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

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: 2-ZN-2019

Project Name: 75 on 2nd

Location: 7502 N 2nd Street - 85251

Site Posting Date: 7/19/2019

Applicant Name: Kristjan Sigurdsson

Sign Company Name: Scottsdale Signarama

Phone Number: 4809944000

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

Applicant Signature

Date 7/22/19

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 22 day of July 2019

KIMBERLY MARTIN
Notary Public, State of Arizona
Maricopa County
My Commission Expires
April 03, 2022

Kimberly Martin
Notary Public

My commission expires: 4/3/22

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
Scan
Snap
Save
ZONING/PUBLIC HEARINGS
CITY HALL: 3939 NORTH DRINKWATER BOULEVARD
PLANNING COMMISSION: 5:00 P.M., 8/14/19
CITY COUNCIL: 5:00 P.M., TBD
REQUEST: Rezone from D/OR-2 DO and S-R DO to D/DMU-2 DO for a new multi-family development
CASE NUMBER: 2-ZN-2019
LOCATION: 7502 E 2ND STREET
Applicant/Contact: KRISTJAN SIGURDSSON
Phone: 602-505-2525
City Contact: BRYAN CLUFF
Phone: 480-312-2258
Email: bcluff@scottsdaleaz.gov
Posting Date: 7/19/2019
HAYDON
HAYDON BUILDING CORP
TITAN
07/19/2019

K&I Homes, LLC

CITIZEN REVIEW REPORT

February 6, 2019 via email: bcluff@scottsdaleaz.gov

Bryan Cluff
Senior Planner
City of Scottsdale

RE: 75 on 2nd
690-PA-208

This report is to notify you of our Citizen Review efforts in regard to the above referenced project, completed to date.

A. Details of Methods used to involve the public are included as attachments.

The Scottsdale Unified School District was notified via registered mail on 1/14/2019. Determination of Adequate Facilities was received back on 1/24/2019.

Property owners and HOA's within a 750' radius of the site, as well as other Interested Party were notified via 1st class letter mailed 1/24/2019. Said letter contained a discrepancy between the day & date of the meeting, so a 2nd notification letter was sent out on 1/26/2019 to clarify.

No inquires have been received to date via phone or email from anyone notified.

The 'Project Under Consideration' sign was posted on 1/22/2019

Neighborhood Open House Meeting was held:

Date:	Tuesday, February5, 2019
Time:	5 PM
Location:	The Clayton on the Park 7343 E Scottsdale Mall, Scottsdale AZ 85251

2-ZN-2019
2/14/19

B. A summary of comments, issues, concerns and problems expressed by citizens during the process:

Prior to the Open House Meeting no inquiries were received via phone and/or email

4 people showed up to our Open House Meeting (see sign-in sheet attached) Immediate neighbors, and/or property owners within the area. We provided an overview of the project and then opened up for questions and discussion – brief discussion followed of general nature. No real concerns or issues came up, and all attending praised the project for good design.

No further comments or inquiries have been received since the open house meeting.

Sincerely,

K. Sigurdsson

Kristjan Sigurdsson, Principal
K&I Homes, LLC

Attachments:
- School District Notification Letter and response
- Parcel Map showing where notified neighbors are located
- Mailing List of contacted parties, including neighbors and property owners, HOA's and 'Other Interested Parties'
- Copy of Notification Letter
- Open House Sing in Sheet
- Affidavit of Posting

K&I Homes, LLC

SCHOOL DISTRICT NOTIFICATION LETTER

January 14, 2019

Superintendent
Scottsdale Unified School District#48
7575 E Main St
Scottsdale, AZ 85251

Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification from D/OR-2-DO (Downtown/Office Residential) and S-R DO (Service Residential) to D/MU-2 (Downtown/Mixed Use Type 2) resulting in greater residential densities allowed on the subject property. The current DO zoning allows for a residential density of 25 units; our application will result in a total of 39 units allowed, or a net increase of 14 units.

Enclosed please find a location map, a site plan and the Determination Form required by the City per the above Ordinance. Please return the Determination Form at your earliest convenience. If you would like to discuss the above proposal or to schedule a meeting, I can be reached at 602-505-2525.

