

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

**Citizen
Review**

Moriarity, Ben

From: Steven Voss <steven@vosdesign.us>
Sent: Thursday, October 03, 2019 2:57 PM
To: Moriarity, Ben
Subject: RE: STR Ventures McKnight 26-ZN-2018

⚠ External Email: Please use caution if opening links or attachments!

RE: STR Ventures McKnight 26-ZN-2018

Ben,

I am submitting this letter of opposition on behalf of the MAIN STREET PLACE HOME OWNERS ASSOCIATION.

We have had numerous issues with loud parties and in appropriate behavior by the tenants of STR Ventures.

The nightly rental parties are a negative impact our our neighborhood and an expansion of this use in inappropriate.

Steven Voss, Dec/Pres.
Main Street Place HOA

Moriarity, Ben

From: Jeffrey Stork <Jeffrey.Stork@forms-surfaces.com>
Sent: Thursday, October 03, 2019 2:42 PM
To: Moriarity, Ben
Subject: Case 26-ZN-2018

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Moriarity,

My name is Jeffrey Stork and I live at 7502 E Main Street, Unit 4003. I am writing to you regarding Case 26-ZN-2018. The case requests a zoning amendment that would allow for a substantial building expansion as allowed by the zoning reclassification. I live directly adjacent to the subject property and I strongly object to permitting a zoning change on two grounds. First, the new zoning would allow for a substantially taller building (3 to 4 stories) sandwiched in between 1 and 2 story homes on the same street. A much taller building on a roughly 7,000 sq. ft. lot is not in keeping with the character of our neighborhood. Second, this larger building would be used by the owner, who is an established Airbnb operator, to dramatically increase the density of rental units. Potentially, there could be 10 or more units, all with unsupervised transient renters in the middle a largely residential neighborhood. With the unit that is currently on this property, there have already been issues regarding late night music and drinking that disturb what is otherwise a very quiet area of Scottsdale.

I respectfully urge you to deny this zoning reclassification that would so dramatically change an area that we call home.

Regards,

Jeffrey M. Stork

Jeffrey Stork
President/CEO
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Moriarity, Ben

From: Steven Voss <steven@vosdesign.us>
Sent: Thursday, October 03, 2019 2:37 PM
To: Moriarity, Ben
Subject: STR Ventures McKnight 26-ZN-2018

⚠ External Email: Please use caution if opening links or attachments!

Ben,

RE: STR Ventures McKinght 26-ZN-2018

I am submitting this letter of opposition on behalf of 8 units I own at Main Street place. My properties are adjacent to the proposed case.

As you know, I live in one of them, and as we have discussed, the existing AirB&B operations are a disturbance. The nightly rental parties are a negative impact our our neighborhood and my property values.

Please let me know when I can review the entire file for this case. Would Monday Oct. 7 work please?

Thank you,
Steven Voss
7502 E. Main Street: Units 2002, 2003, 2004, 3003, 3004, 4001, 4002.
7500 E. Main Street (retail).

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Steven Voss

vosdesign
120 s. ash avenue
tempe, arizona 85281

MainStreetPlace.com

Citizen Participation Plan

**Rezoning Application
(case# 667-PA-2018)**

Submitted on behalf of:

STR Ventures, LLC
7531 E. McKnight Blvd.

December 20, 2018

26-ZN-2018
12/21/18

Project Proposal

The following documents the Public Participation Plan on behalf of STR Ventures, LLC and their request for a Zoning Map Amendment for the property located at 7531 E. McKnight Blvd. (Case # 667-PA-2018). This request will eliminate the 35% maximum limitation of residential uses on the ground level of this building which is currently zoned S-R DO (Downtown Overlay). The owner intends to utilize the home for travel accommodations which is currently allowed under the existing zoning; however, the Downtown Overlay restricts the ground floor usage for S-R properties. The proposed zoning district is D/MU-2 which is compatible with the adjacent properties.

Notification Area Map

Attached is a map of the 750-foot area within which all property owners were notified of the request to amend the zoning district.

Contacted Parties

A complete list of the property owners and other interested parties contacted through the outreach efforts was provided by the Applicant's representative and the City of Scottsdale respectively and is attached.

Contact Dates and Methods

Notification was made by First Class U.S. Mail in a letter postmarked October 15, 2018. The letter contained all of the required and pertinent information regarding the request to amend the zoning on this property as required by the City's Zoning Ordinance (copy attached).

