121	ARIZONA STATE LAND C		1616 W AD	1616 W AD	PHOENIX	AZ	85007
212-31-966A	ARIZONA STATE LAND C		1624 W AD	1624 W AD	PHOENIX	AZ	85007
212-36-015	ARIZONA STATE LAND C		1616 W AD	1616 W AD	PHOENIX	AZ	85007
215-07-004F	ARIZONA STATE LAND C		1725 W GR	1725 W GR	TEMPE	AZ	85284
215-07-006A	ARIZONA STATE LAND C		3321 E BAS	3321 E BAS	GILBERT	AZ	85234
215-07-012A	ARIZONA STATE LAND C		3321 E BAS	3321 E BAS	GILBERT	AZ	85234
215-07-014B	ARIZONA STATE LAND C		3321 E BAS	3321 E BAS	GILBERT	AZ	85234
215-07-015B	ARIZONA STATE LAND C		3321 E BAS	3321 E BAS	GILBERT	AZ	85234
215-07-016B	ARIZONA STATE LAND C		3321 E BAS	3321 E BAS	GILBERT	AZ	85234
215-07-024A	ARIZONA STATE LAND C		3321 E BAS	3321 E BAS	GILBERT	AZ	85234
215-07-025A	SCOTTSDALE CITY OF		7447 E IND	7447 E IND	SCOTTSDAI	AZ	85251
215-07-029C	SCOTTSDALE CITY OF	8082 E PRINC	3939 CIVIC	3939 CIVIC	SCOTTSDAI	AZ	85251
215-07-064	KEELER JOAN M TR	17810 N 80T	29580 VIST	29580 VIST	VISTA	CA	92084
215-07-065	DANNA COLIN	17828 N 80T	17828 N 8C	17828 N 8C	SCOTTSDAI	AZ	85255
215-07-066	GONZALES HECTOR M/	17846 N 80T	17846 N 8C	17846 N 8C	SCOTTSDAI	AZ	85255
215-07-067	TANNER WAYNE TR	17864 N 80T	17864 N 8C	17864 N 8C	SCOTTSDAI	AZ	85255
215-07-068	KOMARA JAMES	17882 N 80T	17882 N 8C	17882 N 8C	SCOTTSDAI	AZ	85255
215-07-069	DUNN MELENIE B	17900 N 80T	17900 N 8C	17900 N 8C	SCOTTSDAI	AZ	85255-5417
215-07-070	MORENO GEORGINA	17918 N 80T	17918 N 8C	17918 N 8C	SCOTTSDAI	AZ	85255
215-07-071	OSBORN JAMES ARTHU	17936 N 80T	17936 N 8C	17936 N 8C	SCOTTSDAI	AZ	85255
215-07-072	B AND F ANSARI FAMIL\	17954 N 80T	10859 E FE	10859 E FE	SCOTTSDAI	AZ	85255
215-07-073	CHARLSON KARRIE L	8042 E THER	8042 E THE	8042 E THE	SCOTTSDAI	AZ	85255
215-07-074	JEFFREY GERLINGER TRI	8050 E THER	8050 E THE	8050 E THE	SCOTTSDAI	AZ	85255
215-07-075	WARREN TRAWEEK FAM	8058 E THER	PO BOX 20	PO BOX 20	FOUNTAIN	AZ	85269
215-07-076	KEYKHOSROWPOUR GC	8066 E THER	8066 E THE	8066 E THE	SCOTTSDAI	AZ	85255
215-07-077	MCGARRY PATRICK F/SI	8074 E THER	8074 E THE	8074 E THE	SCOTTSDAI	AZ	85255
215-07-078	LYNN CAROLE J TR	8082 E THER	36 ACKLEY	36 ACKLEY	PLEASANT	CA	94523-4014
215-07-079	BLANKENSHIP NOREAN	8090 E THER	8090 E THE	8090 E THE	SCOTTSDAI	AZ	85255
215-07-080	BACON GARY H/JULIA V	8098 E THER	8098 E THE	8098 E THE	SCOTTSDAI	AZ	85255
215-07-081	EVANS ESTHER TR	8106 E THER	8106 E THE	8106 E THE	SCOTTSDAI	AZ	85255
215-07-160	ROBINSON DONALD M/	8051 E MARI	6500 N 66T	6500 N 66T	PARADISE \	AZ	85253
215-07-186	TROWBRIDGE PAUL	8088 E MARI	8088 E MA	8088 E MA	SCOTTSDAI	AZ	85255
215-07-187	KAMEL HANY/MONA	8080 E MARI	7696 E MO	7696 E MO	SCOTTSDAI	AZ	85266
215-07-188	LIN JEFFERSON B	8072 E MARI	2540 INLYN	2540 INLYN	VIRGINIA B VA		23454
215-07-189	HOWARTH NICHOLE M	8064 E MARI	8064 E MA	8064 E MA	SCOTTSDAI	AZ	85255
215-07-190	SHERRY D SWITZENBER	8056 E MARI	8056 E MA	8056 E MA	SCOTTSDAI	AZ	85255
215-07-191	MISTHAL ROBERT/TOBY	8053 E THER	90 ROCKLA	90 ROCKLA	JERICHO	NY	11753
215-07-192	MIRANDA FRANCISCA	8061 E THER	8061 E THE	8061 E THE	SCOTTSDAI	AZ	85255
215-07-193	RACKNER GARY/VIRGIN	8069 E THER	150 2ND ST	150 2ND ST	MINNEAPC	MN	55413
215-07-194	KLAUKA JOE/LISA D	8077 E THER	8077 EAST	8077 EAST	SCOTTSDAI	AZ	85255
215-07-195	CARROZZA JOHN/MARY	8085 E THER	8085 E THE	8085 E THE	SCOTTSDAI	AZ	85255
215-07-196	MULLOY CAROL A	8093 E THER	8093 E TER	8093 E TER	SCOTTSDAI	AZ	85255
215-07-208A	SCOTTSDALE STONEBRC	17960 N 80T	1600 W BR	1600 W BR	TEMPE	AZ	85282
215-07-209B	ARIZONA STATE LAND C		1624 W AD	1624 W AD	PHOENIX	AZ	85007
215-07-210B	ARIZONA STATE LAND C		1624 W AD	1624 W AD	PHOENIX	AZ	85007