Sincerely,

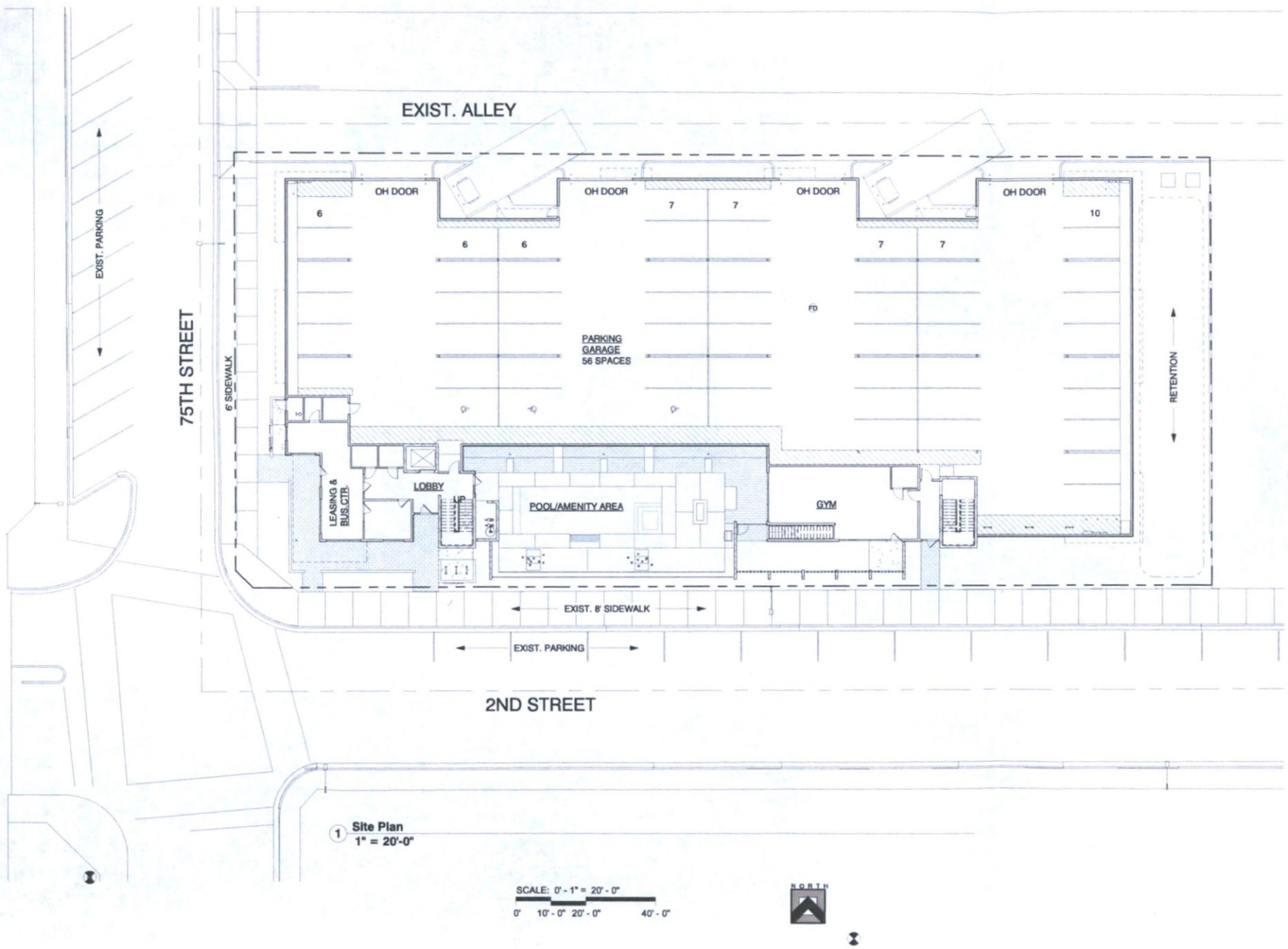
K. Sigurdsson

Kristjan Sigurdsson, Principal
K&I Homes, LLC

Phone 602-505-2525
E-mail kristjans@kandihomes.com

cc: City of Scottsdale Current Planning Department

Scottsdale Old Town
E Indian School Rd
E Indian School Rd
E Indian School Rd
uaro Scottsdale
N 75th St
N Reddell Ave
E 1st Ave
E McKnight Ave
N Miller Rd
Tours
E Main St
Scottsdale
Historical Museum
7540 East 1st Street
E 1st St
ale Museum
emporary Art
7502 East 2nd Street
8 min drive · home
E 2nd St
E 2nd St
N 75th St
N Miller Rd
N Wells Fargo Ave
Scottsdale City Court
E 3rd St
E 4th St
N Drinkwater Blvd
Scottsdale Stadium
N Miller Rd
Health Scottsdale



1 **Site Plan**
1" = 20'-0"

SCALE: 0' - 1" = 20' - 0"
0' 10' - 0" 20' - 0" 40' - 0"

NORTH

PROJECT INFO

PROJECT NAME: 75 on 2nd

SITE ADDRESS: 7502 E. 2ND STREET

PROPOSED USE / SCOPE: 3 & 4 STORY BOUTIQUE APARTMENT BUILDING WITH 39 UNITS

PARCEL #'S: LOTS 10-13 — 130-25-028B / 130-25-029A / 130-25-031A / 130-25-031A

PARCEL SIZE	NET SITE AREA +/-	GROSS SITE AREA +/-
LOTS 10-13	34,980 SF = 0.80 ACRES	47,560 SF = 1.09 ACRES

CURRENT ZONING: LOTS 10-11 D/OR-2 DO; LOTS 12-13 S-R DO

PROPOSED ZONING: D/MU-2

DWELLING UNIT DENSITY: GROSS 39 DU/1.09 AC = **35.78**; NET 39 DU/.80 AC = 48.75

BUILDING HEIGHT: 4 STORIES / 52'

LOT COVERAGE (NET SITE AREA): 20,002 SF/34,980 SF = 62.9 %

CONSTRUCTION TYPE: V-A FULLY SPRINKLERED

BUILDING FLOOR AREA: GROSS SF

FLOOR	OCCUPANCY	DESCRIPTION	ACTUAL FLOOR AREA
GROUND FLOOR	R-2 / B / S-2	MIXED-USE	20,002 SF
2ND FLOOR	R-2	APARTMENTS	18,945 SF
3RD FLOOR	R-2	APARTMENTS	18,945 SF
4TH FLOOR	R-2	APARTMENTS	10,873 SF
TOTAL			70,765 SF

FIRE SPRINKLERS: YES FULL NFPA 13 & 13R

OCCUPANCY GROUP:
PARKING GARAGE S-2
LEASING & GYM B
APARTMENTS R-2

UNIT MIX: 23 - 1 BED / 1.5 BATH & 16 - 2 BED / 2.5 BATH = 39 UNITS TOTAL

PARKING REQUIRED FOR RESIDENTIAL USE (9'-0" X 18' MIN. SIZE PARKING SPACE):

1 BEDROOM UNITS	1.0 SP / UNIT	=	23 x 1.0 =	23 SPACES
2 BEDROOM UNITS	2.0 SP / UNIT	=	16 x 2.0 =	32 SPACES
TOTAL PARKING REQUIRED				55 SPACES
ACCESSIBLE REQUIRED:	4% OF TOTAL		=	3 SPACES
BIKE PARKING REQUIRED:	2/REQ'D PARKING SPACES		=	11