Site Posting

The site was properly posted with the details of the request, information about the Open House and will be updated with information about future public hearing dates. An Affidavit of Posting is being submitted as evidence that the signs were installed on the property as required.

Open House:

The required Open House was hosted by the Applicant at the Civic Center Public Library on Monday, October 15, 2018 from 5:30PM-6:30PM. Attendees were invited to come and learn more about the proposed request.

Comments and Correspondence Received

There was only one attendee at the Open House. Louise Lamb from Peaceful Valley Neighborhood Association lives at 4th Street and Miller to the southeast of the property. Her only concern was the operation and management of these rental homes. STR Ventures will be the owner and operator of this rental property so they will be the management team.

We received a phone call from Steven Voss who designed, built and lives in Main Street Place. He was unable to attend the open house but would like more information. We are in the process of scheduling a meeting with Mr. Voss and the property owner to discuss in further detail.

Any additional comments and feedback received will be documented and submitted to the City of Scottsdale in an updated Citizen Participation Report prior to the first public hearing.

Nbhd Name	Last Name	First Name	Title	Address	Unit N	City	State	Zip
Scottsdale Parkway HOA (formally Parc Scottsdale)	Ott	Mike	Property M	16441 N 91st St	104	Scottsdale	AZ	85260
Civic Center	Wall	Bruce	Other	7506 E Indian School Rd		Scottsdale	AZ	85251
Peaceful Valley Neighborhood Assn	Lamb	Louise	Resident	7608 E 4th St		Scottsdale	AZ	85251
Scottsdale Regency	Vet	Joseph	Secretary	7777 E 2nd St	108	Scottsdale	AZ	85251
Scottsdale Regency	Maxwell	Kellie	President	7777 E 2nd St	105	Scottsdale	AZ	85251
Scottsdale Parkway HOA (formally Parc Scottsdale)	Carver	Sherri	President	8602 E Berridge La		Scottsdale	AZ	85250
Peaceful Valley Neighborhood Assn	Sabin	Darrin	Captain			Scottsdale	AZ	85251

26-ZN-2018
12/21/18

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
7520 E 2ND STREET LLC	7340 E MAIN ST SUITE 21	SCOTTSDALE	AZ	85251
7530 LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85251
805 CAPITAL LLC	7520 E MCKNIGHT AVE	SCOTTSDALE	AZ	85251
ABCO MAIN ST LLC	7550 E MAIN ST	SCOTTSDALE	AZ	85251
B B EWING PROPERTY MANAGEMENT LLC	7522 E 1ST ST	SCOTTSDALE	AZ	85251
BREGMAN & BURT REALTY LLC	7509 E 1ST ST	SCOTTSDALE	AZ	85251-4501
BRISTOL 5 LLC	PO BOX 2944	SCOTTSDALE	AZ	85252
CHARVOZ ANDREW E & MIKE ANDREW	7107 STETSON DR	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	7447 E INDIAN SCHOOL	SCOTTSDALE	AZ	85251
CLAYTON 7531 E 2ND LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85253
CONCEPT REAL ESTATE-FIVE LLC ETAL	829 SE 9TH AVE STE 20	PORTLAND	OR	97214
CONYERS ANTHONY R/GLORIA L TR	P O BOX 3429	SCOTTSDALE	AZ	85271
CPT PALLADIUM APARTMENTS LLC	4222 E THOMAS RD STE	PHOENIX	AZ	85018
DUMB DOG PROPERTIES LLC	PO BOX 386	CRESTED BUTTE	CO	81224
FEDLANDS HOLDINGS LLC	1503 - 1560 HOMER ME	VANCOUVER	BC	V6Z 0-0A5
FIRST AND 75TH LLC	7525 E 6TH AVE	SCOTTSDALE	AZ	85251
FIRSTBANK OF ARIZONA INC	12345 W COLFAX AVE	LAKEWOOD	CO	80215-3742
FORESIGHT PROPERTY DEVELOPMENT LLC	7550 E 2ND ST	SCOTTSDALE	AZ	85251
HOME YIELD CSL LLC	4021 N 75TH ST SUITE 11	SCOTTSDALE	AZ	85251
HOPKINS FRED B/CORRINNE B	7502 E MAIN ST UNIT 30	SCOTTSDALE	AZ	85251
JAMES A SPIZZO 2016 REVOCABLE TRUST ET AL	7502 E MAIN ST UNIT 2	SCOTTSDALE	AZ	85251
JORDAN JOSEPH JR TR	6029 E LINDEN LN	PHOENIX	AZ	85018
MAIN STREET PLACE LLC	120 S ASH AVE	TEMPE	AZ	85281
MCDONNELL NOEL/FREND MARY M	7526 E 2ND ST	SCOTTSDALE	AZ	85251
MCGAREY ROBERT B/AMES S TR	5930 E ORANGE BLOSSO	PHOENIX	AZ	85018
MCKNIGHT OFFICE LLC	19499 N 98TH PL	SCOTTSDALE	AZ	85255
MESSINGER MORTUARY & CHAPEL INC	7601 E INDIAN SCHOOL	SCOTTSDALE	AZ	85251
MILLER CIVIC CENTER LLC	14201 N HAYDEN RD	SCOTTSDALE	AZ	85260
MILLER CIVIC CENTER PROPERTY OWNERS ASSOC	3666 NORTH MILLER RD	SCOTTSDALE	AZ	85251
MTTK COMPANY LLC	3666 N MILLER RD SUITE	SCOTTSDALE	AZ	85251-4534
NCN PLACE LLC	7579 E MAIN ST STE 50	SCOTTSDALE	AZ	85251
NOLTE GROUP L L C	11828 N 67TH ST	SCOTTSDALE	AZ	85254
ON SUNSET TRUST	7526 E MCKNIGHT	SCOTTSDALE	AZ	85251