# Mark-Taylor Hayden & Princess – Neighborhood Meeting Scottsdale Marriott at McDowell Mountains

July 11, 2018 at 5pm

## Sign-in Sheet

Print Name	Address	Phone	Email
JOHN CARROZZA	8085 ETHERESA DR	480-513-0523	JCARROZZA@MAC.COM
Troy Vredenburg	17664 N 7TH WAY	602-978-3742	tmvler@yahoo.com
Jason Brommel	17700 N Hayden Rd	480-419-2623	jason.brommel@vistana.com
Carol Mulloy	8093 E Theresa Dr	623-521-1500	carolmulloy@yahoo.



**From:** [etty@ettygreen.com](mailto:etty@ettygreen.com)  
**To:** [Perone, Steve](#)  
**Subject:** Case 57-DR-2018  
**Date:** Thursday, December 20, 2018 10:54:37 AM

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## City of Scottsdale



My initial concern reading about this new residential development at Hayden and Mayo/Princess is that there is no mention of infrastructure additions to support more residents. As it is we don't have enough supermarkets to support current residents. Thank you. -- sent by ETTY GREEN (case# 57-DR-2018)



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# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA )  
 )  
COUNTY OF MARICOPA ) SS

I, Melissa Berry, being first duly sworn, depose and say:

That on May 22, 2019, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: May 27, 2019**

Case No.	Description and Location of Project	No. of Signs	Date Posted
11-DR-2017	Wilshire Place, 7121 E Wilshire Dr	1	5/22/19
23-DR-2019	Site location for SkySong public art, 1475 N Scottsdale Rd	1	5/22/19
29-DR-2018	Earl 6, 3107 N 70 <sup>th</sup> St	1	5/22/19
53-DR-2018	The Marque, 26725 N Alma School Pkwy	1	5/22/19
57-DR-2018	Mark-Taylor Development Hayden & Princess, N Hayden Rd	1	5/22/19
6-DR-2019	Nationwide Corporate Office Building and Parking Structure, Loop 101 & N Hayden Rd	1	5/22/19

**Date of Development Review Board Public Meeting:** June 6, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this 22nd day of May 2019.



(Notary Public)

My Commission Expires 11/15/2020

## Planning and Development Services

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