PARKING PROVIDED:	STANDARD	ACCESSIBLE	TOTAL	BIKES
PARKING GARAGE	53	3	56	12

K & I HOMES, LLC
6125 E INDIAN SCHOOL RD
SUITE 2005
SCOTTSDALE, AZ 85251
PH: 602-505-2525

Clayton

75 on 2nd

7502 East 2nd Street
Scottsdale, AZ

Revisions

#	Description	Date

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE

School District
Determination of Adequate Facilities

CITY OF SCOTTSDALE

City of Scottsdale Project Number: 690 -PA- 2018

Project name: 75 on 2nd
Project Location NEC of 75th St & 2nd St - 85251
Applicant Name: Kristjan Sigurdsson Phone: 602-505-2525
Applicant E-mail: kristjans@kandihomes.com Fax: _____

School District: Scottsdale Unified

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

_____ _____
Superintendent or Designee Date

To Be Completed By Post Office

Extra Services & Fees $11.90	(continued)
☐ Registered Mail $	☐ Signature Confirmation $
☐ Return Receipt (hardcopy) $ $0.00	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (electronic) $ $0.00	Total Postage & Fees $ $12.61
☐ Restricted Delivery $	
Customer Must Declare Full Value $0.00 $	Received by 01/14/2019

PHOENIX AZ 85251

Domestic insurance up to $50,000 is included based upon the **declared value.** International Indemnity is limited. (See Reverse).

PHOENIX AZ 85251 JAN 14 2019 ARCADIA

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM	KRISTJAN SIGURDSSON
	K&I HOMES, LLC
	6125 E INDIAN SCHOOL RD #2005
	SCOTTSDALE AZ 85251
TO	SUPERINTENDANT
	SUSD SCOTTSDALE, AZ 85251
	7575 E. MAIN ST
	SCOTTSDALE AZ 85251

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

School District
Determination of Adequate Facilities

CITY OF SCOTTSDALE

City of Scottsdale Project Number: 690 -PA- 2018

Project name: 75 on 2nd
Project Location NEC of 75th St & 2nd St - 85251
Applicant Name: Kristjan Sigurdsson Phone: 602-505-2525
Applicant E-mail: kristjans@kandihomes.com Fax:

School District: Scottsdale Unified

I, Jeff Gadd CFO hereby certify that the following determination has been made in regards to the referenced project:

- [x] The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- [ ] The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- [ ] The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- [ ] The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- [ ] The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

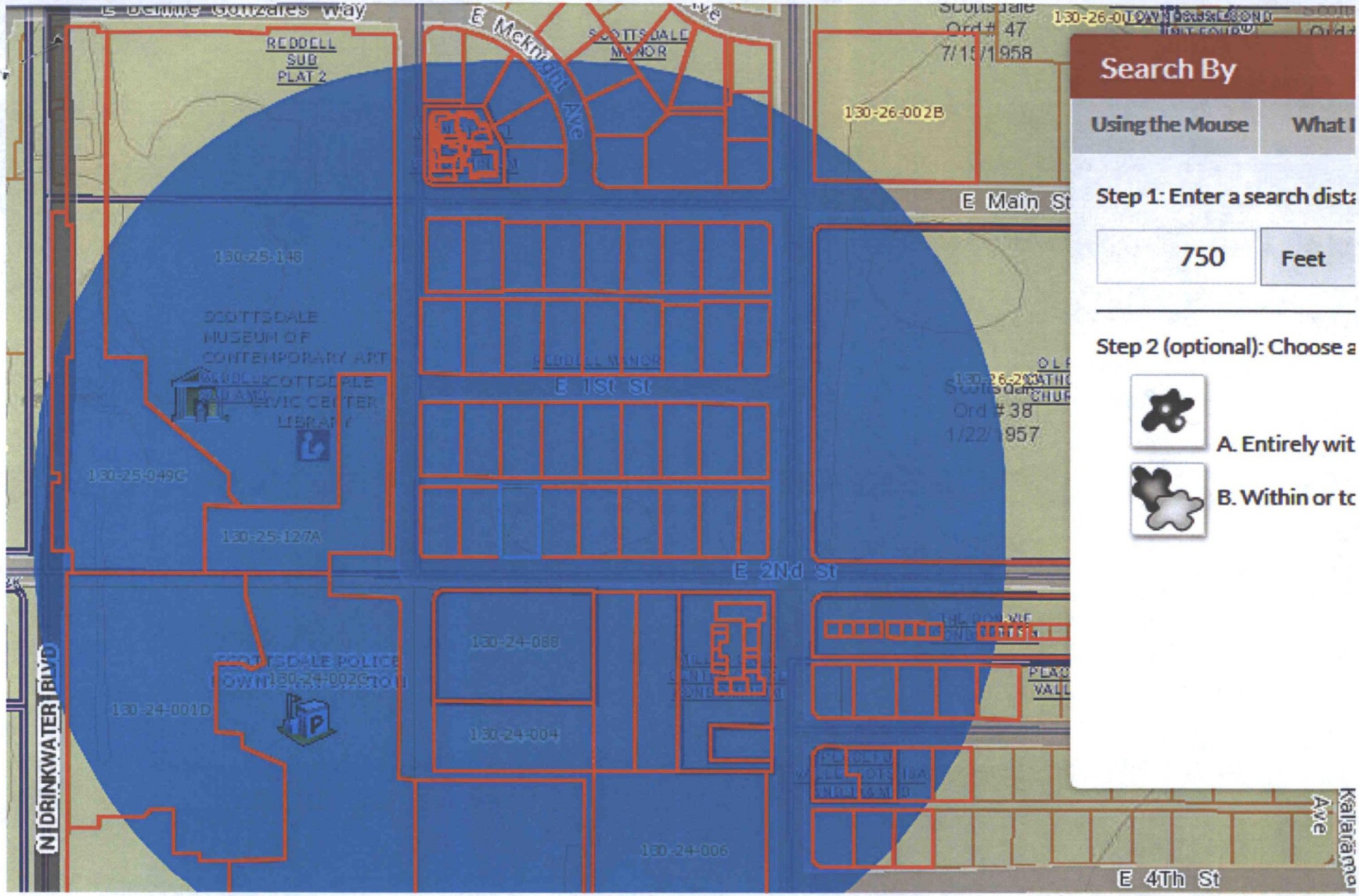
Attached are the following documents supporting the above certification:

- [ ] Maps of the attendance areas for elementary, middle and high schools for this location.
- [ ] Calculations of the number of students that would be generated by the additional homes.
- [ ] School capacity and attendance trends for the past three years.