26-ZN-2018
12/21/18

ORIX ALLIANT INDIAN SCHOOL SCT VENTURE	1705 N 16TH ST	TAMPA	FL	33605
OUR LADY OF PERPETUAL HELP ROMAN CATHOLIC PAR	400 E MONROE	PHOENIX	AZ	85004
POWELL MARGARET	7601 E CHARTER OAK RE	SCOTTSDALE	AZ	85260
QUICK N CLEAN 43 LLC	7291 E ADOBE DR STE 1	SCOTTSDALE	AZ	85255-4042
RIPARIAN CARE LLC	3666 N MILLER RD STE 1	SCOTTSDALE	AZ	85251
S & S CIVIC CENTER PROPERTY	7503 E 1ST ST	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL	SCOTTSDALE	AZ	85251
SCOTTSDALE HOLDINGS LLC	8840 E CHAPARRAL RD S	SCOTTSDALE	AZ	85250
SCOTTSDALE UNIFIED SCHOOL DISTRICT NO 48	3811 N 44TH ST	PHOENIX	AZ	85018
SECOND & MILLER LLC	7550 E 2ND ST	SCOTTSDALE	AZ	85251
SECRET SUITES LLC	7601 E 2ND ST	SCOTTSDALE	AZ	85251
SHED SCOTTSDALE LLC	7340 E MAIN ST SUITE 2	SCOTTSDALE	AZ	85251
SIMONSON BUILDINGS INC	3402 N 36TH ST	PHOENIX	AZ	85018
SMITH GREG A/SANDRA L	10015 RIVER RANCH CT	OAKDALE	CA	95361-7635
SPNN LLC	7381 E WOODSAGE LN	SCOTTSDALE	AZ	85258
STORK JEFFREY M	9820 E BLUE SKY DR	SCOTTSDALE	AZ	85262
STOUT CAROLYN	7528 E 1ST ST	SCOTTSDALE	AZ	85251
STR VENTURES LLC	4021 N 75TH ST	SCOTTSDALE	AZ	85251
SUNKIST INVESTMENTS LLC	303 E GURLEY ST STE 14	PRESCOTT	AZ	86301
SYDELL SCOTTSDALE LLC	4000 N DRINKWATER BL	SCOTTSDALE	AZ	85251
TERRASTAR INC	6540 N 31ST WY	PHOENIX	AZ	85016
THOMPSON FREDERICK J	3666 N MILLER RD STE 1	SCOTTSDALE	AZ	85251
TIDES AT OLD TOWN LLC	9027 ALTO CEDRO DR	BEVERLY HILLS	CA	90210
TRANE JUDITH	7516 E 1ST ST	SCOTTSDALE	AZ	85251
TULIP LIVING TRUST	7502 E MAIN ST UNIT 4	SCOTTSDALE	AZ	85251
WOOD CHARLES S III/SUSAN A	9202 N 96TH PL	SCOTTSDALE	AZ	85258
YOUNGJOHN JAMES ROBERT JR	7533 E 1ST ST	SCOTTSDALE	AZ	85251