Or;
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Jeff Gadd CFO
Superintendent or Designee

1/24/19
Date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B. Within or to
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E 2Nd St
E 4Th St
N DRINKWATER BLVD
E Mcknight Ave
Kalarama Ave
REDDELL SUB PLAT 2
SCOTTSDALE MANOR
130-26-002B
130-25-148
SCOTTSDALE MUSEUM OF CONTEMPORARY ART
SCOTTSDALE CIVIC CENTER LIBRARY
130-25-049C
130-25-127A
130-24-088
SCOTTSDALE POLICE DOWNTOWN STATION
130-24-001D
130-24-004
130-24-006
Scottsdale Ord # 47 7/15/1958
Scottsdale Ord # 38 1/22/1957

Owner	MAIL_ADDR1	MAIL_CITY	MAIL	MAIL_ZIP
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
TIDES AT OLD TOWN LLC	9027 ALTO CEDRO DR	BEVERLY HILLS	CA	90210
DRENICA LLC	20875 N 88TH LN	PEORIA	AZ	85382
GMSCS LLC	3640 N MILLER RD	SCOTTSDALE	AZ	85251
RIPARIAN CARE LLC	3666 N MILLER RD STE 113	SCOTTSDALE	AZ	85251
MTTK COMPANY LLC	3666 N MILLER RD SUITE 101	SCOTTSDALE	AZ	85251
MILLER CIVIC CENTER LLC	14201 N HAYDEN RD	SCOTTSDALE	AZ	85260
THOMPSON FREDERICK J	3666 N MILLER RD STE 107	SCOTTSDALE	AZ	85251
SMITH GREG A/SANDRA L	10015 RIVER RANCH CT	OAKDALE	CA	95361
MILLER CIVIC CENTER PROPERTY OWNERS ASSOC	3666 NORTH MILLER RD STE 113	SCOTTSDALE	AZ	85251
NCN PLACE LLC	7579 E MAIN ST STE 500	SCOTTSDALE	AZ	85251
SCOTTSDALE UNIFIED SCHOOL DISTRICT NO 48	3811 N 44TH ST	PHOENIX	AZ	85018
HOME YIELD CSL LLC	4021 N 75TH ST SUITE 104	SCOTTSDALE	AZ	85251
STR VENTURES LLC	4021 N 75TH ST	SCOTTSDALE	AZ	85251
TRANE JUDITH	7516 E 1ST ST	SCOTTSDALE	AZ	85251
B B EWING PROPERTY MANAGEMENT LLC	7522 E 1ST ST	SCOTTSDALE	AZ	85251
FEDLANDS HOLDINGS LLC	1503 - 1560 HOMER MEWS	VANCOUVER	BC	V6Z 0-0A5
STOUT CAROLYN	7528 E 1ST ST	SCOTTSDALE	AZ	85251
FEDLANDS HOLDINGS LLC	1503 - 1560 HOMER MEWS	VANCOUVER	BC	V6Z 0-0A5
STR VENTURES LLC	4021 N 75TH ST STE 101	SCOTTSDALE	AZ	85251
POWELL MARGARET	7601 E CHARTER OAK RD	SCOTTSDALE	AZ	85260
FORESIGHT PROPERTY DEVELOPMENT LLC	7550 E 2ND ST	SCOTTSDALE	AZ	85251
SIMONSON BUILDINGS INC	3402 N 36TH ST	PHOENIX	AZ	85018
YOUNGJOHN JAMES ROBERT JR	7533 E 1ST ST	SCOTTSDALE	AZ	85251
MCGAREY ROBERT B/AMES S TR	5930 E ORANGE BLOSSOM LN	PHOENIX	AZ	85018
STR VENTURES LLC	4021 N 75TH ST	SCOTTSDALE	AZ	85251
SCOTTSDALE HOLDINGS LLC	8840 E CHAPARRAL RD SUITE 185	SCOTTSDALE	AZ	85250
BREGMAN & BURT REALTY LLC	7509 E 1ST ST	SCOTTSDALE	AZ	85251
S & S CIVIC CENTER PROPERTY	7503 E 1ST ST	SCOTTSDALE	AZ	85251
MCDONNELL NOEL/FREND MARY M	7526 E 2ND ST	SCOTTSDALE	AZ	85251
DUMB DOG PROPERTIES LLC	PO BOX 386	CRESTED BUTTE	CO	81224
SECOND & MILLER LLC	7550 E 2ND ST	SCOTTSDALE	AZ	85251

SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
JORDAN JOSEPH JR TR	6029 E LINDEN LN	PHOENIX	AZ	85018
NOLTE GROUP L L C	11828 N 67TH ST	SCOTTSDALE	AZ	85254
SPNN LLC	7381 E WOODSAGE LN	SCOTTSDALE	AZ	85258
ABCO MAIN ST LLC	7550 E MAIN ST	SCOTTSDALE	AZ	85251
STR VENTURES LLC	4021 N 75TH ST	SCOTTSDALE	AZ	85251
ON SUNSET TRUST	7526 E MCNIGHT	SCOTTSDALE	AZ	85251
805 CAPITAL LLC	7520 E MCKNIGHT AVE	SCOTTSDALE	AZ	85251
FIRST AND 75TH LLC	7525 E 6TH AVE	SCOTTSDALE	AZ	85251
BRISTOL 5 LLC	PO BOX 2944	SCOTTSDALE	AZ	85252
WOOD CHARLES S III/SUSAN A	9202 N 96TH PL	SCOTTSDALE	AZ	85258
STR VENTURES LLC	4021 N 75TH ST	SCOTTSDALE	AZ	85251
7530 LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85251
MAIN STREET PLACE LLC	120 S ASH AVE	TEMPE	AZ	85281
JAMES A SPIZZO 2016 REVOCABLE TRUST ET AL	7502 E MAIN ST UNIT 2001	SCOTTSDALE	AZ	85251
HOPKINS FRED B/CORRINNE B	7502 E MAIN ST UNIT 3002	SCOTTSDALE	AZ	85251
SHAW FAMILY LIVING TRUST	2663 FILBERT ST	SAN FRANCISCO	CA	94123
TULIP LIVING TRUST	7502 E MAIN ST UNIT 4002	SCOTTSDALE	AZ	85251
STORK JEFFREY M	9820 E BLUE SKY DR	SCOTTSDALE	AZ	85262
MAIN STREET PLACE LLC	120 S ASH AVE	TEMPE	AZ	85281
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
OUR LADY OF PERPETUAL HELP ROMAN CATHOLIC PA	400 E MONROE	PHOENIX	AZ	85004
SARLI STEPHEN	4531 E RAMUDA DR	PHOENIX	AZ	85050
FARMER WENDY LOU KENDALL/RICHARD LEE	7615 E 3RD ST	SCOTTSDALE	AZ	85251
KURTZ JOHN P / SMITH RENNE ANN	7602 E 4TH ST	SCOTTSDALE	AZ	85251
LOUISE ANN LAMB TRUST	7608 E 4TH ST	SCOTTSDALE	AZ	85251
THOMPSON SARA M	7614 E FOURTH ST	SCOTTSDALE	AZ	85251
SPATTI RAYMOND J/JOAN C TR	629 W MCNAIR ST	CHANDLER	AZ	85225
SI PROPERTY II LLC	11445 E VIA LINDA NO 2516	SCOTTSDALE	AZ	85259
PRATT DOROTHY JEAN TR	7610 E 3RD ST	SCOTTSDALE	AZ	85251
MCDONOUGH KATHRYN LYN/ANN M/RICHARD/DORA	7616 E 3RD ST	SCOTTSDALE	AZ	85251
YATES RAY ALLEN/MILLER DIANE K	7622 E 3RD ST	SCOTTSDALE	AZ	85251
ANNE E BADE TRUST	7628 E 3RD ST	SCOTTSDALE	AZ	85251
BRICHACEK BETTY L	7601 E 2ND ST UNIT 1	SCOTTSDALE	AZ	85251

BATTAGLIA CHRISTINE	7601 E 2ND ST UNIT 2	SCOTTSDALE	AZ	85251
RED ROX PARTNERS	16130 VENTURA BLVD STE 420	ENCINO	CA	91436
KIRPACH JEFFREY L	7601 E 2ND ST UNIT 4	SCOTTSDALE	AZ	85251
HILL COLIN	7601 E 2ND ST UNIT 5	SCOTTSDALE	AZ	85251
KAHN MANSUR/AYESHA	6301 E ALTA HACIENDA DR	SCOTTSDALE	AZ	85251
GENGHIS EXPRESS LLC	1236 E MYRTLE AVE	PHOENIX	AZ	85020
WELNTRAUB ADAM S	410 W 25TH ST APT 4A	NEW YORK	NY	10001
OLSON RONI K	7601 E 2ND ST 9	SCOTTSDALE	AZ	85251
EDSALL ALLAN	7601 E 2ND ST UNIT 10	SCOTTSDALE	AZ	85251
KULA THOMAS/SUSAN P	10769 E TERRA DR	SCOTTSDALE	AZ	85258
CREIGHAN JOSEPH	7601 E 2ND ST UNIT 12	SCOTTSDALE	AZ	85251
WOLFE WILLIAM C JR	7601 E 2ND ST UNIT 13	SCOTTSDALE	AZ	85251
BOSCH BERKLEY J	7601 E 2ND ST NO 14	SCOTTSDALE	AZ	85251
SCHAFFER ROBERT M	3437 VAN AMBERG RD	BRIGHTON	MI	48114
KERL WOLFGANG/BETTINA	7718 N VIA CAMELLO DEL SUR	SCOTTSDALE	AZ	85258
GREGORY & FRANKLIN INVESTMENTS LLC	7601 E 2ND ST UNIT 17	SCOTTSDALE	AZ	85251
BONVIE 18 LLC	7601 E 2ND ST UNIT 19	SCOTTSDALE	AZ	85251
WENDAHL THOMAS P/REBECCA V	7601 E 2ND ST UNIT 27	SCOTTSDALE	AZ	85251
SECRET SUITES LLC	7601 E 2ND ST	SCOTTSDALE	AZ	85251
MORIC MATTHEW M	3615 N MILLER RD	SCOTTSDALE	AZ	85251

Owner	Company	Address	City	State	Zip
Ali Fakih - Vice Chair	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-2	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
David N. Smith	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-182
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	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
Juli A. Eckmann		4020 N. Scottsdale Road, Unit 2007	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kelsey Young	City of Scottsdale Planning Commission	3331 N. 63rd Street	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-2	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levye		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007

Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
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
Marissa Moore, AICP	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	85072-202
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004

Nbhd Name	Last Name	First Name	Title	Address	Unit Number	City	State	Zip
Scottsdale Parkway HOA (formally Parc Scottsdale)	Ott	Mike	Property Manager	16441 N 91st St	104	Scottsdale	AZ	85260
Civic Center	Wall	Bruce		7506 E Indian School Rd		Scottsdale	AZ	85251
Peaceful Valley Neighborhood Assn	Lamb	Louise		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

K&I Homes, LLC

NOTIFICATION LETTER

Date: January 21, 2019 **Resent January 26, 2019**

To: ***Property Owner, Neighborhood HOA, or other Interested Party***

RE: Notification of Project Under Consideration
75 on 2nd

Please note correction below for meeting date

The purpose of this letter is to inform you that K&I Homes, on behalf of owner/developer 'The Clayton-Companies', will be filing an application to re-zone four parcels of land, totaling approximately 0.80 Acres, located on the NEC of 75th Street & 2nd Street. The application is scheduled to be filed on or before February 15, 2019. Shortly thereafter we will be filing an application to the Development Review Board, to request Design Review approval of the same project. This letter will serve as notification of both applications.

We would like to invite you to a neighborhood meeting to discuss the proposed development project and the rezoning / DRB request. The meeting will be held on **Tuesday, *February 5th, 2019,* at 5 PM at 'The Clayton Companies Office, 7340 E. Main Street, Suite 200, Scottsdale, AZ 85251**.

Attached is a copy of the Future Land Use Plan, Existing and Proposed Zoning Exhibit, proposed Site Plan, as well as overall 3D perspective Views of the project. The following describes our request:

Existing use: *The existing site is zoned **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), and contains three office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.*

Proposed change: *The proposed **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) is for a Boutiqe Residential Apartment project that will include 39 living units, in a 3 and 4 story building. Associated amenity areas will be included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 870-1370 SF. All of the parking will be provided in a ground level parking garage accessed from the existing alley.*

Please be advised that meetings and hearings before the City of Scottsdale Planning Commission and Design Review Board are planned to review this case. Specific meeting and hearing dates have not yet been set, but will be posted on site once determined, at least 20 days prior to each hearing date.

The City of Scottsdale Planner assigned to this case is Bryan Cluff, and you may contact him at 480-312-2258 or via email bcluff@scottsdaleaz.gov. The City Case File number (Pre-Application number) is 690-PA-2018. Once officially submitted, the case file may be viewed on the city website http://www.scottsdaleaz.gov/projects/projectsinprocess

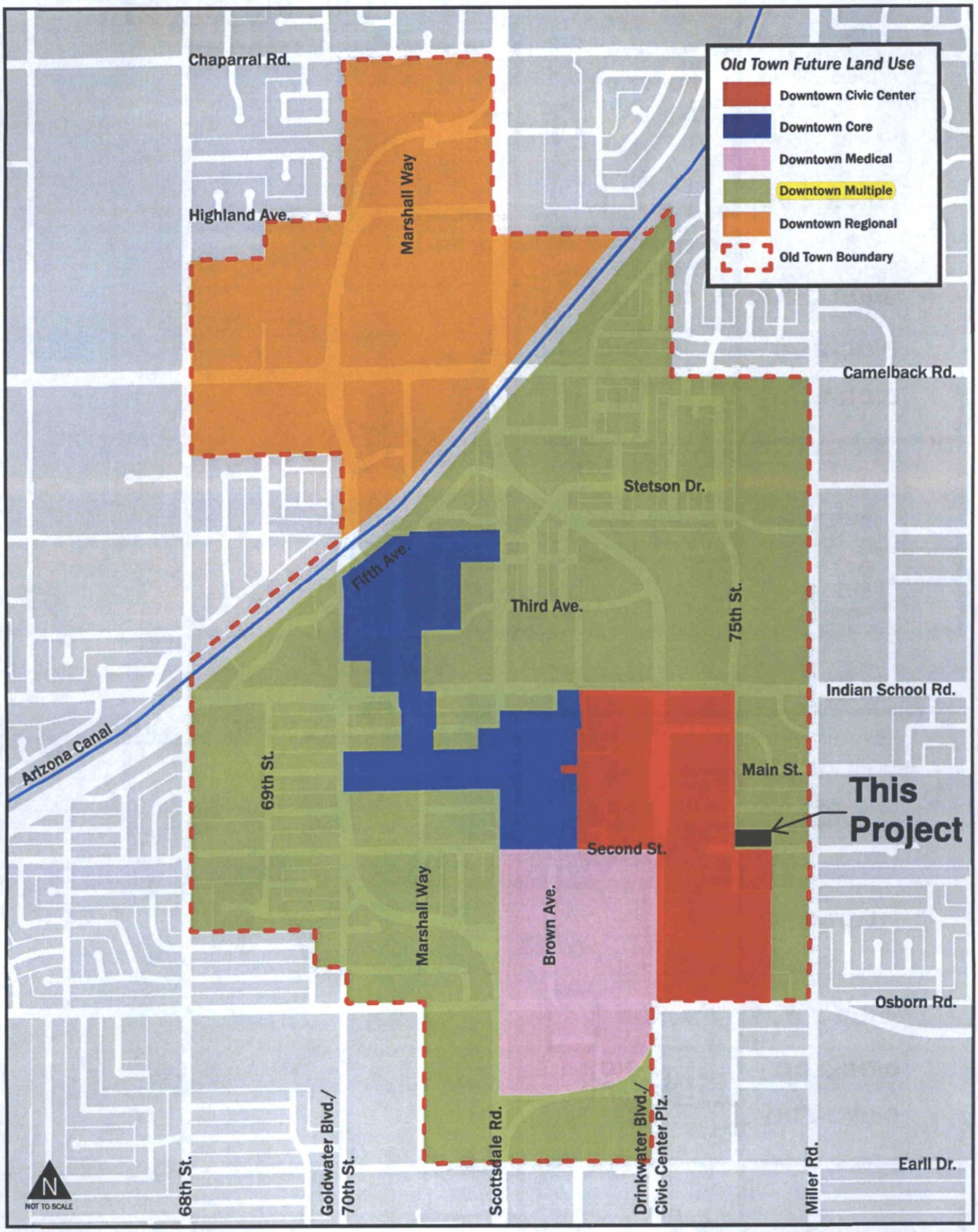
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at ***602-505-2525*** or via email kristjans@kandihomes.com

Sincerely,

K. Sigurdsson

Kristjan Sigurdsson, Principal
K&I Homes, LLC

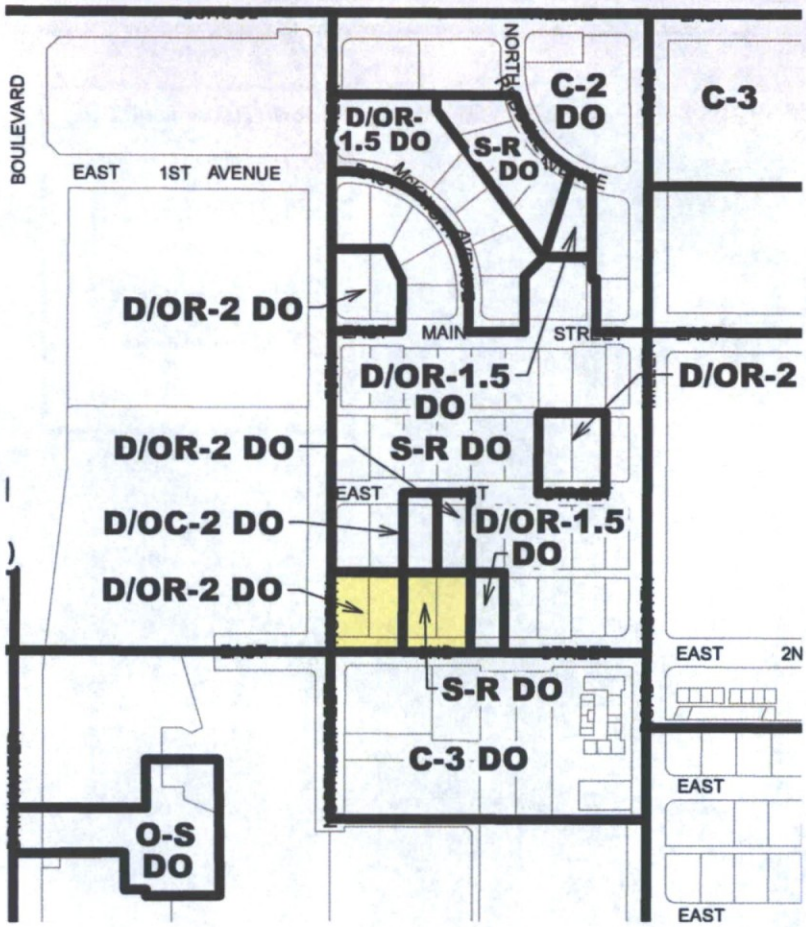
Attachments: General Plan Land Use Exhibit
Current and Proposed Zoning Exhibit
Proposed Site Plan
3D Views of proposed building



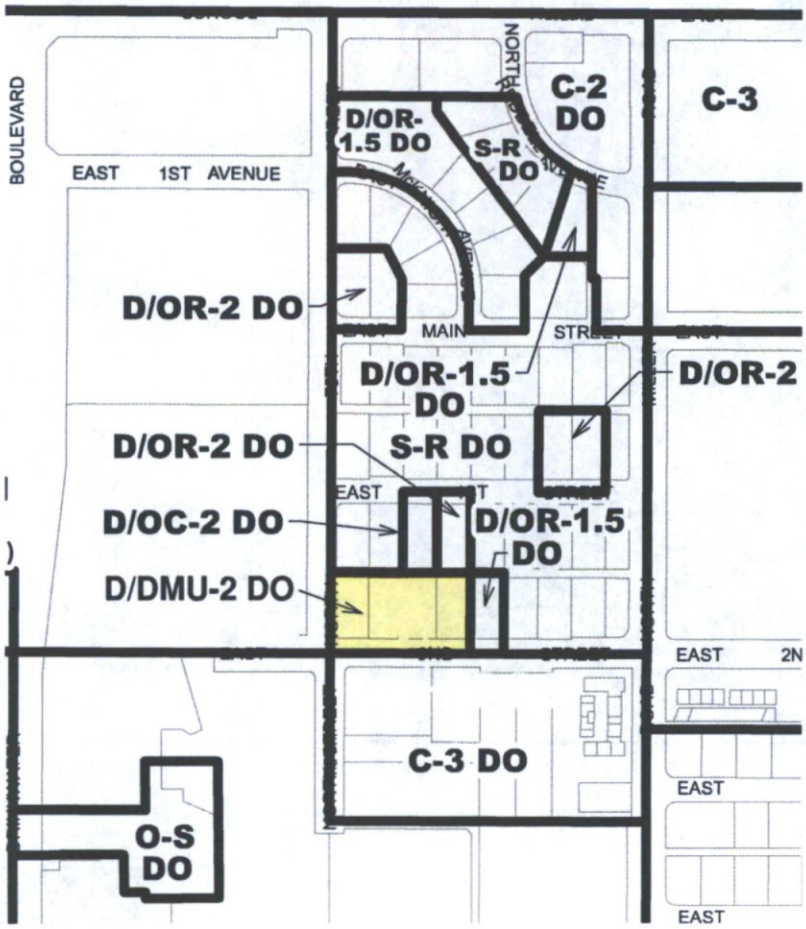
Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

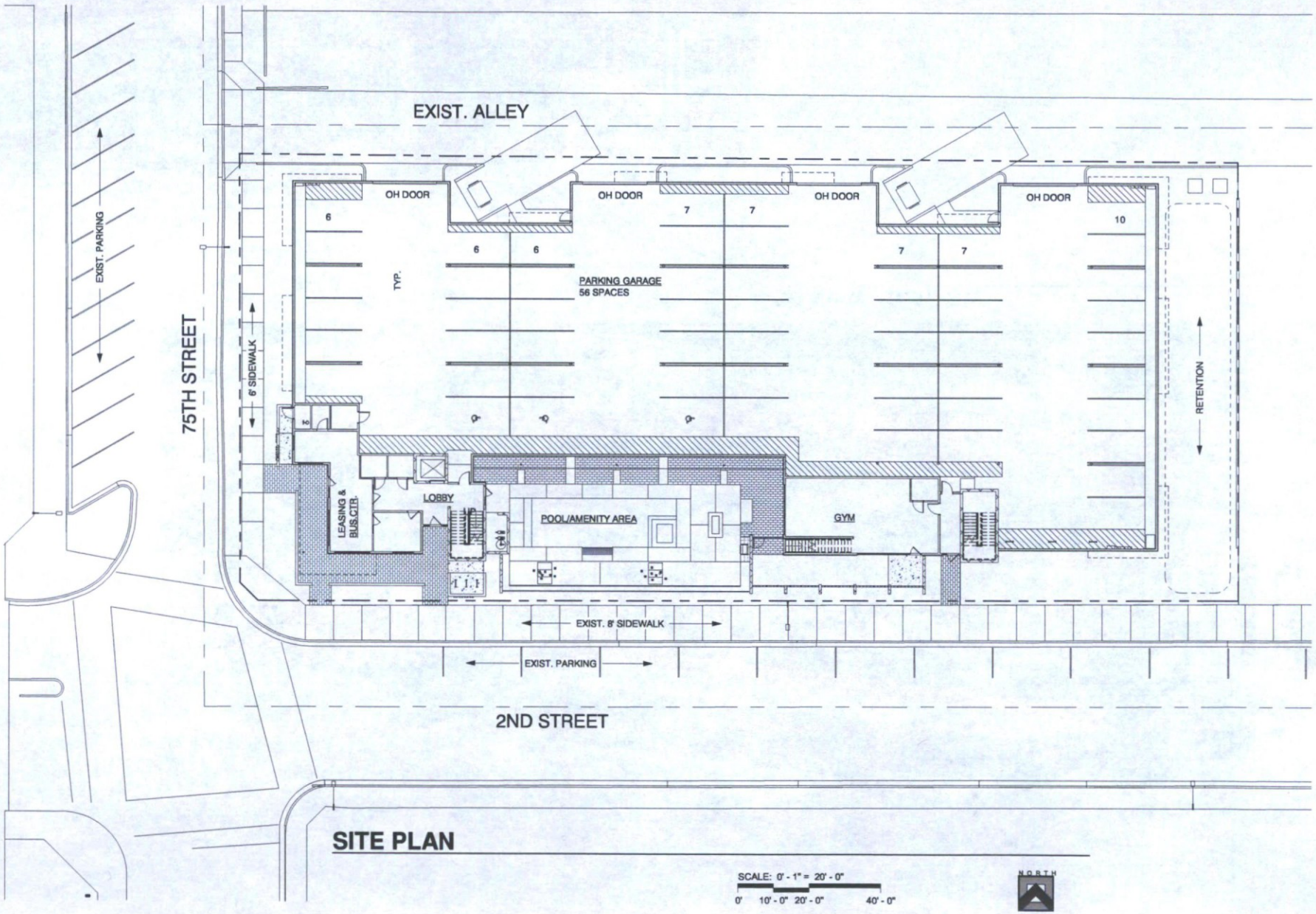
Map 2 - Old Town Future Land Use

Existing Zoning



Proposed Zoning





SITE PLAN

SCALE: 0' - 1" = 20' - 0"

0' 10' - 0" 20' - 0" 40' - 0"

NORTH

3D View - from SW

3D View - from NW

CITY OF SCOTTSDALE

75 on 2nd
690-PA-2018

Open House Sign-In Sheet

Date: 2/5/2019

Location: 7340 E. Main St. #200

This Sign-In Sheet is a Public Record

Name	Business Name	
Sonnie Kirtley	COGS	
Address & Zip	Phone	E-mail
ON record	602 207 3886	COGS@COGSAZ.net
Name	Business Name	
Anne Bade	—	
Address & Zip	Phone	E-mail
Name	Business Name	
Louise Lamb		
Address & Zip	Phone	E-mail
7608 E 4th St	480-946-5658	llamb628@gmail.com
Name	Business Name	
MIKE HIGGINS		
Address & Zip	Phone	E-mail
3666 N. MILLER ROAD #101	602-702-7477	MIKECHIGGINSARCH.com
Name	Business Name	
Address & Zip	Phone	E-mail
Name	Business Name	
Address & Zip	Phone	E-mail
Name	Business Name	
Address & Zip	Phone	E-mail

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: 690-PA-2018

Project Name: Zone White 690-PA-2018

Location: 7502 E. 2nd St., Scottsdale, AZ 85251

Site Posting Date: 1/22/2019

Applicant Name: Kristjan Sigurdsson

Sign Company Name: Scottsdale Sign A 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

1-23-2019
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 23rd day of January 20 19

KIMBERLY MARTIN
Notary Public, State of Arizona
Maricopa County
My Commission Expires
April 03, 2022

Kimberly Martin
Notary Public

My commission expires: 4/3/22

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: Tuesday, February 5, 2019
Time: 5:00pm
Location: 7340 E. Main St. #200, Scottsdale, AZ 85251
Site Address: 7502 E. 2nd Street, Scottsdale, AZ 85251
Project Overview:
Request: This request is for Rezoning and Development Review Board
Description of Project & Proposed Use: 39 Unit Boutique Apartment building in a 3-4 story building
Acreage: .080 Net and 1.09 Gross +/- Acres
Site Zoning: Existing D/OR-2 DO & S-R DO Proposed D/DMU-2 DO
Applicants Contact: Kristjan Sigurdsson
Phone number: 602-505-2525
Email: kristjans@kandihomes.com
City Contacts: Bryan Cluff
Phone number: 480-312-2258
Email: bcluff@ScottsdaleAZ.gov
Pre-Application #: 690-PA-2018
Available at The City of Scottsdale: 480-312-7000
Project Information may be researched at: http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search
Posting Date: 1/22/2019
-Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal
01/22/2019 16:48